

LETTER OF INTENT

COA-24-004 and ZON-24-0029: We are pleased to submit the accompanying drawings for our project at 134 Seabreeze Avenue, Palm Beach, FL. The proposed work includes the renovation of the existing two-story main house and two-story cabana including landscape and hardscape improvements. The scope of work includes a new bay window addition in the rear yard, a full renovation and reduction in size of the loggia, changes to doors and windows and in-kind replacement of the existing awning.

Please note the following as it relates to this application:

A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161.

- a. We are submitting modifications to the existing building that are visually compatible with the buildings and environment.
 - 1) The proposed modifications to the subject property will be visually compatible with the height, gross volume, and the proportion between width and height of the façade of the existing building.
 - 2) The original proportions and relationships between doors and windows will be reconstructed from historic images.
 - 3) The original rhythm of solids to voids created by openings in the facade will be reconstructed from historic images.
 - 4) The proposed materials used in the façade will match the existing building.
 - 5) The proposed texture used in the façade will match the existing building.
 - 6) The colors, patterns and trim used in the façade will be reconstructed from historic images.
 - 7) The design of the roof will match the existing building.
- b. The existing rhythm created by the existing building masses and space between them will be preserved.
- c. The landscape plan is sensitive to the individual building and its occupants and needs and is visually compatible with the buildings and environment with which it is visually related and historic images.
- d. The proposed modifications to the existing street blend directionally with the existing building and historic images.
- e. At existing elements, architectural details will be restored or replaced. Details and fenestration represented in historic images will be reintroduced, directly relating the new with the old and enhancing the inherent architectural characteristics of the area.

Zoning Relief:

1. Section 134-893(b)(7)(b). Variance to allow the renovation of a reduced-size loggia with an east side yard setback of 6.5' in lieu of 15' minimum required. The existing home has an existing east side yard setback of 6.5'.

2. Section 134-893(a)(ii). Variance to allow the renovation of a reduced-size loggia in the rear of the residence with a lot coverage of 33% in lieu of 30% maximum permitted. The existing lot coverage is 34%.
3. Section 134-893(13). Request to permit the renovation of a reduced-size two story loggia in the rear of the residence with a cubic content ratio of 6.29 in lieu of 4.23 maximum permitted and 6.42 existing loggia for calculating.

The hardship that runs with the property is that the lot is very narrow, small and non-conforming. A renovation of the loggia and small addition of a bay window of this home built in 1925 should be applauded to maintain its character and landmarked features.

Granting of the variances will not be contrary to the public's interest because no negative impact to the neighbors will result. The amount of zoning relief requested is extremely small and is required only due to the demolition and renovation of the existing loggia to the existing non-conforming home.

See Site History attached hereto as Exhibit "A."

Criteria for Site Plan Review - N/A

Criteria for Special Exceptions - N/A

Criteria for Authorizing a Variance (Applicable to variance requests # 1, 2 and 3)

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

The hardship and special conditions applicable to this property are that the building was constructed pursuant to a very different code and is non-compliant with current codes. In addition, the lot is very narrow (65') and small (8,125 square feet).

2. Indicate how the special conditions and circumstances do not result from the actions of the Applicant.

The special conditions existed upon construction of the building and change in zoning code and were not created by the Applicant. The Applicant is proposing to renovate and restore the landmarked residence to be more compliant and to also greatly enhance the aesthetics of the building and the variances arise only due to the temporary demolition and renovation of a loggia that will be smaller than the one that exists.

3. Demonstrate that the granting of the variance will not confer on the Applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

No special privileges will be conferred on the Applicant if the variances are granted because the proposed relief is so de minimis.

4. Demonstrate how literal interpretation of this ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the Applicant.

Literal interpretation of the ordinances would deprive Applicant of the right to restore this charming landmarked residence.

5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The requested relief is the minimum necessary because the only “addition” is a renovated, smaller loggia and one bay window in the rear of the residence.

6. For granting of a variance to sections 134-387, or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings must be demonstrated pertaining to the nonconforming use for which the variance is requested:

- a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and
- b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:
 - i. Be granted only for the continuation of the same hotel or residential use; and,
 - ii. Require the Applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to the same use as that existing at the time the variance was granted.

N/A

7. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The granting of these variances is in harmony with the intent and purpose of the Zoning Code because the requested addition to this landmarked home, demolition and renovation of a loggia which will be smaller than the existing loggia and the addition of a bay window

is an improvement to the neighborhood to improve the aesthetics and update the structure and life/safety features in the residence.

DocuSigned by:

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M. Timothy Hanlon, as Attorney/Agent

Date Signed: June __, 2024
6/7/2024

EXHIBIT "A"

Site History

1.



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 S. County Rd.
Palm Beach, FL 33480
permits@townofpalmbeach.com

RECEIVED

JUL 06 2020

Town of Palm Beach
PZB Dept**APPLICATION FOR STAFF APPROVAL**

The Architectural Review Commission (ARCOM) and the Landmark Preservation Commission (LPC) have granted Staff the ability to administratively approve certain minor projects, eliminating the need of a more formal hearing process involving the Commissions, thus saving time and money.

Payment of the Staff Approval fee is due upon application submittal. Payment may be made by Check payable to the Town of Palm Beach or by cash or credit card in Town Hall during business hours of 8:30am and 4:30pm Monday thru Friday. If the subject property is a Landmark the fee is \$150.00, all others are \$200.00.

Application Type: X LPC Staff Approval \$150.00** _____ ARCOM Staff Approval \$200.00
**If LPC, is this a tax abatement project? Yes or No

DATE: 7/6/2020MASTER PERMIT#: B - 20-84675STAFF APPROVAL PERMIT#: L 20 00289

- I. PROJECT ADDRESS: 134 SEABREEZE AVE, PALM BEACH, FL 33480
- II. DESCRIPTION OF REQUEST Please include a comprehensive summarized description of the proposed project (attach a separate sheet, if needed):
relocate condenser from inside the garage to new location, as per plans
- III. BUSINESS NAME/TENANT INFORMATION (For commercial properties only):
Phone number: _____ Email address: _____
- IV. DESIGN PROFESSIONAL NAME AND CONTACT INFORMATION:
Name of Professional: _____ License #: _____
Phone number: _____ Email address: _____
- V. CONTRACTOR NAME AND CONTACT INFORMATION:
Construction Company: John C. Cassidy Air Conditioning Inc. / Simone Dunston
Phone number: 561-863-6750 Email address: permitting@cassidyac.com
- VI. PROPERTY OWNER/AGENT NAME AND CONTACT INFORMATION:
Property Owner's Name: Damion Carufe
Owner's Address (if different from Subject Address): _____
Phone number: 561-832-7842 Email address: _____
- VII. Applicant Signature: [Signature] Date: 7/6/2020
(Printed name) John C. Cassidy Jr. Title: President / Contractor

Rev 10.09.2019

LANDMARKS PRESERVATION
REVIEWED BY STAFF
☒ APPROVED ☐ AS MODIFIED
☐ SUBJECT TO:
DATE: 7/9/20
PROJECTS COORD. / FOR THE COMMISSION

ZONING APPROVAL
Signature: [Signature] Date: 7/7/2020
ok per W.B.



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