

PROPOSED NEW CONSTRUCTION AT:

292 ORANGE GROVE

RECEIVED
By yfigueroa at 2:54 pm, Jul 11, 2023

TOWN OF PALM BEACH FINAL DROP OFF: 07.11.2023 PALM BEACH COUNTY, FLORIDA

ARC-23-088 ARCOM MEETING: 08.23.2023
ZON-23-086 TOWN COUNCIL MEETING: 09.13.2023

VARIANCE REQUEST: (1) FOR CUBIC CONTENT
REQUEST TO CONSTRUCT A RESIDENCE IN THE R-B ZONING DISTRICT WITH A CCR OF 4.15 IN LIEU OF 3.96 MAXIMUM
HARDSHIP DUE TO EXISTING SITE CONDITIONS (PER LETTER OF INTENT AND CUBIC CONTENT DIAGRAM)



DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street Suite #200 West Palm Beach, Florida 33401 TEL: 561-833-4707

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD
TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

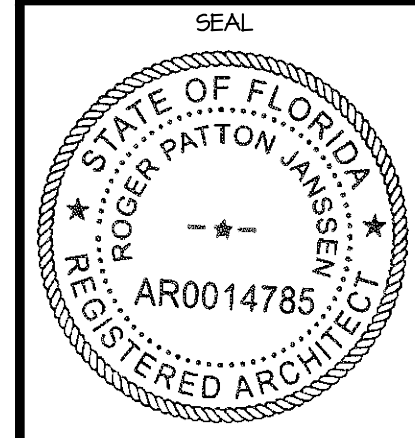
DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

DATE: 04-24-2023
DRAWN: MLM

- REVISIONS:
- 04-24-23 PRE-APP
 - 05-11-23 FIRST SUBMITTAL
 - 05-30-23 SECOND SUBMITTAL
 - 07-11-23 FINAL DROP OFF

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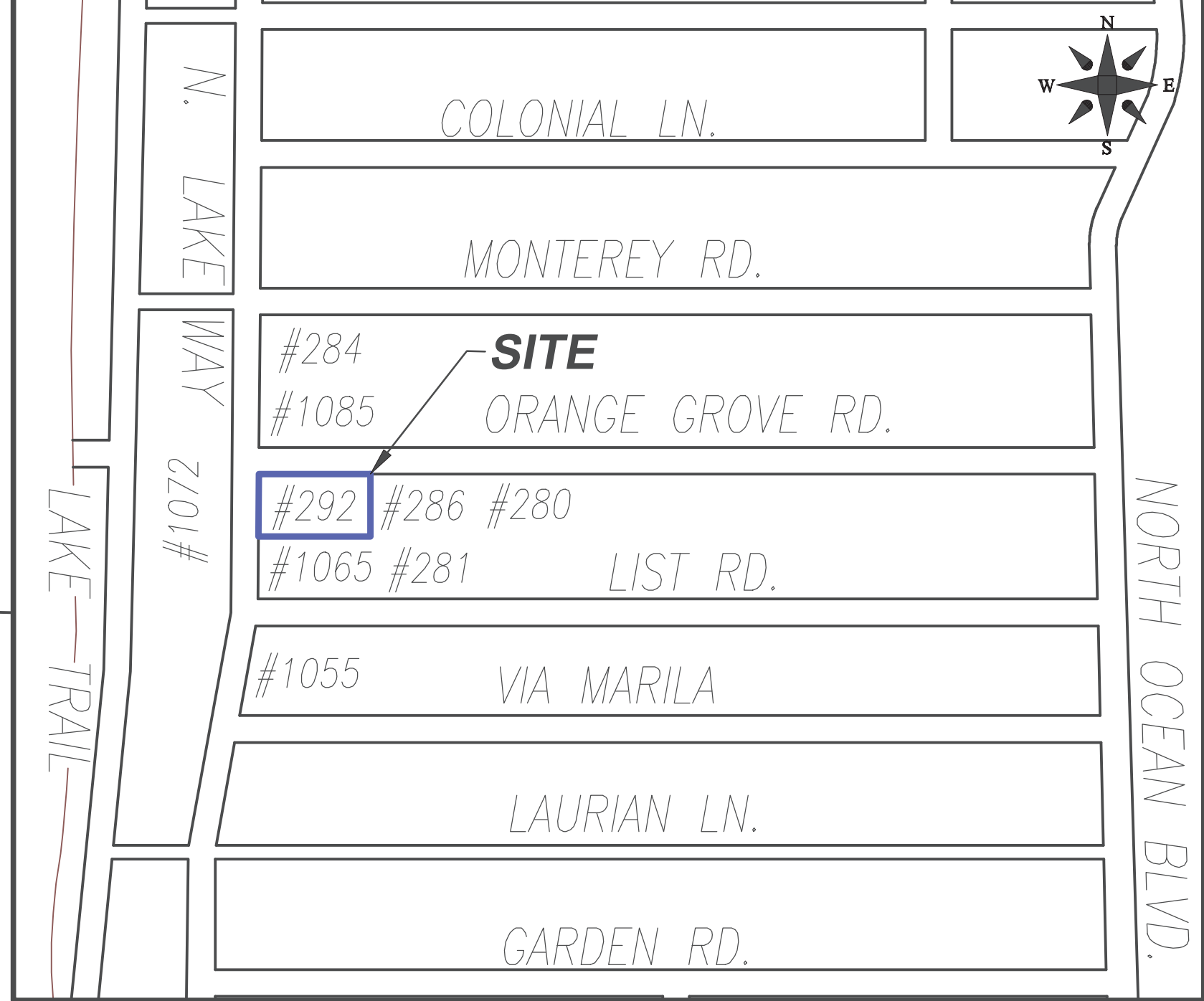
ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

