



ARCHITECT + PLANNER

Re:
224 Southland Rd
Palm Beach, Florida 33480
Date:
January 24, 2022

SKA Architect+Planner - LETTER OF INTENT
RELATED TO THE RENOVATION AND ADDITION OF AN EXISTING HOUSE AT
224 SOUTHLAND RD

We are pleased to submit the accompanying drawings for renovation and addition of an existing house at 224 Southland Rd.

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

Not applicable - This property is not landmarked

B) ARCOM 18-205

Renovation and addition of 736 sq.ft. to an existing one story house. Modification of front entry and fenestration. Final landscape and hardscape to be included.

B) ARCOM 18-206

Not applicable

C) SPECIAL EXCEPTION 134-229

Not applicable

D) SITE PLAN REVIEW 134-329

Not applicable

E) VARIANCES 134-201

VARIANCE 1: Sec 134-893(7): A variance to continue an East side-yard setback of 10' in lieu of 12.5' required, in conjunction with a 750 sq. ft. addition to the existing structure.

1. The property is located in the R-B Zoning District which requires a 12.5 foot side yard setback for new construction or additions. The existing residence has 10 foot side yard setbacks and is currently non-conforming to today's code.
2. The applicant was not the cause of the special conditions of the property or residence. The existing non-conforming side yard setbacks are pre-existing the applicant's ownership of the property.
3. The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties. Most neighboring properties have non-conformities to today's code.
4. The hardship, which runs with the land, is that the property is nonconforming in setbacks.

5. The variance requested are the minimum necessary to make reasonable use of the land considering the nonconforming setback that exists and the need to match with the renovation/addition.
6. The granting of the variance will not be injurious to the neighborhood as the non-conforming setbacks already exist.

F) OTHER

Sincerely,



Daniel Clavijo