

RE: 225 South County Road  
Palm Beach, FL 33480

Date: December 11, 2024

**SKA Architect + Planner - LETTER OF INTENT**  
**RELATED TO THE RENOVATION OF THREE STORY RESIDENCE AT 225 S COUNTY ROAD**

**A) LANDMARKS Sec. 54-1**

The submitting party, Daniel Tanious, is seeking Landmarks Commission review and approval for the renovation of a 3,556 sq. ft., 3-story residence built in 1920 (non-conforming and non-historic). The proposed renovations include a new roof, stucco, windows, and doors, as well as updated landscaping and hardscaping. Interior modifications will involve adjusting the location of one window in the master bedroom, relocating the master bathroom, and improving circulation in the living room and den.

Two variances are needed: one to reinstall a non-conforming trellis from the original design, and another to allow for an increase in the allowable angle of vision to 132 degrees, as detailed in Section 134-893(b)(6). The design will be reviewed by the Landmarks Commission.

**B) VARIANCES Sec. 135-1576**

1. A variance is sought to permit the reconstruction of a non-conforming trellis that was part of the original building design and encroaches upon the current front yard setback requirements.
2. A second variance is requested for an increase in the allowable angle of vision from 50 degrees to 132 degrees. As outlined in Section 134-893(b)(6), the allowable angle of vision increases by two degrees for every 10 feet of lot width exceeding the minimum lot width requirement. This adjustment is necessary to accommodate the unique conditions of the property while adhering to the overall intent of the zoning regulations.

Sincerely,



Patrick W. Segraves, A.I.A.