



ARCHITECT + PLANNER

**RECEIVED**

*By Antonette Fabrizi at 1:56 pm, Mar 14, 2023*

Re:  
141 Australian Ave  
Palm Beach, Florida 33480  
Date:  
February 22, 2022

**SKA Architect+Planner - LETTER OF INTENT**  
**RELATED TO THE RENOVATION OF AN EXISTING RESIDENCE AND**  
**RECONSTRUCTION OF AN EXISTING GUEST HOUSE AT**  
**141 AUSTRALIAN AVE**

We are pleased to submit the accompanying drawings for the renovation of an existing residence and reconstruction of an existing guest house at 141 Australian Ave. Please note the following:

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

Renovation to an existing two story residence (replacing vinyl siding for wood shingle siding). Demolition and reconstruction of a 1,478 square foot guest house. New landscape and hardscape.

**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 N/A**

The guest house require the following variances:

Section 134-893(b)(7): Request for construction of an accessory structure with an east side yard setback of 3.5 feet in lieu of the 15-foot required in R-B Zoning District.

Section 134-893(b)(9): Request for construction of an accessory structure with a rear yard setback of 5 feet in lieu of the 15-foot required in R-B Zoning District.

Section 134-893(b)(13): Request for a cubic content ratio of 4.73 in lieu of the 4.30 maximum allowed in R-B Zoning District.

Section 134-891(b)(1): Request to build an accessory structure with a maximum height of 23.5 feet in lieu of the 15-foot maximum allowed in R-B Zoning District.

Section 134-891(b)(1) Request to build a two story accessory structure in lieu of the one story maximum stories due to size of lot under 20,000SF

Section 134-201 – Findings prior to authorization.

1. The special conditions and circumstances related to the subject property is that it is non-conforming in width and area, with a width of 50 feet in lieu of the 100-foot required in the R-B Zoning District and an area of 7,000 square feet in lieu of the 10,000-foot minimum in the R-B Zoning District.
2. The special conditions and circumstances are not the result of the applicant as the property was non-conforming in width and area prior to acquisition by the applicant.
3. Granting of the variances requested will not confer any special privilege that is denied to the neighboring properties as the neighboring properties contain significantly more square footage than the subject property. Further, the proposed guest house will encroach into the setbacks less than the existing structure.
4. The hardship, which runs with the land, is that the property is non-conforming in width and area, which prevents having adequate square footage of the guest house without encroaching into the setbacks, making the guest house a two-stories with a height of 23.5 feet, and exceeding the maximum cubic content ratio.
5. The variances requested are the minimum necessary to make reasonable use of the land as the reconstructed guest house will encroach less into the setbacks than the existing house and will increase the cubic content ratio only slightly from 4.69 to 4.90.
6. The granting of the variances will not be injurious to the neighborhood. The guest house will encroach into the setbacks less than the existing structure and the height of the guest house will not be noticeable to passersby or negatively affect the surrounding properties.

**F) OTHER**

Sincerely,



Daniel Clavijo