

**Chrome Hearts**  
**4025 NE 2 AVE, Miami, Florida**  
**Vertical Accessibility – ADA Waiver Application**

**Grounds for a Waiver**

Technical infeasibility. The integration of an elevator within the 1936 building entails a set of considerable challenges. The substantial structural adjustments required to retroactively accommodate an elevator is technically infeasible because of the age, architecture, and spatial dimensions of the Property. This structure, built in 1936, was conceived and constructed without consideration of elevator space. Due to the building's age, substantial structural elements need to be added to facilitate an elevator, which further increase the potential footprint of elevator installation.

The building's spatial limitations, characterized by its constrained width and unique layout, represent significant barriers. Further, due to all the nooks and crannies created by the architecture, the majority of the ground floor, both inside and outside, is required for life-safety egress. The implementation of an elevator or lift mechanism would undeniably consume a substantial portion of the building's internal spatial capacity, rendering it technically infeasible to facilitate vertical access without compromising life-safety pathways, functional layout and practical viability.

The ground floor currently serves as pivotal retail space for this quaint building, especially because merchandise cannot be showcased in the courtyard or north entry area. The introduction of an elevator would unquestionably encroach upon this limited interior area and obstruct required life-safety access. The ground floor is fully accessible, and no different use exists on the second floor than on the first floor. The installation of an elevator is severely impractical and would cause a consequential reduction of the overall usable retail space and result in safety issues. In conclusion, given the building's age, architectural framework and unique spatial limitations, the installation of an elevator system is technically infeasible.

Disproportionate Cost. The cost for an elevator is more than 20% of the project's total cost. Adding an elevator into this 1936 building will be a disproportionate expense of \$274,351.10 based on Estimate 1 and \$296,000.00 based on Estimate 2, when the entire project only costs \$285,754.10, which is 96.0% or 103.6% of the cost, respectively.

The substantial cost associated with installing an elevator in the context of this renovation project is, therefore, a grossly disproportionate expense, particularly when considering the project's scope. The primary focus of the project centers on renovating back of house non-public areas on the first and second floor, while the building's public retail area will remain unchanged.

Given the limited scope and non-public nature of the areas being altered, allocating 96.0% or 103.6% of the budget to an elevator will result in a grossly disproportionate cost and will significantly burden the Applicant. The elevator installation would also consume valuable retail space that not only creates a near-term financial burden but also undermines the economic viability of the project, potentially affecting the business's long-term sustainability.

