

**590-27 WAREHOUSE LLC
590 NW 27 ST, Miami, Florida
ADA Waiver Application**

Grounds for a Waiver

Technical infeasibility. The addition of ramps, a lift, or other vertical accessibility mechanisms to serve the elevated bowling lane and the partial second-story is technically infeasible within this 1976 warehouse building.

The bowling area consists of a single elevated lane, accessed by three steps measuring approximately 6½ inches each, with an additional set of three 6½-inch steps leading down to the adjoining kitchen area. The majority of the 731-square-foot room is occupied by this element. Installing ramps or a lift would require significant structural alterations and the loss of essential floor area, compromising the functional use of the space. Further, such an installation would interfere with the residential bathroom and required ADA bathroom.

Importantly, the remaining ground-floor area adjacent to the bowling lane and kitchen must remain clear for life-safety egress, leaving no feasible location to accommodate a vertical accessibility device. The kitchen is accessible from the south through the adjoining skateboarding area, allowing entry without passing through the bowling area. The bowling area of the building is intended solely for residential use and not for any business component. The entirety of the facility is intended for private use only and will not be open to the public. For these reasons, providing compliant vertical access to the bowling lane is technically infeasible, as it would require substantial structural alterations, reduce essential floor area, interfere with required ADA facilities, and create direct conflicts with life-safety requirements.

Similarly, providing vertical accessibility to the partial second-story of this 1976 warehouse building is technically infeasible. The second-story consists of approximately 1,014 square feet out of the total 9,173 square feet of gross floor area and is intended solely for the Owner's private residential use. This area represents a relatively small portion of the building. Installing an elevator, lift, or other vertical accessibility device to serve this space would again require significant structural alterations, reduce essential floor area, and interfere with required life-

safety egress. Accordingly, strict compliance would impose substantial hardship without advancing accessibility objectives in this unique private-use context.

In conclusion, due to the building's age, warehouse configuration, structural limitations, and the need to preserve life-safety egress, it is technically infeasible to provide compliant vertical access to the elevated bowling lane or the partial second-story. Strict compliance would impose an unreasonable hardship without advancing accessibility objectives in this unique context.

