



ARCHITECT + PLANNER

Re:  
209 Phipps Plaza  
Palm Beach, Florida 33480  
Date:  
August 10, 2023

**SKA Architect+Planner - LETTER OF INTENT**  
**RELATED TO THE ADDITION OF AN AWNING AT**  
**209 PHIPPS PLAZA**  
**COA-23-036 / ZON-23-103**

We are pleased to submit the accompanying drawings for the addition of an awning at 209 Phipps Plaza. Please note the following:

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

The Landmark home at 209 Phipps Plaza includes the following proposed modifications...  
-awning addition of approximately 189 sq.ft.

**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. I 34-948(5)a.: A variance for a rear street (north) yard setback of 3.3 feet in lieu of the 25 foot minimum required for a new one story carport/awning.

VARIANCE 2: Sec. I 34-948(6)a.: A variance for a west side yard setback of 6.83 feet in lieu of the 10 foot minimum required for a new one story carport/awning.

VARIANCE 3: Sec. I 34-948(9)a.: A variance for lot coverage of 51.46% in lieu of the 49.19% existing and 30% maximum allowed for a new one story carport/awning.

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

- 1 ) The property is located in the R-C Zoning District and the residence was constructed in 1927 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 7,640 exists; a minimum of 100' of lot depth is required and only 86 feet exists; and a minimum of 100' of lot width is required and only 73' 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.

**F) OTHER**

Sincerely,

  
Daniel Clavijo