

LETTER OF INTENT
FOR
1409 ALHAMBRA CIRCLE
CORAL GABLES

This application seeks approval for an addition to the rear of the existing house. This addition shall consist of 2 new bathrooms, a study, and a covered terrace. With this addition we will also have to relocate the existing AC units. These are currently located in the rear yard, the proposed location for these will be behind the existing garage building, this location requires a variance.

The application also seeks approval for a second variance for the proposed location of a new AC condensing unit. The unit will serve the second floor area of the existing detached accessory building. We propose that this unit be sited behind the existing stair wingwall in the rear yard. The unit would align with the existing setback of the two story accessory building.

Due to the siting of the existing buildings, we feel the proposed locations are the best available for the mechanical and pool equipment as they are in the rear of the property, even though they do encroach into the rear setback. We can construct a wall along the rear property line to further screen the units from the rear neighbor.

The side yard would be another option, but this location would also require variances and we feel the rear is preferable.

We feel these requests, if granted, will allow us to develop the existing residence in a manner enjoyed by other residents, and would be harmonious with the area.

Yours truly,

Callum Gibb

Callum Gibb for Mrs. Christina Gautier