

July 15, 2022

VIA HAND DELIVERY

Warren Adams
Historic Resources & Cultural Arts Director
City of Coral Gables
2327 Salzedo Street, 2nd Floor
Coral Gables, FL 33134

Re: Adam J. Lotterman and Deborah Lynn Koch / 1717 Madrid Street / Letter of Intent for Certificate of Appropriateness and Related Variances

Dear Mr. Adams

We represent Adam J. Lotterman and Deborah Lynn Koch (collectively, the “Applicants”), the owners of the single-family residence (the “Residence”) located at 1717 Madrid Street (the “Property”), in their request to the Historic Preservation Board (the “Board”) for a Certificate of Appropriateness in connection with a renovation of and addition to the existing residence as described below and in the accompanying materials. The Applicants also request the Board grant a variance to permit air conditioning equipment to have a rear yard setback of zero feet eight inches (0’-8”) where the Zoning Code otherwise requires a minimum five-foot setback.

The Property is zoned Single Family Residential and has a Land Use designation of Low Density (Single Family). The Property includes a lot with a total of 7,500 square feet according to the records of the Miami-Dade County Tax Appraiser’s Office and is identified by the Miami-Dade County Tax Appraiser’s Office as tax folio number 03-4107-016-0250. The enclosed plans have been scheduled to be on the July 21, 2022 agenda of the Board of Architects as Agenda Item BOAR-22-06-0295.

The Project

The enclosed submittal is for a renovation and addition of an existing residence. The existing house layout does not fit the Applicants’ lifestyle and program requirements being functionally obsolescent. The home lacks a private yard that communicates with the public spaces of the home (living, dining and kitchen.) The existing living areas face two streets providing minimal privacy. The proposed design relocates the public spaces to the north side of the home and creates a private outdoor usable rear yard buffered from the street. The

addition of a detached garage buffers the garden on the north side and allows for the addition of square footage to the main house as well as the addition of a driveway. The remodeling works within the existing footprint of the Residence to redistribute the room programs and placement to allow the Applicants to maximize the use of their lot. The front entry door location was adjusted to coordinate with the reconfigured floor plan that markedly improves the relationships and livability of the public and private spaces of the home. Some exterior windows and doors have been adjusted to be consistent with the new floor plan layout. The existing roof remains essentially the same.

Property History

The Residence is an approximately 2,350 square foot home built in 1953 with a street address of 1261 Obispo Avenue. Permit records show that in or about 1966, the Residence's jalousie windows were replaced with awning windows. More notable, in 1984, by means of Resolution 2224-ZB (September 10, 1984), the City authorized the relocation of the Residence's front door from Obispo Avenue to Madrid Street and effected a change of address from 1261 Obispo Avenue to 1717 Madrid Street. Permit records show that along with the change of location of the front door an interior renovation with addition took place. In the almost 70 years since it was built, a number of features and elements of the Residence that may have been identified as historic have been lost. The design proposed in this application, however, maintains the scale and architectural type of the residence.

Certificate of Appropriateness

Pursuant to Section 8-106.B. of the Zoning Code, the proposed Project meets the criteria for a Certificate of Appropriateness in that it does not adversely affect the historic, architectural or aesthetic character of the Subject Property, or the relationship and congruity between the Subject Property and its neighbors. Further, the Project reflects the form, spacing, height, setbacks, materials, colors of the existing neighborhood while not adversely affecting the special character, architectural or aesthetic interest or value of the overall historic landmark district.

Variances

In addition to a Certificate of Appropriateness, the Applicants are seeking a variance from the requirements of the Zoning Code as follows:

Permit air conditioning equipment to have a rear yard setback of zero feet eight inches (0'-8") where Section 5-606.A.4 of the Zoning Code permits a minimum 5 foot rear yard setback for such equipment.

The variance requested complies with the standards set forth in Section 14-206.6 of the Zoning Code as follows:

1. *That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.*

The configuration, condition and characteristics of the Property, including the siting and dimensions of the Residence from when it was first constructed, and subsequently altered up to the time the Applicants took ownership is unique and peculiar to the Property. The relocation of the front entrance in 1984 from Obispo Avenue to the long elevation on Madrid Street is likewise not typical of properties in the same zoning district.

The Residence as constructed is built right up to the principal front, side street and rear setback lines. The only open space on the Property is positioned so as not to allow direct access from interior public spaces, a condition not created by the Applicants. Adding a garage is necessary to allow for a driveway, among other things, and it needs to be sited up against the side setback line in order to create the private outdoor space the Residence is plainly deficient of. Section 5-606.A.1. of the Zoning Code prohibits equipment in the front yard (the Property has two street exposures). In order to provide air conditioning that meets modern energy standards (and the energy provisions of the Florida Building Code), air conditioning equipment on the exterior of the building is required, and the only location(s) available are within required setbacks, with the rear setback not visible from the street.

2. *That the special conditions and circumstances do not result from the actions of the applicant.*

The site conditions and configuration are as they were when the Applicants acquired the Property. The location of the front entrance on the Madrid Street elevation was relocated from the Obispo Avenue elevation in 1984 by prior owners.

3. *That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.*

The granting of the variance will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district. The variance will simply allow the Applicants to renovate the existing structure in a manner consistent with the surrounding neighborhood and comply with building code requirements for equipment to be added.

4. *That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.*

The literal interpretation of the regulations would deny the Applicants of rights commonly enjoyed by properties in the same zoning district and neighborhood and would work unnecessary hardship on the Applicants.

5. *That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

The variance being sought is the minimum variance that will make possible the reasonable use of the land, building or structure. The Residence as acquired by the Applicants has functional obsolescence including not having a driveway or garage to park vehicles, has no private outdoor space that communicates with interior public space. When the work in the proposed Certificate of Appropriateness application is otherwise completed, there is insufficient space on the Property to locate necessary air conditioning equipment if the variance is not granted.

6. *That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.*

The granting of the variance will not change the use to one that is not permitted in the zoning district or different from other land in the district. Even with the granting of the variance, the current use of the Property remains unchanged from its current permitted use.

7. *That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

Granting the variance will be in harmony with the general intent and purpose of these regulations. And such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The design proposed by the Applicants is intended to conform to the area involved as evidenced by the request for a Certificate of Appropriateness.

8. *That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.*

The granting of the variance is appropriate for the continued preservation of the historic landmark (as acquired by Applicants) and for the continued preservation of the historic district.

The Applicants' proposed renovation and addition is not only consistent with the other homes in the neighborhood and historic district of which it is a part of, but it will have no detrimental effect on its neighboring properties. Accordingly, the Applicants respectfully

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request favorable consideration of this submittal and that it be scheduled on the next available agenda of the Historic Preservation Board. If you have any questions, please do not hesitate to contact me at (305) 579-0826.

Thank you for your attention to this matter.

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Very truly yours,



Robert S. Fine

RSF:kmb

Enclosures

cc: Adam J. Lotterman
Deborah Lynn Koch
Jennifer Salman