A-0.00

JOB NUMBER: 22-147

= ARC LENGTH
A.C. = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
A.S. = ASPHALT
B.F.P. = BACKFLOW PREVENTOR
B.D.G. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
C. = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.C.D.A. = DOUBT CHECK DETECTOR ASSEMBLY
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D.W. = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WALK
ESMT = EASEMENT
F.D.C. = FIRE DEPARTMENT CONNECTION
FFE = FINISHED FLOOR ELEVATION
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
IN.V. = INVERT
I.T.W.C.D. = INLAND TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
MIN. = MINIMUM
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O. = OVERALL
O.D. = OUTSIDE DIAMETER
O.H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
P. = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.E. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PAGE = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R.P.Z. = REDUCED PRESSURE ZONE
RW. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STYRENE
SW. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
T.O.W. = TOP OF WALL
TWP. = TOWNSHIP
TYP. = TYPICAL
UNDER. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
Y.D. = YARD DRAIN
B. = BASELINE
C. = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 3/8" IRON ROD & CAP SET (LB #4569)
⊙ = IRON PIPE FOUND (AS NOTED)
⊗ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND (AS NOTED)
⊙ = NAIL & DISK FOUND (AS NOTED)
⊙ = MAG NAIL & DISK SET (LB #4569)
ℙ = PROPERTY LINE
ℙ = UTILITY POLE
ℙ = FIRE HYDRANT
ℙ = WATER METER
ℙ = WATER VALVE
ℙ = LIGHT POLE
ℙ = CABLE TV RISER
ℙ = ELECTRIC BOX
ℙ = GAS METER
S. = SANITARY MANHOLE



<u>ADJOINER ELEVATIONS</u>		
ADDRESS	THRESHOLD	ROOF PEAK
1055 N. LAKE WAY	9.36	27.14
1065 N. LAKE WAY	7.89	27.10
1072 N. LAKE WAY	6.98	37.34
1085 N. LAKE WAY	6.75	34.26
281 LUST RD.	7.50	27.81
280 ORANGE GROVE RD.	7.31	23.26
286 ORANGE GROVE RD.	7.02	30.65
284 MONTEREY RD	VACANT	

FIELD: J.D.	JOB No.: 23-1097.1	F.B. PB347 PG. 13
OFFICE: S.W.	DATE: 04/10/23	DWG. No.: 23-1097
C/K'D: C.W.	REF: 23-1097 DWG	SHEET: 1 OF 1

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

MONTEREY ROAD

284 M.R.
2-STORY

1085 NLW
2-STORY

ORANGE GROVE RD

* 292 ORANGE
GROVE RD

1065 NLW
1-STORY

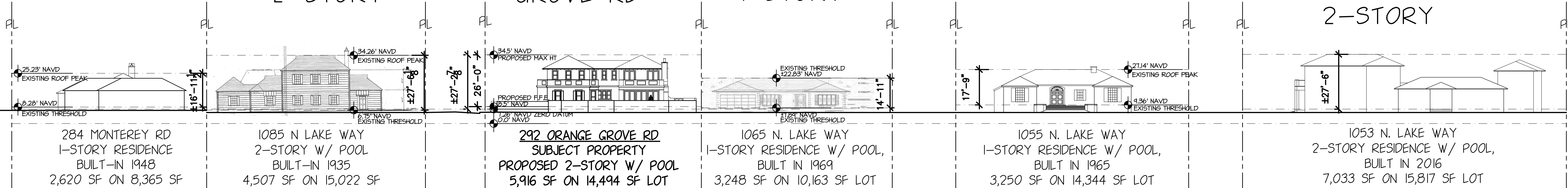
LIST ROAD

1055 NLW
1-STORY

VIA MARILA

1053 NLW
2-STORY

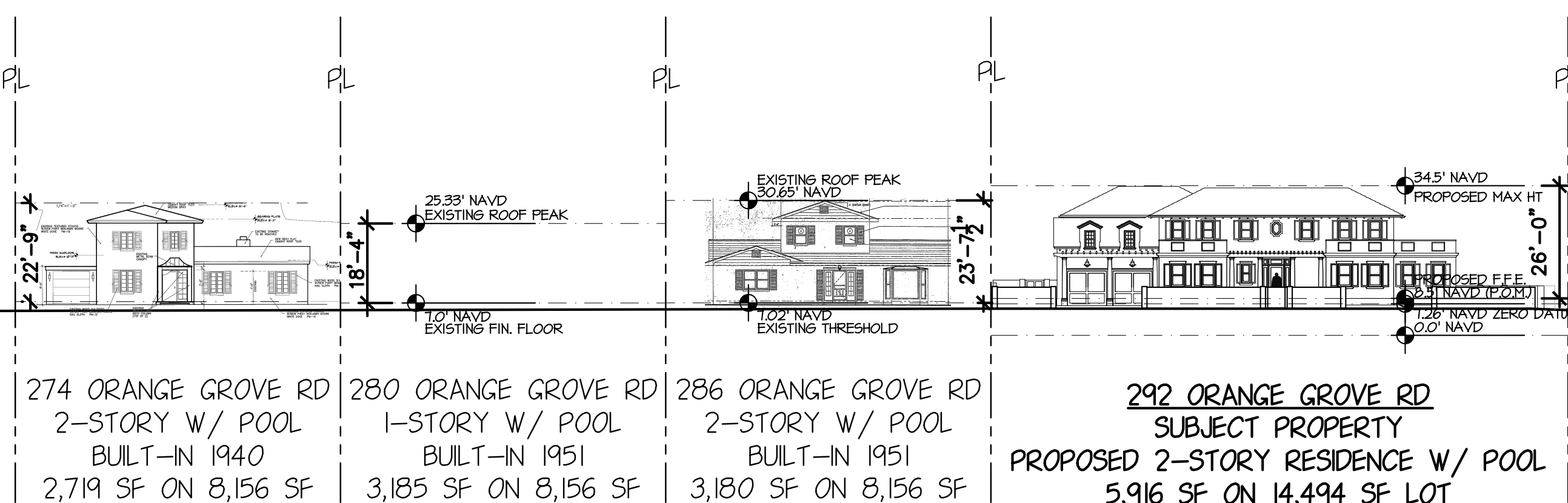
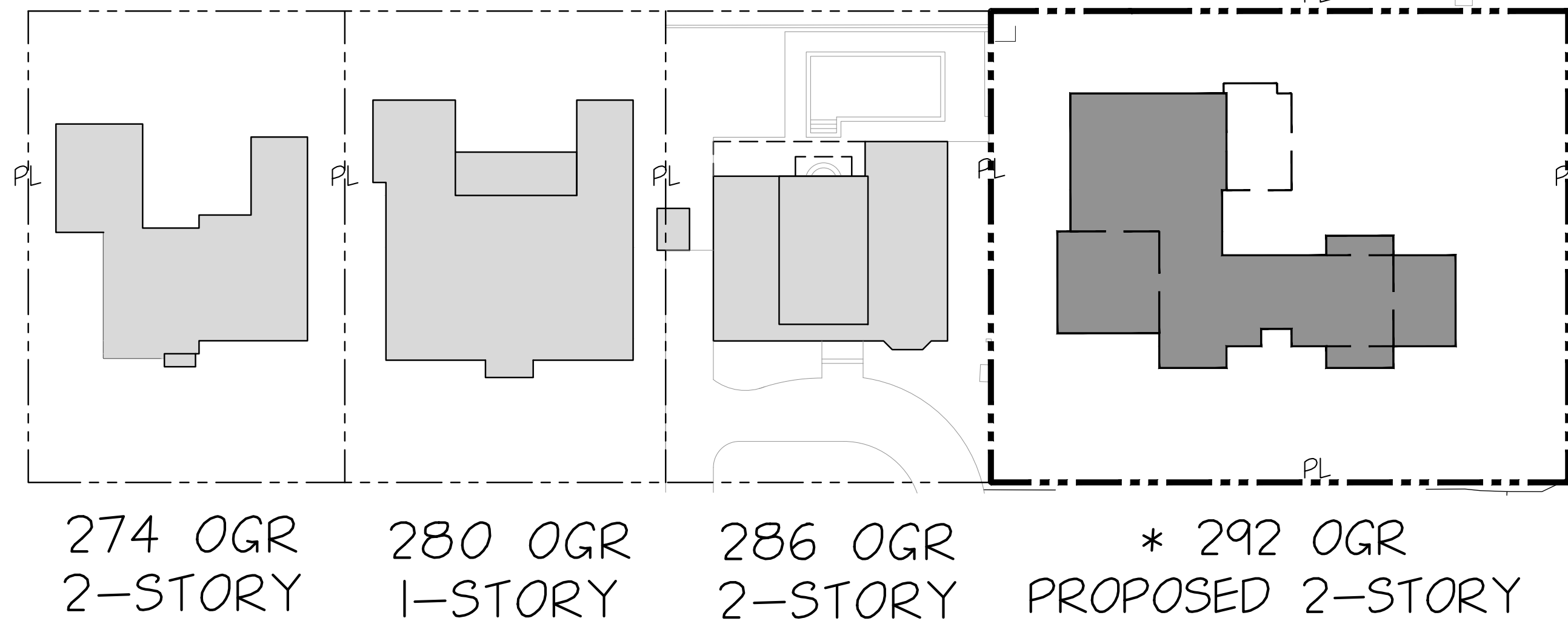
LAURIAN LANE



