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HSB-22-002 / ZON-22-029**LETTER OF INTENT RELATED TO ALTERATIONS AND ADDITIONS TO 854 S
COUNTY RD, PALM BEACH**

We are pleased to submit a development review application for renovations and additions at 854 S County Rd, Palm Beach, Florida. The site currently has a historically significant two-story residence (17,008 Total SF), pool, hardscape and landscape. The attached proposal requests to demolish a one-story portion of the existing residence (2,788 SF), replace the existing windows and doors with new impact and to construct an addition, pool, landscaping and hardscape in the same style as the existing house.

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

This home has been designated as Historically Significant and thus will be heard before Landmarks Preservation Commission.

The additions and alterations to the property are listed below:

1. Removal of 2,788 SF (A/C) of the existing one-story portion of residence including the bar, recreation room, WIC, bath and play room. 8,313 SF (A/C) to remain for Main Residence.
2. The existing portion of residence to remain will become the Guest house for the new addition connected by a pair of double doors and shared wall.
3. Replace the existing windows and doors with new painted mahogany. (Palm City Millwork or approved equal)
4. Replace existing awing fabric. Same pattern in tan and white
5. Renovation of existing landscaping and hardscape.
6. Addition of 11,763 SF of residence in the same style as the existing residence. The new additions will comprise of a new entry and main residence, 4-car garage, pool house, ~~pool cabana/bath~~ and relevant assisting spaces.
7. Existing Total 17,008 SF (Living, garages, non-living). Existing building coverage 9.15%.
8. New Total 25,549 SF (Living, Garages, non-living). New building coverage 13.39%

B) ARCOM 18-205 - Not applicable

C) ARCOM 18-206 - Not applicable

D) SPECIAL EXCEPTION 134-229- Not applicable

E) VARIANCES-

Our project proposal is for the new construction of an addition to an existing Historically

Significant Building. The Development requires the following variance:

Section 134-843(8): a variance for a north side yard setback to remain at 5.1 feet in lieu of the 30 foot minimum setback required in the R-A Zoning District when demolishing more than 50% of the south elevation. See below criteria in support of the variance request:

- 1. The property is located in the R-A Zoning District which requires a 30 foot side yard setback for any lots in excess of 60,000 square feet. Since the residence was constructed prior to the code requirement, the existing residence is within the side yard setback which is a special condition of the property.**
- 2. The applicant was not the cause of the special conditions of their property or residence, as the characteristics of the residence and land have been in existence since the house was designed and built in 1936.**
- 3. The granting of the variance will not confer on the applicant a special privilege. There are other properties in the neighborhood with non-conforming setbacks for buildings as many of the residences were constructed prior to today's setback requirements.**
- 4. The hardship, which runs with the land, is that the property is non-conforming to today's code as it was built in 1936 and the existing residence is within the side yard setback, thus any substantial renovation or additions to the residence would require a variance.**
- 5. The variance requested is the minimum necessary to make reasonable use of the land in order to renovate and construction an addition to a historic home.**
- 6. Granting the variance will not be injurious to the neighborhood as the addition will complement the existing historic home.**

F) OTHER- Not applicable