

SMITH  
ARCHITECTURAL  
GROUP, INC.

**LETTER OF INTENT**  
**RELATED TO THE RENOVATION AT**  
**228 SEASPRAY AVE COA-24-0010/ZON-24-0032**

May 28, 2024

We are pleased to submit the accompanying drawings in support of our request to add a second story addition and a covered terrace at 228 Seaspray Avenue, a landmarked residence. The addition, at the rear of the residence, does not change the existing building footprint and is not seen from the street. A portion of the covered terrace encroaches into the side yard setback to align with the existing non-conforming first story building setback. This renovation and addition requires adding 0.54 CCR to the existing CCR of the property, for which we will request a variance. Please note the following:

**A) ARCOM 18-205**

Not applicable.

**B) LANDMARKS PRESERVATION COMMISSION 54-122/18-306/54-125**

This is a project with a second story addition and a proposed covered terrace on the northern side of the residence. The addition is 255.9 square feet of conditioned space and 94.7 square feet of covered terrace; it is delineated from the existing structure by an alternate parapet detail. The project includes relocation of indicated existing window and addition of 2 new windows and 4 new French doors. The addition and covered terrace are not seen from the street.

**C) SPECIAL EXCEPTION 134-229**

Not applicable.

**D) SITE PLAN REVIEW 134-329**

Not applicable.

#### **E) VARIANCES 134-201**

The applicant has filed an application requesting Town Council to review and approve a second story covered terrace that is set back from the side yard **3'-0"** in lieu of the minimum 15'-0" setback on this non-conforming lot. The justification for the variance is set forth below:

Section 134-893(7): A variance request to allow a 94.7 SF second floor covered exterior terrace to the rear of the residence that would have a 3'-0" setback (within the existing building footprint which is non-conforming) in lieu of the 15-foot minimum required in the R-B Zoning District.

1)The special conditions related to the setback for the proposed covered exterior terrace is that the house is a landmark and the existing setbacks are non-conforming to today's code.

2)The applicant was not the cause of the special conditions of the property or residence, as the characteristics of the residence and land have been in existence since the house was designed and built in 1924, because of the landmarked status of the property and because of the small lot size of 6,125 SF, there is merit for relief for the setback variance.

3)The granting of the variance for the setback for the proposed covered exterior terrace will not confer on the applicant a special privilege. This property is landmarked and has special circumstances that do not exist with many other properties in the neighborhood.

4)Considering the historic value and uniqueness of the property, the existing CCR on the 6,125SF lot is already over the allowed 4.39 CCR, we are asking for an additional 0.54 CCR to allow for the second story renovation and covered exterior terrace. As we are staying within the existing footprint, the request is not burdensome to the neighbors and is reasonable.

#### **F) WORTH AVENUE DESIGN GUIDELINES 134-233**

Not applicable.

#### **G) LANDMARKS TAX ABATEMENT 54-198**

Not applicable.