NEIGHBORING ELEVATIONS

ON N. LAKE WAY FACING EAST

N.T.S.



NOTES: 1- ALL PROPERTIES SHOWN ARE LOCATED IN R-B ZONING
2- ALL INFO PROVIDED BY OUR SURVEYOR, P.B. RECORDS AND/OR PAPA

NEIGHBORING ELEVATIONS

ON ORANGE GROVE RD FACING SOUTH

N.T.S.

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001914

DATE: 04-24-2023

DRAWN: MLM

REVISIONS:

• 04-24-23 PRE-APP

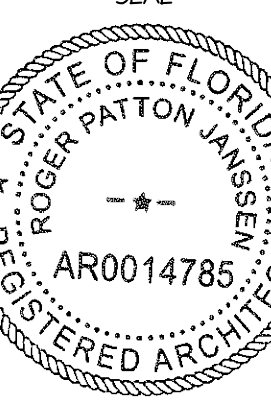
• 05-11-23 FIRST SUBMITTAL

• 05-30-23 SECOND SUBMITTAL

• 07-11-23 FINAL DROP OFF

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SEAL



ROGER P. JANSSEN AR-14185

ARCOM # ARC-23-088

T.C. # ZON-23-086

DRAWING NO.

A-0.03

JOB NUMBER: 22-147



1- EXISTING SOUTH ELEVATION



2- EXISTING SOUTH ELEVATION



3- EXISTING COVERED ENTRY
AT SOUTH ELEVATION



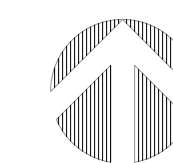
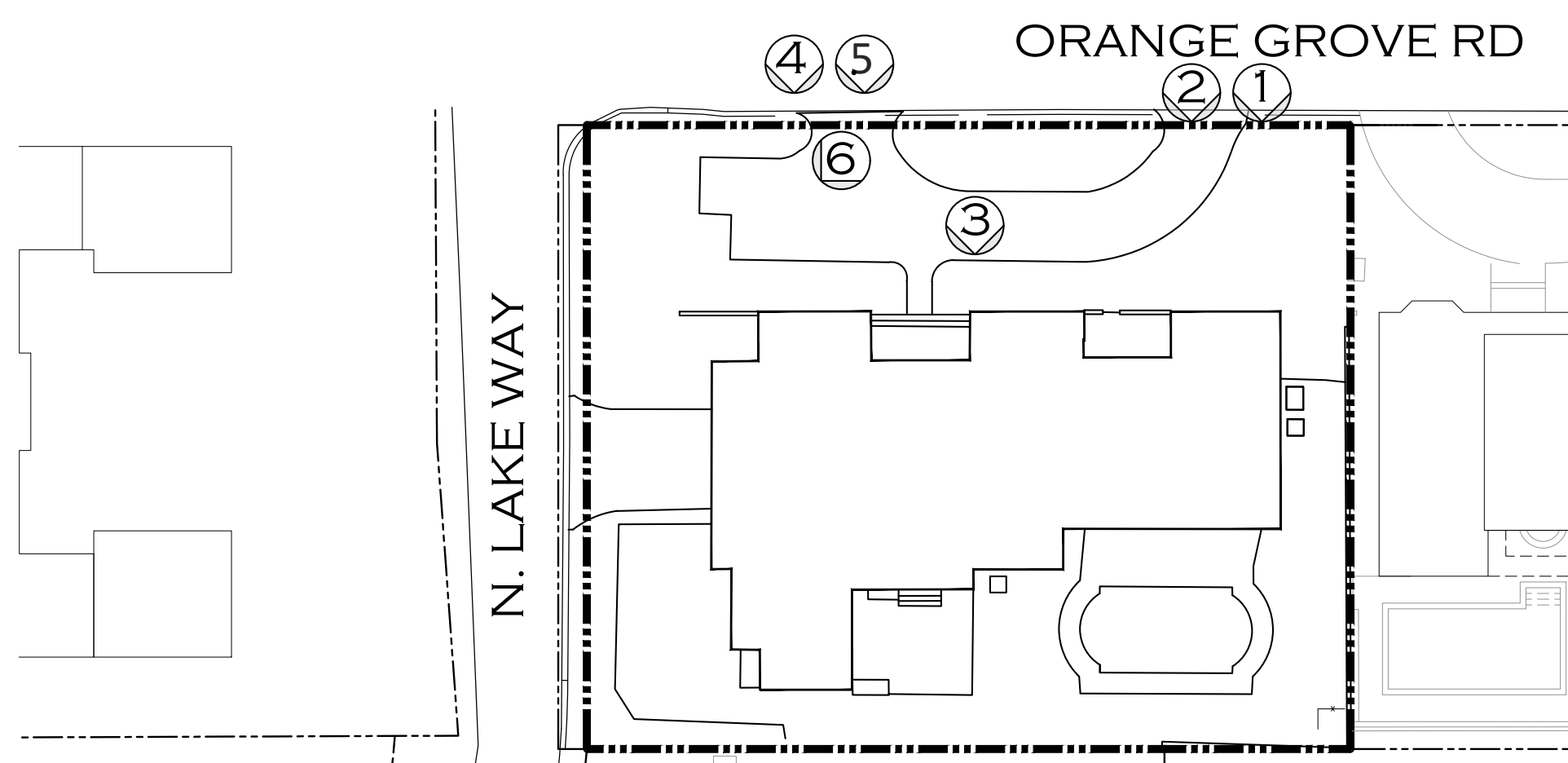
4- EXISTING SOUTH ELEVATION



