

SMITH
ARCHITECTURAL
GROUP, INC.

LETTER OF INTENT
RELATED TO THE 2-STORY ELEVATOR ADDITION AT
241 SANFORD AVENUE ZON-24-041

January 29, 2024

We are pleased to submit the accompanying drawings in support of our request to add a 2-story addition for an elevator at 241 Sanford Avenue, a Landmarked residence. The addition increases the building footprint by 69 square feet and is not seen from the street. A portion of the addition encroaches into the side yard setback to align with the existing non-conforming building setback. The addition is proposed to be set at the existing Finish Floor elevation of EL. 5.25' NAVD. Please note the following:

A) ARCOM 18-205

Not applicable.

B) LANDMARKS PRESERVATION COMMISSION 54-122/18-306/54-125

This is a 2-Story addition on the North side of the residence for an elevator. The addition is 69 square feet of building footprint and 138 square feet total. The addition matches the existing structure in all ways including height, materials, colors and details. The addition is not seen from the street. **An Administrative Review Application for LPC was submitted on January 19, 2024 (L-24-00909).**

C) SPECIAL EXCEPTION 134-229

Not applicable.

D) SITE PLAN REVIEW 134-329

Not applicable.

E) VARIANCES 134-201

The applicant has filed an application requesting Town Council to review and approve a 2-story addition that is set back from the side yard 7'-8" in lieu of the minimum 15'-0" setback for 2-story structures. The justification for the variance is set forth below:

Section 134-893(7): A variance request to reduce the required 15'-0" minimum setback by 7'-4" to allow a 7'-8" setback for the construction of an elevator in the R-B Zoning District.

- 1) The special conditions related to the setback for the proposed elevator addition is that the house is a landmark and currently non-conforming to today's code.
- 2) The applicant was not the cause of the special conditions of the property or residence, as the characteristics of the residence and land have been in existence since the house was designed and built in 1940 and because of the landmarked status of the property, there is merit for relief for the setback variance.
- 3) The granting of the variance for the setback for the proposed addition will not confer on the applicant a special privilege. This property is landmarked and has special circumstances that do not exist with many other properties in the neighborhood.
- 4) The hardship for the proposed variances that runs with the land is that the property is a Town of Palm Beach Historic Landmark and setback is currently non-conforming to today's code.
- 5) The variance requested for the addition setback is the minimum necessary to make reasonable use of the land as for the need of an elevator at the residence.
- 6) Considering the historic value and uniqueness of the property, and the need for the elevator the request is not burdensome to the neighborhood and is reasonable.

F) WORTH AVENUE DESIGN GUIDELINES 134-233

Not applicable.

G) LANDMARKS TAX ABATEMENT 54-198

Not applicable.

Respectfully submitted,



Sophia Bacon

Smith Architectural Group, Inc.