



July 28, 2022

Town of Palm Beach  
Planning, Zoning and Building Department  
360 South County Road  
P.O. Box 2029  
Palm Beach, FL 33480

RE: 163/165 Seminole Avenue Lot Split

To Whom It May Concern:

Asbacher Architecture has been hired by Dale Coudert owner of 163/165 Seminole Avenue in Palm Beach to assist with the subdivision of the subject property. The Final Application will be submitted on August 1st for the Town Council hearing on October 12, 2022.

The scope of work includes the following:

- Split the existing platted lot at 163 Seminole Avenue into two parcels that meet zoning requirements for width and depth.
- The west lot will require a variances for an existing east side yard setback of 12'-4 3/4" (in lieu of the 12'-6" required) and LOS (41.4% existing vs. 45% required).
- The east lot will require variances for Lot Coverage (27.2% existing vs. 25% required), Angle of Vision of 148 degrees (in lieu of 110 degrees required), Landscape Open Space (44.2% existing vs. 50% required) and Side Yard Setback for the north west enclosed accessory structure (15'-0" existing vs. 30'-0" required). The 215 foot lot width moves the typical RB side yard setback from 12'-6" to 30'-0".
- Refer to page 2 for responses to variance Criteria Section 134-201.

I am available by phone or email ([ka@asbacherarchitecture.com](mailto:ka@asbacherarchitecture.com)) if you have any questions or comments.

I appreciate your consideration of this project.

Sincerely,

Kevin Asbacher, AIA



Responses to Variance Criteria Section 134-201

- 1a. Both resulting parcels will be in excess of the minimum lot requirements for a standard RB lot which requires a minimum of 10,000 square feet.
- 1b. In order to keep the existing house and not have to demolish it, variances are necessary.
2. The applicant is not the cause of the special conditions of the property or residence with regard to the desire to split the lot and save the existing house.
3. The granting of the variances will not confer on the applicant a special privilege. The two resulting parcels will exceed the minimum area of an RB lot and it will be beneficial to save the existing houses.
4. The hardship, which runs with the land, is that the owner wants to save the west house and in order to have two buildable lots the proposed variance requests are necessary.
5. The variances requested are the minimum required to make reasonable use of the land and will enable the applicant to keep the existing home on the east lot.
6. Since there is an abundance of square footage for the entire parcel, splitting the property into two parcels and keeping the existing houses by granting variances is a reasonable request and will not be injurious to the neighborhood.