5- EXISTING SOUTH ELEVATION



6- EXISTING SOUTH ELEVATION
AT WEST SIDE YARD



EXISTING SITE PHOTOS & KEY

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

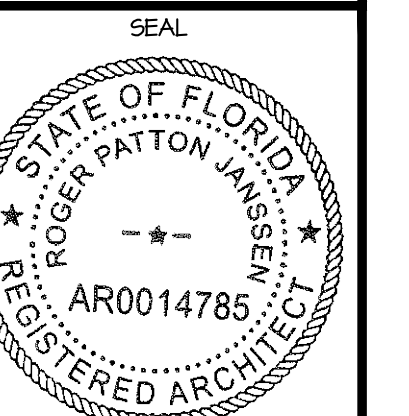
DATE: 04-24-2023

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-088
T.C. # ZON-23-086

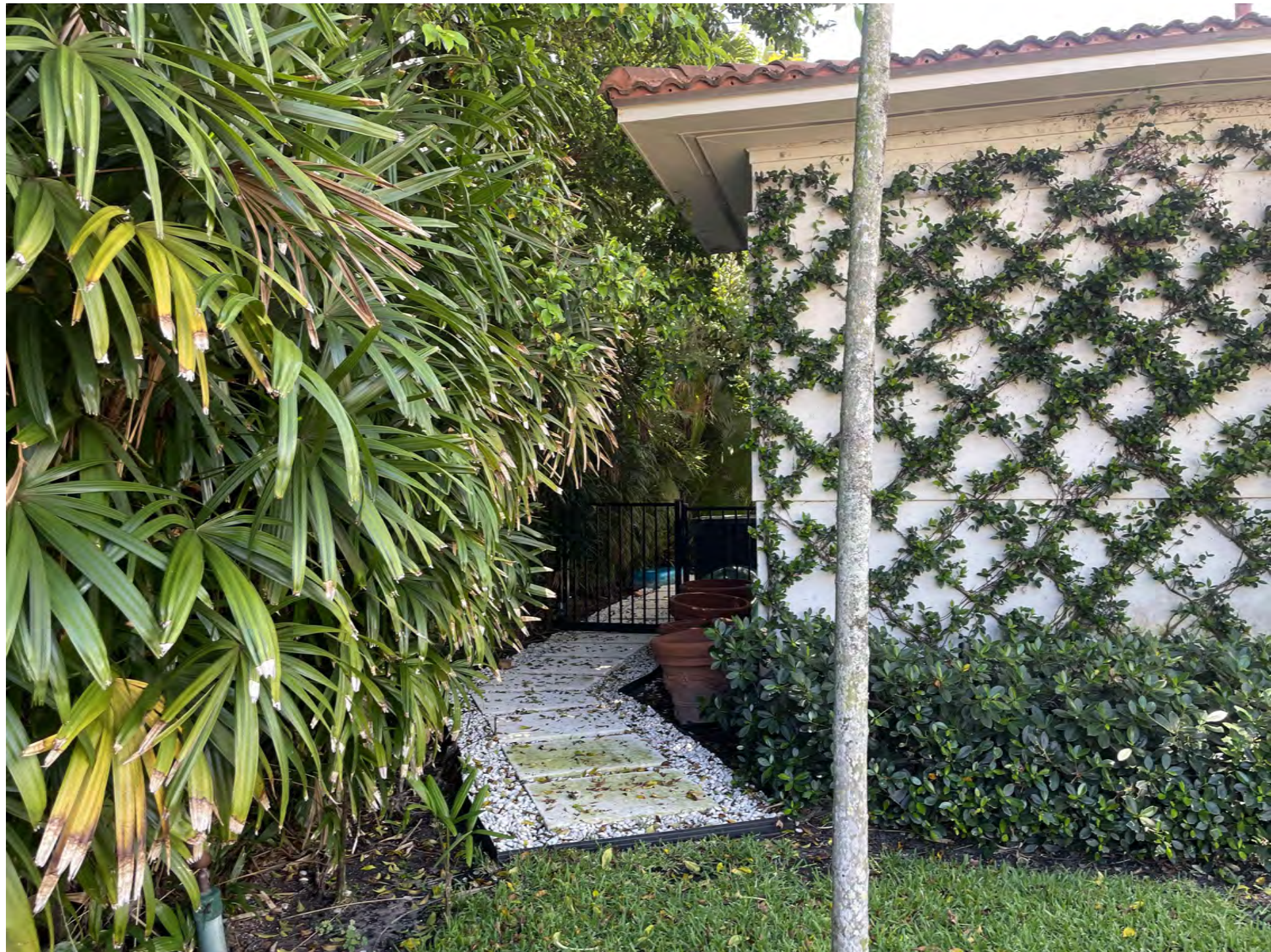
DRAWING NO.

