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**By elyn at 3:43 pm, Dec 08, 2022**



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RE: ARC-23-006 ZON-23-030  
130 Brazilian Avenue  
Palm Beach, FL 33480

December 9, 2022

We are pleased to present the first submittal of the accompanying drawings for our project at 130 Brazilian Ave in Palm Beach. We are requesting the following:

We are proposing to install a new awning in the inner courtyard (in the rear of the main house) to match the existing material, color and detailing of the front entry awning.

We believe the project complies with Sections 54-122 and 54-123 of the Landmark code, specifically:

1. The new awning will not cause any alterations to the architectural quality or historical character of the existing residence and will be visually compatible with it.
2. The new awning will give visual relief from the existing two-story high wall facing the pool.
3. The material, edge design and color of the new awning will match the existing awning on the entry of the north façade, the color of which is compatible with the wall color of the house.
4. The new awning is being installed at the rear of the structure and will not be visible from the street or from neighbors.

Section 134-893 (7): Request for a Variance to add a 360 square foot fabric awning to the interior courtyard with a 5.66 foot East side yard setback in lieu of the 12.5 minimum required in the R-B Zoning District.

Criteria for Section 134-201 Variances:

1. The property is located in the R-B Zoning District and is a Town of Palm Beach Historic Landmark that was built in 1925. A delicate approach needs to be taken when renovating a Landmark to bring it up to today's living standards.
2. The applicant was not the cause of the special conditions of the property or residence, as the characteristics of the residence and land have been in existence since the house was designed and built in 1925.
3. The granting of the variance will not confer on the applicant a special privilege. There are other properties in the neighborhood with non-conforming setbacks as many of the residences were constructed prior to today's zoning code requirements and are Town of Palm Beach Historic Landmarks.
4. The hardship for the side yard setback, which runs with the land, is that the residence was built in 1925 and is a Historic Landmark in the Town of Palm Beach, which cannot be demolished and needs a delicate approach when renovating. The proposed awning is in the rear pool courtyard and is necessary to provide shade on the pool deck.



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5. The variance requested is the minimum necessary to make reasonable use of the land in order to construct an awning in the rear.
6. Granting the variance will not be injurious to the neighborhood as the proposed awning is in the rear of the property and will not be seen from the street.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Albarran'.

Jacqueline Albarran, Architect P.A.