



FAIRFAX & SAMMONS
— ARCHITECTURE —

144 Chilean Ave. – Palm Beach, FL 33480

Letter of Intent: ARC-22-213 ZON-22-139

November 2, 2022

To: ARCOM and Planning, Zoning and Building Dept.

Re: Request for Design Review Approval of 144 Chilean Ave., in Palm Beach, Florida.

Dear ARCOM Board Members and Town Council Members,

The applicant for this property is Allen Perl, as a Trustee of the 144 Chilean Trust, dated April 13, 2022, 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 ARCOM (Architectural Review Committee) approval for the construction of a new 3-bedroom, 5,123 sq. ft., two-story house. The house is designed in the Mediterranean style. The proposed project includes landscape and hardscape improvements to the property.

The scale and massing of the proposed house is in keeping with the scale and massing of the neighboring houses. We feel that the proposed structure will not negatively affect the neighborhood in any way, but rather will contribute to its scale and beauty.

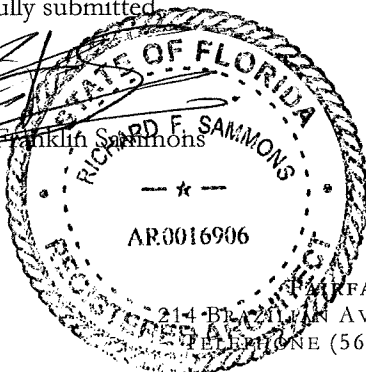
The applicant is requesting approval of the following variances as part of this request:

- a. SPECIAL EXCEPTION WITH SITE PLAN REVIEW: Sec. 134-229 & 134-446: Special exception with site plan review for the development of a lot nonconforming in lot width in the R-B Zoning District.
- b. Variance #1: Sec. 134-893(13): Variance for Cubic Content Ratio (CCR) of 4.94 in lieu of the 4.0 maximum allowed. HARDSHIP: If the lot width were 100 ft. wide (min. for this district), the allowable CCR would be 3.98 (49,750 cu. ft.), and no variance would be required.

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 Architectural Review Committee 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,

Richard Franklin Sammons



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