IM-O.01

JOB NUMBER: 22-147



1- EXISTING SOUTH ELEVATION
AT EAST SIDE YARD



2- EXISTING EAST SIDE YARD



3- EXISTING EAST SIDE YARD



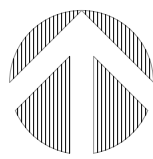
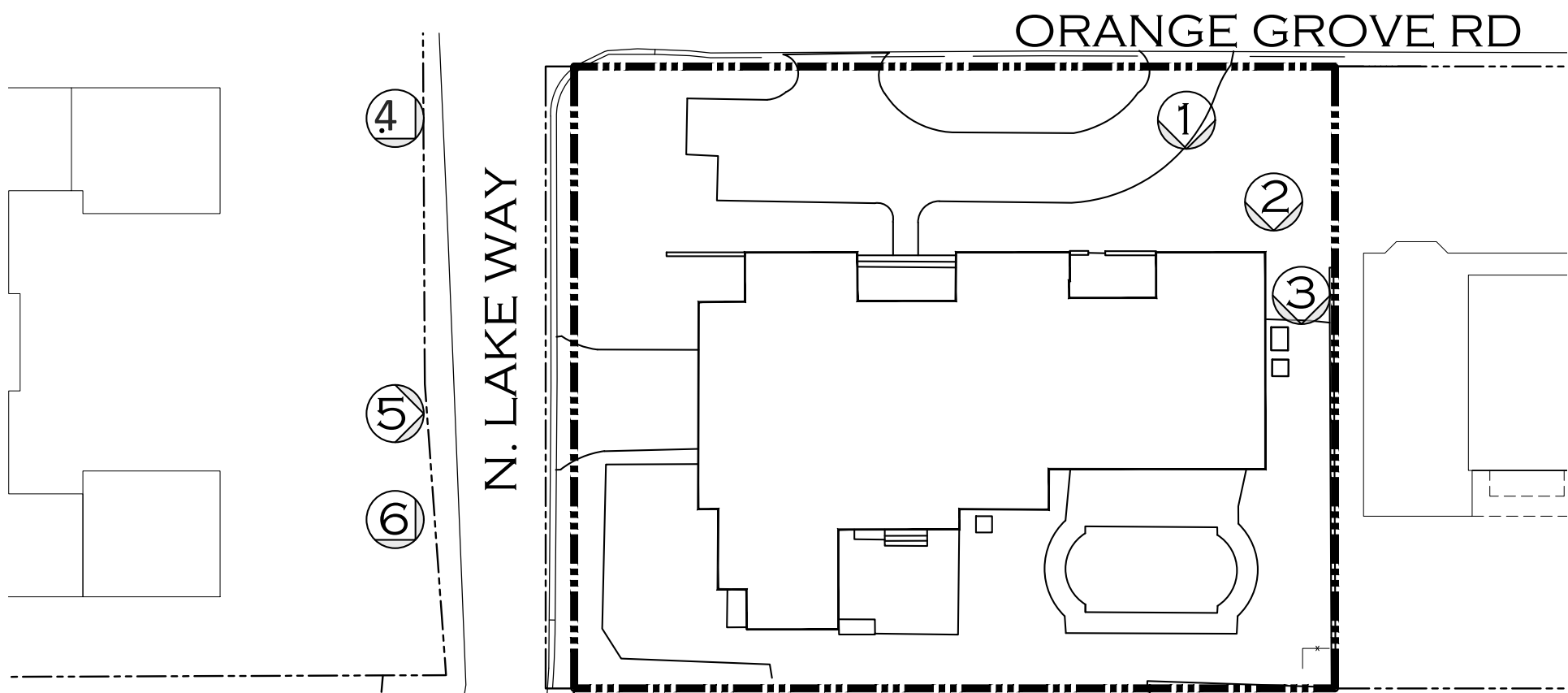
4- EXISTING WEST ELEVATION



5- EXISTING WEST ELEVATION
CURB CUT ON N. LAKE WAY



6- EXISTING WEST ELEVATION
UTILITIES - PER TOWN EASEMENT



EXISTING SITE PHOTOS & KEY

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

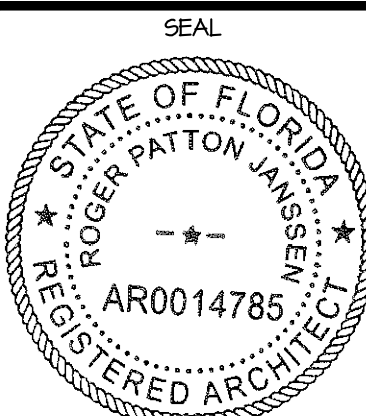
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

