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## **426 Seaspray Avenue**

Proposed Renovation  
Letter of Intent

Date:

May 04, 2022

PROJECT:

426 Seaspray Avenue.

Palm Beach, FL 33480

HSB #: 22-008

Hearing: LPC 18 May, 2022

The proposed Scope of Work for the above property is outlined as follows:

1. Complete interior renovation of the semi-detached guest building, including re-fenestration on South (alley) and West(pool) elevations.
2. Renovation and expansion of breakfast room mass, from one to two stories, in the effort to connect the bedroom programs and expand their functionality and egress.
3. All new and replacement windows and doors as part of 1) and 2) will match the existing main house painted wood double hung windows and French doors.
4. Demolish non-original "carport"
5. As per deferral request from 4/20 LPC hearing, minor changes to existing landscaped open space to improve non-conforming landscaped open space areas; proposed items from 1), 2), 3) and 4) do not occur over existing landscaped areas.

The house is original to the Poinciana Park subdivision development and was built in 1925. The existing courtyard and fountain within are shown to be original to designs of John Volk, dating from drawings from 1928. The addition of the carport is at this time from an unclear date, but it does not match the original house in detail or construction. The house is a good example of Mediterranean revival style common to both the era and the Sea streets. (Sec 54-161)

The proposed design for the above Scope intends to provide for a more functional use of a historically and aesthetically significant property. To that end, the style, material, and scale of the addition will allow for a supplementary and cohesive vision. The removal of the concrete carport addition will allow for the original design intent to be more clearly expressed from the street. As such, the proposed design maintains the aesthetic and historical integrity and quality of the house, property, and neighborhood. (Sec. 54-122)

The footprint of the addition and demolition occurs over existing hardscape and is minimal. No changes to existing vegetation or landscape are required to achieve the proposed design, however, a proposed landscape design has been included in the attached presentation as per request from the 4/20 LPC hearing. Proposed landscape is an improvement over existing landscaped open space calculations.

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The existing property, as acquired by the current owners, is non-conforming in lot size, lot coverage, and CCR. The current structure and plans thereof present a hardship to the current and potential future owners with awkward egress conditions and minimal functional bedrooms for a house and lot this size, with no option for addition. While the design requires an increase in CCR, it improves the lot coverage. The proposed design addresses both with a small addition that allows for a second stair and bedroom suites amenable to modern living. This will also appeal to any future owners wanting to maximize function on this property, discouraging the option of total demolition and re-building. (Sec 134-201)

Variances Sought:

**VARIANCE 1: Sec. 134-893(b)(13): A variance for a Cubic Content Ratio (CCR) of 5.44 in lieu of the 5.09 existing and 4.02 maximum allowed, for a new 2 story addition.**

Current condition is non-conforming to current zoning ordinance. However based on the very floor low elevation of the current house, modest building height, and orientation on a non-conforming lot size, we believe the proposed design is within the intent of current zoning laws to maintain the character and scale of both the RB district at large and the Sea streets in particular. The variance being sought for the CCR is minimal to allow for the renovation of the house. Furthermore, the addition is within the interior of the lot, away from most viewing angles, and immediately adjacent and subject to existing massing. (Sec 134-201)

**VARIANCE 2: Sec. 134-893(b)(11): A variance for a lot coverage of 33.6% in lieu of the 34.2% existing and 30% maximum allowed, for a 2 story addition after the demolition of a carport.**

Note Current existing condition is non-conforming, variance is sought to improve this condition.

• **VARIANCE 3: Sec. 50-114: A flood plain variance for the repair, improvement or rehabilitation of a historic building. 2.27' NAVD in lieu of the required 7', please confirm.**

The current house is considered Historically Significant. Necessary work to renovate requires variance to maintain HSB status, otherwise house can be demolished to provide for new structure to conform to zoning ordinance. All additions and alteration will be of robust construction, augment the durability of the existing structure, and of course meet current building code and safety standards. As stated above, all proposed work is designed to be compatible with the existing structure and environs, in a effort to maintain its status as a Historically Significant Building.