



ARCHITECT + PLANNER

Re: 123 Chilean Ave  
Palm Beach, Florida 33480  
Date: September 25, 2023

SKA Architect+Planner - LETTER OF INTENT  
RELATED TO THE NEW CONSTRUCTION OF A TWO STORY SINGLE FAMILY HOME  
WITH DETACHED ONE STORY CABANA AT  
123 CHILEAN AVE  
ARC-23-145 / ZON-23-113

We are pleased to submit the accompanying drawings for the new construction of a two story single family home with detached one story cabana at 123 Chilean Ave. Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161 N/A

B) ARCOM 18-205 N/A

New construction of a 2,917 sq.ft. Monterrey style two story single family home with detached one story cabana. Landscape and hardscape to be included.

C) SPECIAL EXCEPTION WITH SITE PLAN REVIEW 134-893(c)

Special Exception: Section 134-893(c): A Special Exception with Site Plan Review to permit development of an existing parcel in the R-B Zoning District with a lot width of 50 ft in lieu of the 100 ft required and a lot area of 6,520 sq ft in lieu of the 10,000 sq ft required.

1. This proposed use, a single family residence, is a permitted use in the R-B Zoning District with special exception approval for a non-conforming lot.
2. The design, location and operation of the proposed residence will not adversely affect public health, safety, welfare or morals.
3. The proposed single family residence will not cause substantial injury to the value of other properties in the neighborhood as there are other residences in this residential district.
4. The proposed single family residence will be compatible with the neighborhood and purpose of the district as it is permitted.
5. The proposed single family residence will comply with all requirements set forth in Article VI of the Zoning Code, if applicable.
6. The proposed single family residence will comply with the comprehensive plan, if applicable.
7. The proposed single family residence will not result in substantial economic, noise, glare, or odor impacts on properties within the district.

8. Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted as a result of the proposed residence.
9. There are no signs being proposed.
10. Utility service will remain unchanged or be improved, thus there will be no negative impact on health and safety.
11. Refuse and service areas will remain unchanged, thus there will no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. N/A – Town serving
13. N-A – No historic/specimen trees
14. The proposed single family residence will not place a greater burden on police or fire protection services as there is currently a residence on the subject property.

#### **SITE PLAN REVIEW 134-329**

1. The owners of the property, Robert and Perri Bishop, are in control of the property. A single family residence is a permitted use in the RB Zoning District.
2. The proposed single family residence is the least intense example of development and will not have a negative impact on the neighborhood, which is a residential neighborhood.
3. Ingress, egress, utilities and refuse collection will be via Chilean Avenue, which is capable of handling traffic and other such uses in a residential neighborhood.
4. N/A
5. The proposed site plan and landscape plan provides for buffers and screening from neighboring properties.
6. The proposed drainage plan meets the Town of Palm Beach's drainage requirements.
7. The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.
8. The recreation facilities are private and will be screened from the neighboring properties by landscaping.
9. N/A
10. N/A
11. The proposed two story residence has been designed to coexist harmoniously with the surrounding structures. It will not present a hindrance on the street or neighborhood.

#### **D) VARIANCES 134-201**

**Variance 1: Section 1 34-893(7)b.:** A variance to permit a west side yard setback of 10.5' in lieu of the 15.0' required for a two story structure.

**Variance 2: Section 1 34-893(7)b.:** A variance to allow an east side setback of 10.0' in lieu of the 15.0' required for a two story structure.

**Variance 3: Sec. 134-893(b)(13):** A variance to construct a residence in the R-B zoning district with a Cubic Content Ratio of 4.66 in lieu of the 4.38 maximum allowed.

The Criteria for granting the variances is set forth below:

- 1) The property is located in the R-B Zoning District and is an undersized lot. The Town's point of measurement is lower than the natural grade of the property which necessitates the need for a CCR variance.

- 2) The applicant was not the cause of the special conditions of the property or residence. The grade of the property is a natural occurrence and the non-conforming width and area is historically the configuration of the land prior to the zoning code making the dimensions non-conforming.
- 3) The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties as the proposed finished floor should be higher than natural grade and the side yard setbacks are reasonable for a 50 foot wide lot.
- 4) The hardship, which runs with the land, is that the grade of the property is higher than the Town's point of measurement calculation which would count dirt in the CCR calculation not actual house volume.
- 5) The variance requested is the minimum necessary to make reasonable use of the land considering the natural grade of the surrounding property.
- 6) The granting of the variance will not be injurious to the neighborhood.

Sincerely,

  
Daniel Clavijo