IM-0.02

JOB NUMBER: 22-141



1 - 1070 N LAKE WAY



2 - 1072 N LAKE WAY



3 - 1090 N LAKE WAY



4 - 1065 N LAKE WAY



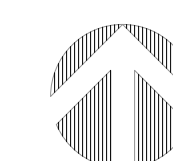
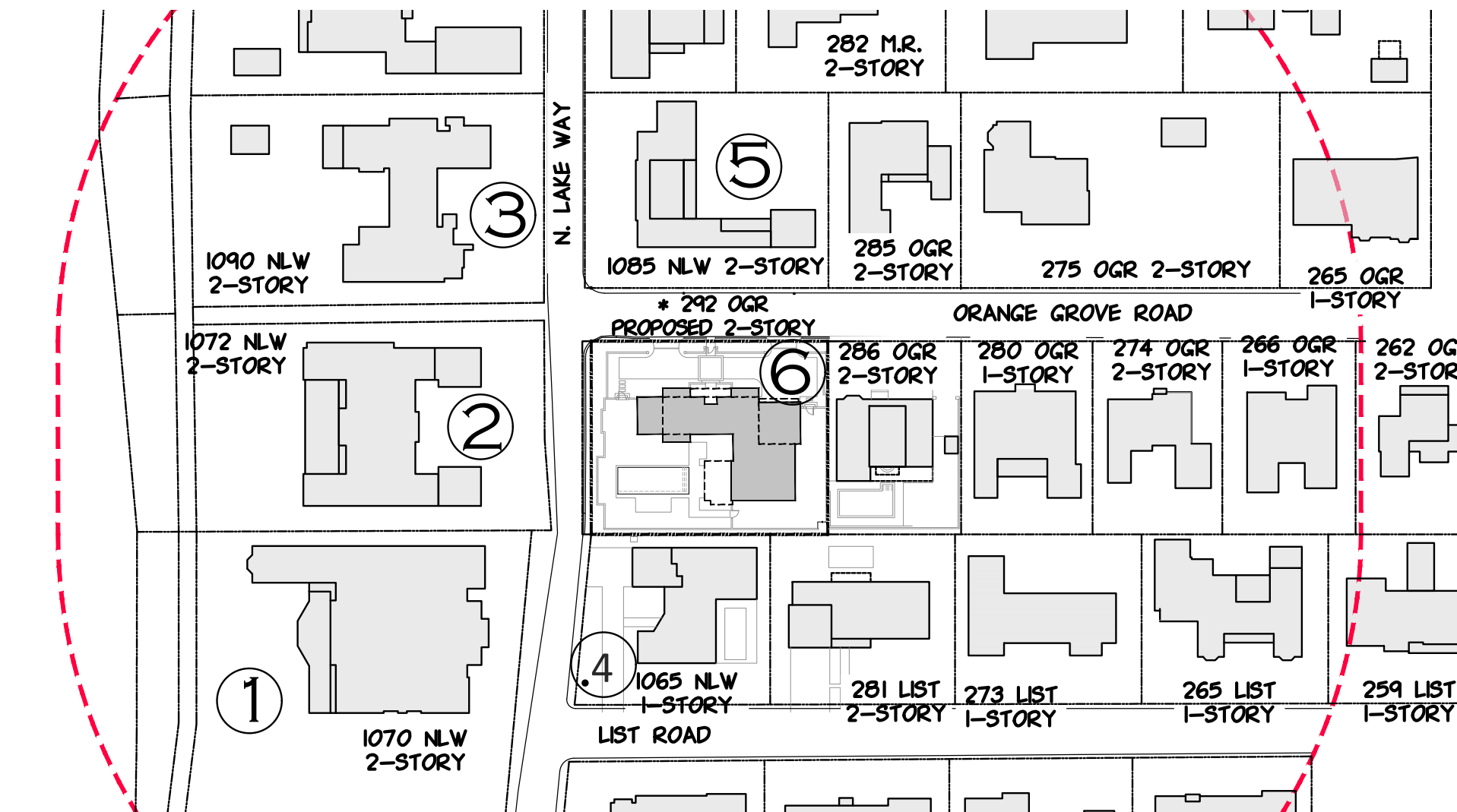
5A - 1085 N LAKE WAY
(VIEW FROM N. LAKE WAY)



5B - 1085 N LAKE WAY
(VIEW FROM ORANGE GROVE ROAD)



6 - 292 ORANGE GROVE RD - SUBJECT PROPERTY



NEIGHBORING PHOTOS & KEY

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

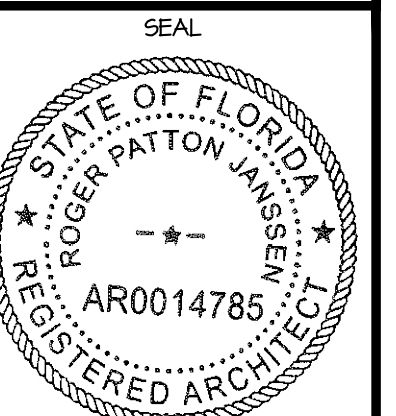
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

IM-1.01

JOB NUMBER: 22-147



1 - 285 ORANGE GROVE ROAD



2 - 275 ORANGE GROVE RD



3 - 265 ORANGE GROVE RD



4 - 262 ORANGE GROVE RD



5 - 266 ORANGE GROVE RD



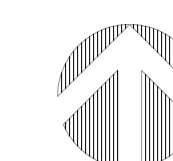
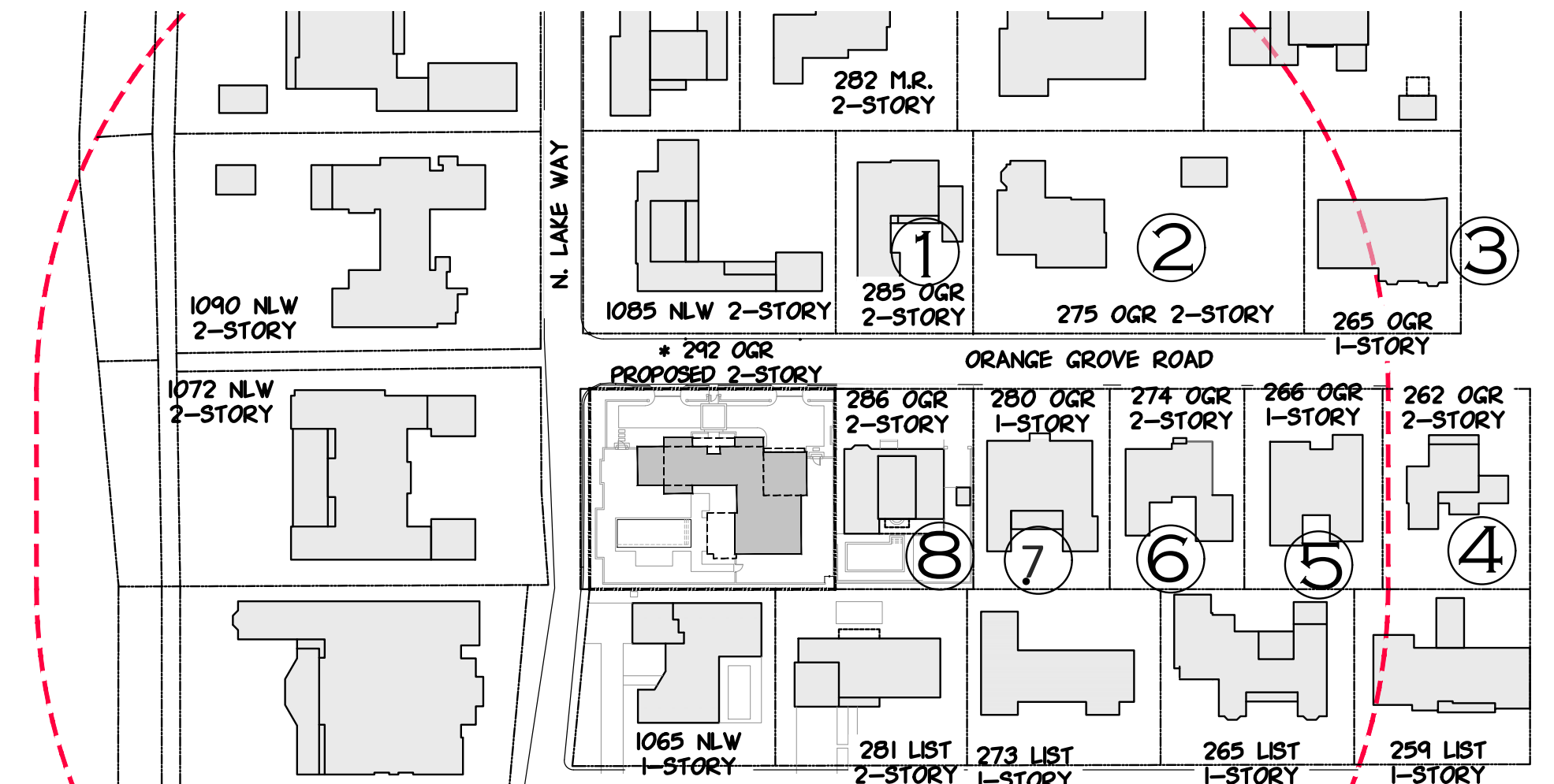
6 - 274 ORANGE GROVE ROAD



