

**Received: August 5, 2009**

From the original building permit card for the residence at 6222 Alton Road. It was constructed in 1934 and was designed by highly noted local architect, Carlos Schoeppl.

In all likelihood it is an 'architecturally significant pre-1942 single family residence', however, a site visit would be necessary by Planning staff to verify that the home has retained a significant amount of its original design integrity.

A review of the site details on the Miami-Dade website indicated: While the parcel is listed under one address (6222 Alton Rd) it is comprised of two lots, Lot 22 & 23, of dissimilar size on Block 2. Lot 22 is 60' wide and lot 23 probably double that width and of irregular shape, with a round south end. While the house and pool appear to be built entirely on Lot 23, and fronting Alton Rd, the driveway enters from 63<sup>rd</sup> St. If the owner was seeking to demolish the existing home and divide the existing parcel into two approximately equal size lots for two new homes, a lot split approval would be required from the Planning Board.

Normally, an architecturally significant pre-1942 home located on a single lot can be demolished with the approval of the design of the replacement home by the Design Review Board. The allowable lot coverage for the new home is reduced by 5% when an architecturally significant pre-1942 home is demolished, except if the owner can demonstrate to the Design Review Board that the home was deteriorated to the degree it could not be retained. In the latter instance, the board has discretionary authority to grant back the 5%.

However, in the instance of 6222 Alton Road, where a lot split would be required to create two nearly equal development lots, the Planning Board has the authority to deny the requested lot split if they believe it would adversely affect an architecturally significant pre-1942 home. The Planning Board also has the authority to require full or partial retention of the significant home as a condition of granting a lot split. If, however, the PB does approve a lot split, the designs of both of the two new homes on the resulting lots would require Design Review Board approval, and I believe the allowable lot coverage for each would be reduced by 5% (unless the pre-1942 home was demonstrated to be deteriorated beyond retention).

This is just a preliminary assessment of what you might anticipate based upon the limited information we currently have on the site and the existing home, having not made a site visit or having had a detailed discussion with the Planning Director, Jorge Gomez.

Depending on a review of a survey of the property and a site visit, it may be possible to separate lot 22 as a 60 foot lot without obtaining all the approvals mentioned above.