



**FAIRFAX & SAMMONS**  
— ARCHITECTURE —

**224 Sandpiper Drive – Palm Beach, FL 33480**

Letter of Intent: ARC-24-021 (ZON-24-033)

January 16, 2024

To: ARCOM and Planning, Zoning and Building Dept.

Re: Request for Design Review Approval of a Terrace and Awning at 224 Sandpiper Drive, in Palm Beach, Florida.

Dear ARCOM Board Members and Town Council Members,

The applicant for this property is 224 Sandpiper LLC, and the Design Professional is Richard Franklin Sammons.

Let this letter serve as the intent in support of the owner's and applicant's request for ARCOM (Architectural Review Committee) approval for the construction of a new 181 sq. ft. terrace and retractable awning to be added to the existing single-family residence located at 224 Sandpiper Drive. The proposed terrace and awning are located at the east side of the house toward the rear yard and are not visible from the street.

The applicant is requesting approval of the following variance as part of this request:

- a) Variance #1: Sec. 134-893(b)(12)(a): 42.6% open space in lieu of the 45% required in the below code section. *The minimum landscaped open space is 45 percent, of which 50 percent of that percentage is required to be perimeter landscaping within ten feet of the property line. The perimeter landscaped open space requirement shall not apply to lots 20,000 square feet or more in area.*

HARDSHIP—The landscape open space deficiency is an existing condition and would not be ameliorated unless extensive demolition of the existing house, driveway, or pool terrace were undertaken.

- b) Variance #2: Section 134-895(4): Side yard setback of 7'-3" in lieu of the 12'-6" required for the installation of an awning per the below code section. *In this district an awning and/or open trellises located in a side or rear yard which meet applicable minimum yard requirements may be erected.*

HARDSHIP—The location of the existing house prevents installation of a usable awning depth without extending into the side yard setback.

I ask for your support and your vote in favor of this application so that we may proceed with the building permit and construction phases for the changes. We ask the Architectural Review Committee to approve the application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us.

Respectfully submitted,

Richard Franklin Sammons  
AR0016906



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