



FAIRFAX & SAMMONS
— ARCHITECTURE —

441 Seaview Avenue – Palm Beach, FL 33480

Letter of Intent: HSB-22-014 (ZON-22-137)

August 1, 2022

To: Planning, Zoning and Building Dept.

Re: Request for Design Review Approval of 441 Seaview Avenue, in Palm Beach, Florida.

Dear Landmarks Board Members and Town Council Members,

The applicant for this property is 441 Seaview LLC (Maura Ziska, Manager), and the Design Professional is Richard Franklin Sammons.

Let this letter serve as the intent in support of the owner's and applicant's request for Landmarks Review Committee approval for the changes to the existing single-family residence located at 441 Seaview Avenue, in Palm Beach.

The changes are as follows:

- (1) Partial demolition, a new connection addition between main house & cottage, and renovation of an existing historically significant one-story residence. The current square footage of the house is 2,367 sq. ft. (48.54% lot coverage), and the proposed square footage of the house 2,266 sq. ft. (48.52% lot coverage). The lot coverage is reduced slightly by eliminating the portion of the footprint of the existing cottage, and adding a new connection between the main house & cottage that is 1 sq.ft. smaller than the portion to be removed.

Current cubic content of the exiting house is 21,295 cu. ft. (4.37 ratio) and the proposed cubic content of the house is 23,220 cu. ft. (4.76 ratio). The scope of work also includes raising the finish floor of the existing cottage from 3.34' N.A.V.D. to 4.89' N.A.V.D. to align with the existing finish floor of the main house.
- (2) Hardscape and landscape improvements, including new garden walls, site walls, retaining walls, treillage, fountains and elevating the grade of the lot on the north side of the house.
- (3) Corresponding zoning review & variance(s) request – to be represented by attorney, Maura Ziska:



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- a. SITE PLAN REVIEW: Section 134-446. Site plan review for development on non-conforming platted lot in the R-B zoning district. Lot width of 35.04' in lieu of the 100' required.
- b. Variance #1: Section 134-893(b)(7)(a) – East side yard setback of 2.7' in lieu of the 12'-6" required.
- c. Variance #2: Section 134-893(b)(7)(a) – West side yard setback of 1.3' in lieu of the 12'-6" required.
- d. Variance #3: Section 134-893(b)(9)(a) – Rear yard setback of 3.5' in lieu of the 10'-0" required.
- e. Variance #4: Section 134-893(b)(5) – Front yard setback of 19.8' in lieu of the 25' required.
- f. Variance #5: Section 134-893(b)(13) - Cubic Content Ratio of 4.76 c.f. in lieu of the 4.0 c.f. required.
- g. Variance #6: Section 134-893(b)(12)(b) – Front yard landscape open space of 317 SF (28.4%) in lieu of the 447 SF (40%) required.
- h. Variance #7: Section 134-893(b)(12)(a) – Overall landscape open space of 1,010 SF (20.7%) in lieu of the 2,193 (45%) required.
- i. Variance #8: Section 134-893(b)(12)(a) – Perimeter landscape open space of 794 SF (31.4%) in lieu of the 1,265 (50%) required.
- j. Variance #9: Section 134-893(b)(11)(a) - Lot Coverage of 48.52% (2,366 sq.ft.) in lieu of the 40% (1,950 sq. ft.) maximum required.
- k. Variance #10: Section 50-114 – Exception from flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the building's continued designation as a Historic building to maintain a ground floor with a finish floor of 4.89' N.A.V.D. in lieu of the 7' N.A.V.D. minimum required.

All architectural changes to be compatible with, but differentiated from the 20th Century neo-classical character of the existing residence.

I ask for your support and your vote in favor of this application so that we may proceed with the building permit and construction phases for the changes. We ask the Landmarks Board Members and the Town



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Council Members to approve the application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us.

Respectfully submitted,

