

August 20, 2014

VIA HAND DELIVERY

Mr. Nathan Kogon, AICP
Assistant Director Development Services Division
Sustainability, Planning and
Economic Enhancement Department
111 N.W. 1st Street, 11th Floor
Miami, FL 33128



Re: Amended letter of intent for application #Z2014000094
Property Location: 8180 Edwin Road, Miami-Dade County, Florida

Dear Mr. Kogon,

This shall constitute our Letter of Intent on behalf of J. David Scheiner and Joan Scheiner (collectively, the "Applicant"), in support of the enclosed public hearing application and architectural drawings, to permit non-use variances for lot coverage for a proposed single family residence, as further described below.

The Applicant purchased the home located at 8180 Edwin Road in May of 2004. The prior owner received approval for variances for a proposed pool in May 5, 1981. In January 8, 1987, through Resolution 5-ZAB-8-97 Miami Dade County approved variances of setbacks together with waiver of right of way dedication for the West side of SW 47 Avenue as well as permitting a stone within the right of way.

The Applicant is now proposing to demolish the existing residence and construct a new residence on the property. The proposed home is in scale and character with the surrounding neighborhood and the proposed variance will not impact the community.

The Applicant requests to maintain the prior variances granted for the required right-of-way dedication and the setback to maintain the existing stone wall. The Applicant seeks the following variance for the proposed home:

1. Special Exception to permit a complex of buildings to be used only as a single family residence.
2. Non-Use Variance of Section 33-228(a) of the Miami Dade County Code to permit the proposed residence with a 9.25% lot coverage, where 15% is permitted.



In accordance with Section 33-311(A)(4)(b), the Board following a public hearing may grant a non-use variances other than airport regulations, upon a showing by the applicant of the following:

1. Non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.

The granting of this variance maintains the basic intent and general intent of the land use regulations. The home is similar in bulk and scale with the surrounding neighborhood and other similarly situated properties have received this variance request.

2. Provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The granting of the variance does not impact the community but rather allows for a better design of the proposed home. The proposed home is in scale and character with the surrounding neighboring properties.

Based on the foregoing we respectfully request your support of the application. Thank you for your consideration and please do not hesitate to contact me should you have any questions.

Respectfully,

A handwritten signature in blue ink, which appears to be "Javier F. Aviño". The signature is written in a cursive style with a large, looping initial "J".

Javier F. Aviño