



ARCHITECT + PLANNER

**RECEIVED**

**By DSR at 4:36 pm, Apr 08, 2022**

Re: ZON-22-069  
146 Seaspray Avenue  
Palm Beach, Florida 33480  
Date:  
March 7, 2022

**SKA Architect+Planner - LETTER OF INTENT**  
**RELATED TO THE EXPANSION OF AN EXISTING NON-CONFORMITY TO AN**  
**EXISTING GUEST HOUSE AT 146 SEASPRAY AVENUE**

We are pleased to submit the accompanying drawings for a review of an existing non-conformity to an existing guest house for 146 Seaspray Avenue. Please note the following:

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

Not applicable - This property is not landmarked

**B) ARCOM 18-205**

Our proposal is a one-story addition of ~128 sq.ft. to an existing non-conforming two-story garage/guesthouse in the rear, not visible from the street. A new front fence is also proposed along with some landscape and hardscape improvements. ARCOM has already approved the architecture.

**B) ARCOM 18-206**

Not applicable – No whole structure demolition is being requested

**C) SPECIAL EXCEPTION 134-229**

Not applicable to this request.

**D) SITE PLAN REVIEW 134-329**

Not applicable to this request.

**E) VARIANCES 134-201**

Due to the hardship of an existing lot width of 75' in lieu of 100' required, the following variances are requested: Expansion of an existing non-conforming structure; and

Rear setback of 5.6' to match the existing non-conforming setback in lieu of the 10' required by current code.

1. The special conditions justifying the variance are that the property is legally non-conforming with respect to lot width and lot area.

2. The applicant was not the cause of these non-conformities.

3. The granting of variances will not confer upon the applicant any special privileges, since the proposed addition is consistent with existing development on other properties in the neighborhood.

4. The legal hardship is the non-conforming lot, which is only 75 feet wide and 9,188 square feet in area. The R-B zoning district regulations require a minimum lot width of 100 feet and a minimum lot area of 10,000 square feet.

5. The proposed addition matches the existing setback and will not cause any negative impacts to surrounding properties.

**F) OTHER**

Sincerely,

Daniel Clavijo