7 - 280 ORANGE GROVE RD



8 - 286 ORANGE GROVE RD



NEIGHBORING PHOTOS & KEY

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-833-4101, LICENSE #AA-C001914

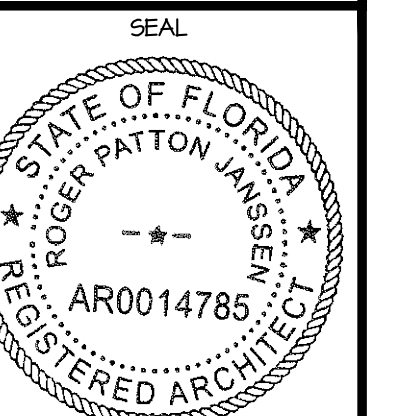
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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

IM-1.02

JOB NUMBER: 22-141



1 - 281 LIST RD



2 - 273 LIST ROAD



3 - 265 LIST RD



4 - 259 LIST RD



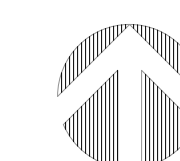
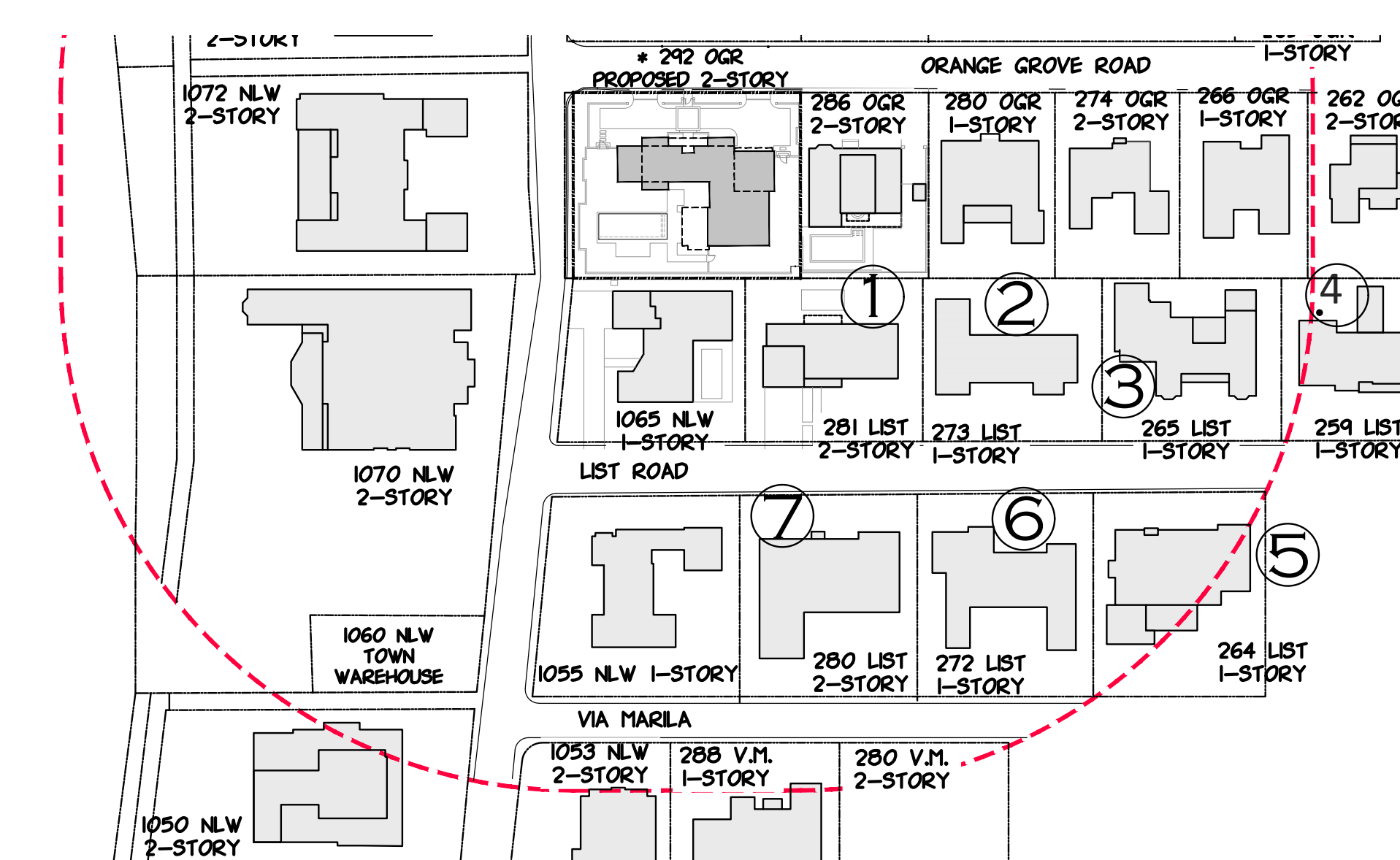
5 - 264 LIST RD



