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By DSR at 12:46 pm, Jul 08, 2022



ARCHITECT + PLANNER

Re:
209 Phipps Plaza
Palm Beach, Florida 33480
Date:
June 27, 2022

SKA Architect+Planner - LETTER OF INTENT
RELATED TO THE ADDITION OF AN AWNING ON THE SECOND FLOOR OF AN EXISTING LANDMAKR
PROPERTY AT
209 PHIPPS PLAZA

We are pleased to submit the accompanying drawings for the addition of an awning to the south (front yard) second story patio of existing house at 209 Phipps Plaza. Please note the following:

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

Our proposal is the addition of an awning to the south (front yard) second story patio of existing house.

B) ARCOM 18-205 N/A

B) ARCOM 18-206 N/A

C) SPECIAL EXCEPTION 134-229 N/A

D) SITE PLAN REVIEW 134-329 N/A

E) VARIANCES 134-201: Section 134-948(5)a.: A variance for a second story front (south) yard setback of 1 foot in lieu of the 25 feet minimum required, for a new second floor awning.

- 1.The special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands is that the residence is a two story landmarked house in the R-C Zoning District that is non-conforming to today's code.
- 2.The applicant was not the cause of the special conditions as the house was built in 1926 and the applicant purchased the property in 2021 with the special conditions already in existence.
- 3.The granting of these variances will not confer on the applicant a special privilege as having shade is essential and a reasonable request.
- 4.The hardship, which runs with the land, is that the property is a Town of Palm Beach Historic Landmark and non-conforming to today's code as the zoning code has changed since the house was originally constructed. Renovations to a landmarked home requires a delicate approach in making changes.
- 5.The variance requests are the minimum necessary to make reasonable use of the land, building or structure.
- 6.The granting of the variances requested will be in harmony with the general intent and purpose of this chapter and will not be injurious to the area or detrimental to the public welfare.

F) OTHER

Sincerely,


Daniel Clavijo