



ARCHITECT + PLANNER

Re:  
223 Colonial Lane  
Palm Beach, Florida 33480  
Date:  
August 28, 2023

**SKA Architect+Planner - LETTER OF INTENT**  
**RELATED TO THE EXPANSION OF THE GARAGE/GUEST HOUSE AT**  
**223 COLONIAL LANE**  
**COA-23-031 / ZON-23-089**

We are pleased to submit the accompanying drawings for the expansion of the garage/guest house at 223 Colonial Lane. Please note the following:

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

Modifications to a Landmarked residence to include window replacement and a 200 SF addition to the rear accessory building. The garage will need new wood siding and the existing building may need some siding in areas that are rotted. New cedar shake roof. Hardscape and landscape changes to be included.

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

**C) SPECIAL EXCEPTION 134-229 N/A**

**D) SITE PLAN REVIEW 134-329 N/A**

**E) VARIANCES 134-201 N/A**

Variance 1: Sec. 1 34-893(b)(7)(a): A variance for a side yard setback of 5 in lieu of the 12.5 required for an addition to an enclosed accessory structure.

Variance 2: Sec. I 34-893(b)(9)(a): A variance for a rear yard setback of 5' in lieu of the 7.5' existing and 10' required for an addition to an enclosed accessory structure.

Flood Plain Variance: Sec. 50-1 14: A flood plain variance for improvements/rehabilitation of a designated Landmark building determined eligible for the exception of flood resistant construction requirements of the FL Building Code, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the buildings continued designation as a Historic building to maintain a ground floor and additions with a finished floor of 5.6' NAVD in lieu of the 7 NAVD required. Additionally, this variance authorization and subsequent eligibility, allows for the installation of mechanical equipment, pool equipment, and a generator below the required base flood elevation.

The Criteria justifying the granting of the above variances is as follows:

- 1 ) The property is located in the R-B Zoning District and the residence was constructed in 1945 and is a Landmarked property and non-conforming to today' s code in many aspects as well as being an undersized lot in area, width and depth and currently below the required FEMA elevation.
- 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 as a minimum of 10,000 SF in area is required and only 7,520 exists; a minimum of 100' of lot depth is required and only 94 feet exists; and a minimum of 100' of lot width is required and only 80' exists.
- 5) The variances requested are the minimum necessary to make reasonable use of the land considering the minor addition to the rear to bring the home up to today's living standards.
- 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**

Sincerely,



Daniel Clavijo