

05-24-2024

346 Seaspray Ave., Palm Beach ,FL

Variance Request

Letter of Intent

The intent of this submission is to request a variance on a wall alteration that exceeds compliant wall height. The alteration does not fully comply with current zoning regulations, but the modified wall will be below the height of an existing wall on the property.

The existing wall contains a trellis that spans higher than the proposed wall. The arc of the proposed wall is below the height of the previous trellis, but does not comply with code, the proposed wall alteration exceeds 7' HT. The highest point of the proposed wall is 9'-8" from the lowest adjacent grade. See attached elevation and section drawings for details.

The proposed wall will be lower than an existing wall on the property, ensuring that the alteration remains consistent with the overall architectural style and height profile of the property. The alteration is designed to have minimal impact on neighboring properties. The reduced height ensures that the wall will not obstruct views or significantly alter the character of the neighborhood. The wall alteration will contribute to the aesthetic appeal of the property and provide functional benefits such as increased privacy and better integration with landscaping features.

Thank you for your consideration. I am available for further discussions or to provide additional information.

Mauro Gelfusa

Project Manager

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