



Re: 428 Chilean Ave  
Palm Beach, FL 33480

August 07, 2023

LETTER OF INTENT  
RENOVATION TWO-STORY ADDITION TO RESIDENCE  
AT 428 CHILEAN AVE  
HSB-22-012 & ZON-22-121

Please find for review the attached drawings for our project at 428 Chilean Ave in the R-C Medium Density Residential Zoning District Palm Beach. Our project proposal is for the new construction of two-story addition connected by a two-story volume open at the ground level totaling 872 square feet conditioned and 955 square feet non-conditioned area to the East side of an existing Historically Significant two story single-family residence. There are no record of the original residence nor of the architect of the residence. The additions will require a flood variance. Please note the following:

**A) LANDMARKS PRESERVATION COMMISSION 54-122 -July 19 2023**

- a) The Landmark Preservation Commission (LPC) approved the proposed modifications and additions for the historically significant residence (7-0), as part of the Development Order with the following conditions:
- 1) Applicant shall utilize the bracketed trellis over the garage bay in lieu of post supported trellis.
  - 2) Applicant shall utilize the clipped gable roof design over the garage wing in lieu of the typical gable.
  - 3) Applicant shall return to the LPC for final review and approval of the connecting mass between the residence and the new garage wing and for final approval of the fencing.

**B) LANDMARKS PRESERVATION COMMISSION 54-122 -August 16 2023**

- a) We resubmit new design options for the connecting mass between the residence and the new garage wing.
- b) Landscape plans are also resubmitted eliminating the fence previously shown.

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**C) VARIANCES**


The Landmark Preservation Commission (LPC) approved the following variance:

Section 50-114: Request for a variance to allow the construction of an addition and remodeling to the residence exceeding substantial improvement and to maintain the existing floor elevation of 4.50 ft. NAVD in lieu of 7.0 ft. NAVD required.

**D) OTHER**

Not applicable.

Sincerely,



Luigi Vitalini  
Architect