



ARCHITECT + PLANNER

Re:  
360 Seaspray Avenue  
Palm Beach, Florida 33480  
Date:  
March 6, 2023

**SKA Architect+Planner - LETTER OF INTENT**  
**RELATED TO THE REQUEST OF RENOVATION, ADDITION, AND VARIANCES FOR AN**  
**EXISTING LANDMARK PROPERTY AT**  
**360 SEASPRAY AVENUE**

We are pleased to submit the accompanying drawings for the request of a renovation, addition, and variances for an existing Landmark Property at 360 Seaspray Avenue. Please note the following:

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

Our proposal for renovation includes partial rear demolition, glass vestibule enclosure, and removal of garage. These modifications will incur variances.

**B) ARCOM 18-205 N/A**

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**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**

- a. Variance #1: Sec. 134-1576(a): A variance to allow a west street side yard setback for an addition at 6.46' in lieu of the 25' minimum required.
- b. Variance #2: Sec. 134-2179(b): A variance to have 0 garage parking spaces in lieu of the 1 garage parking space required.
- c. Variance #3: Sec. 134-1757: A variance to allow a swimming pool at the required street side setback without the required 6' solid screening wall.

Reasons for hardship:

- 1 ) The property is located in the R B Zoning District and the residence was constructed in 1937 and is a Landmarked property and non-conforming to today's code in many aspects as well as being a corner lot.
- 2) The applicant was not the cause of the special conditions of the property or residence. The non-conformities of the residence and property were existing prior to the applicant owning the property.

3) The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties.

4) The hardship, which runs with the land, is that the residence and property is nonconforming and is situated on a corner. The existing garage, although conforming to code, is not functional because of the narrow driveway.

5) The variances requested are the minimum necessary to make reasonable use of the land considering the non-functioning garage and opportunity to bring the home up to today's living standards and add a vestibule at the side entry.

6) The granting of the variances will not be injurious to the neighborhood. A renovated single family residence will be beneficial to the neighborhood.

F) OTHER N/A

Sincerely,

  
Daniel Clavijo