To: City of North Miami Beach

From: Mark & Ana Antonio
2811 NE 164th Street
North Miami Beach, FL. 33160

February 15, 2022

Letter of Intent for Zoning Variance

We are requesting a variance to code Sec. 24-81(A)(2) reduction in the required side setback for an awning built in 2009 with the intent of applying for a permit for the non-permitted awning and to address the Code Enforcement violation issued for this matter. Awnings are allowed to encroach into the setback by 5 feet per Section 24-81(A)(2) leaving a remaining 15 feet setback. This variance request is to allow/permit the existing awing to remain, with a 6 foot setback

The original building structure, built in 1974, was permitted and built with a 5 foot side setback. In the 1980's the code was changed to a 20 foot side setback thus making the current structure a "non-conforming structure". This change dramatically affected this corner unit.

Granting this variance would allow the continued quite enjoyment of the property afforded by the privacy and shade of the awning. The privacy is important to the property owners as the adjacent property is a multi story mid-rise building with multiple balconies having direct views into our side-yard. No other unit in our complex has this unique issue. The shade is important because the property owner has skin cancer concerns with multiple melanoma's removed.

Thank you for your consideration,

Mark Antonio
Ana Antonio