



ARCHITECT + PLANNER

RECEIVED
By yfigueroa at 7:59 am, Feb 09, 2023

Re:
261 Sanford Avenue
Palm Beach, Florida 33480
Date:
February 3, 2023

SKA Architect+Planner - LETTER OF INTENT
RELATED TO THE REQUEST OF RENOVATION, ADDITION, AND VARIANCES FOR AN
EXISTING HISTORICALLY SIGNIFICANT PROPERTY AT
261 SANFORD AVENUE

We are pleased to submit the accompanying drawings for the request of a renovation, addition, and variances for an existing Historically Significant Property at 261 Sanford Avenue. Please note the following:

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

Our proposal for renovation includes partial rear demolition, removal and replacing of windows and doors for impact resistance with new wood clad windows, and addition of approximately 100 square feet. Landscape/Hardscape modifications.

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

Due to more than 50% demolition to an existing elevation, the house requires the following variances:

Section 50-114: A request for a flood plain variance on a historically significant home in order to renovate with an existing finished floor elevation of 4.31' NAVD in lieu of the 7.00' NAVD minimum required.

Section 134-893(7): A variance to allow an east side yard one-story setback for the existing house to remain to be 8.0' in lieu of the 12.5' minimum required.

Section 134-893(11): A variance to a lot coverage of 30.40% in lieu of the 30.96% existing and the 30% max allowed.

Reasoning for hardship request:

- 1)The Historically Significant Building program allows designated houses to maintain their existing Finish Floor Level should demolition or cost of renovation exceed 50%
- 2)The applicant was not the cause of the special conditions of the property or residence. The existing house was already non-conforming in lot coverage (from previous work) and at the west side single story setback (since original design in 1945).
- 3)The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties. Most neighboring properties are subject to the same constraints.
- 5)The variances requested are the minimum necessary to make reasonable use of the land considering the nonconforming aspects of the lot and house. The proposed additions are to improve the site and livability of the property.
- 6)The granting of the variances will not be injurious to the neighborhood. The renovations to the single family will be beneficial to the neighborhood.

F) OTHER N/A

Sincerely,


Daniel Clavijo