

# VILLAGE ARCHITECTS

OF KEY BISCAYNE, INC

ARCHITECTS, PLANNERS, INTERIOR DESIGN & PURCHASING

Florida Building Commission  
1940 North Monroe Street  
Tallahassee, FL 32399-0072

6 July 2015

Dear Commission,

This application is in permitting and is for non-contributing buildings in the MiMo/ Biscayne Boulevard Historic District in the City of Miami. Although this property is non-contributing, we are still required to keep certain existing attributes as part of the Historic and Environmental Preservation Board approval.- See resolution HEPB-R14-014. This property consists of two buildings; the back building originally built in 1934 (620 NE 76<sup>th</sup> Street) and the front building which was built in 1952 (#7541- 7551 Biscayne Boulevard). The property folio number has 7541 Biscayne as the address. This application is being submitted due to the building comments requesting accessibility to the second floor and to allow existing mezzanines larger than 300 sqft.

The 620 NE 76<sup>th</sup> Street Building has a second floor of 819 sqft which is not accessible from the ground floor and only from a staircase opening to the parking lot or north side of the back building. The historic photo shows that this building was an office. This waiver is being requested due to the hardship that we are making the building more accessible and the requirement to make the second floor accessible would increase the costs beyond our scope of work. Due to the size of the building, having an internal elevator would reduce the tenant spaces too much and due to the existing site plan layout, there is no feasible location to add an external elevator. We are not able to loose parking to install the elevator to the north side, the east side would not have access and the west/ south side would interfere with the accessible walkway. We are not changing the use of this building and ask that we be allowed to continue the same use. Our plans show a proposed handicap accessible parking space, proposed ADA accessible restrooms in each tenant space and we are providing an accessible entrance to the ground floor tenant at the southwest corner of the building.

The 7541 Biscayne Building did have mezzanines and a second floor installed during the 1950's as shown by the microfilm records. The second floor is being opened to the ground floor of unit 7541 & 7543 below (being combined into one unit) to become a mezzanine. These mezzanines are being used for storage and we would like to keep the existing structures. We ask that these Mezzanine floor areas be allowed to remain. Adding elevators to each unit would be a hardship to cost. We are providing ADA accessible restrooms in each unit and have proposed a handicap accessible parking space. All units are accessible from the sidewalk.

AA2600208

104 CRANDON BLVD. SUITE 424 KEY BISCAYNE, FLORIDA 33149

PHONE: 305-361-5335 • FAX: 305-361-5329

July 6, 2015

We ask that the vertical accessibility be waived due to the Historic nature of the building, the existing site constraints and costs associated with adding elevators to each of the tenant spaces.

Sincerely,

A handwritten signature in blue ink, consisting of several fluid, connected strokes that form a stylized name.

Robert John Graboski  
AR 915596