6 - 272 LIST RD



7 - 280 LIST RD



NEIGHBORING PHOTOS & KEY

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

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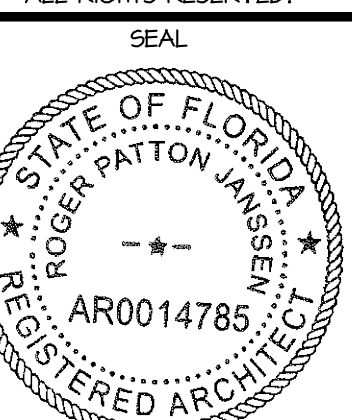
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-088

T.C. # ZON-23-086

DRAWING NO.

IM-1.03

JOB NUMBER:

22-141



1 - 1098 N LAKE WAY



2 - 1100 N LAKE WAY



3 - 1105 N LAKE WAY



4 - 281 MONTEREY RD



5 - 275 MONTEREY RD



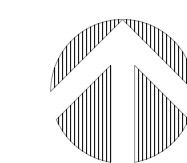
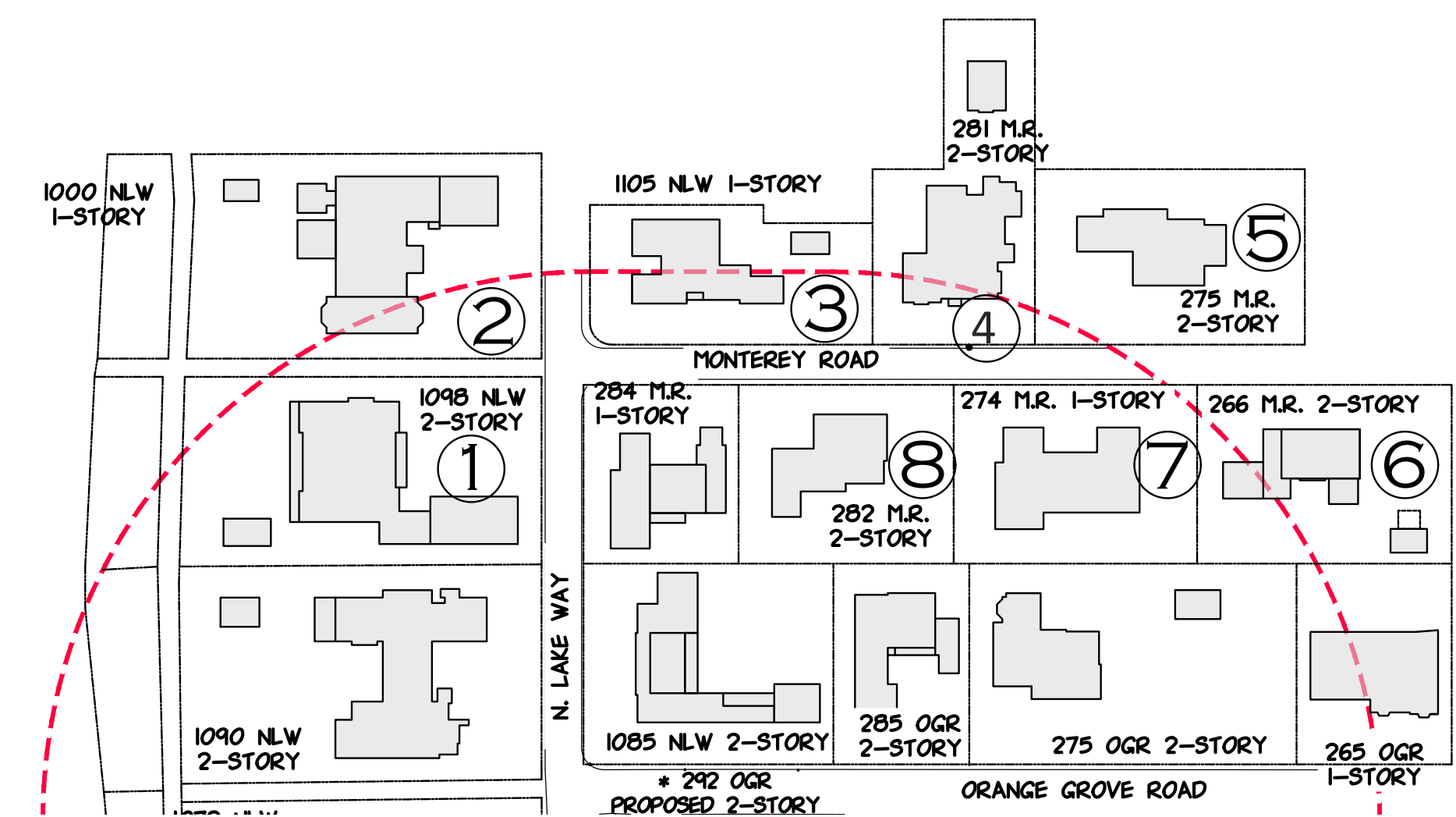
6 - 266 MONTEREY RD



7 - 274 MONTEREY RD



8 - 282 MONTEREY RD



NEIGHBORING PHOTOS & KEY

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

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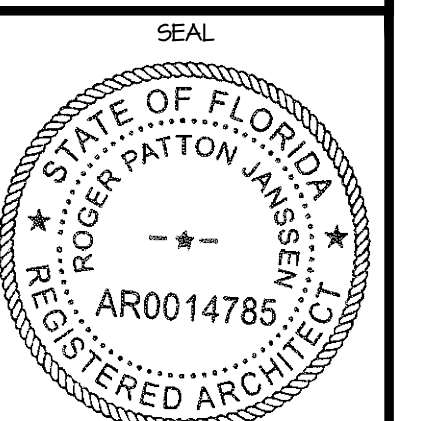
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-088 T.C. # ZON-23-086

DRAWING NO.

IM-1.05

JOB NUMBER: 22-141



1- INTERSECTION AT OGR AND NLW (NE)



2- INTERSECTION AT OGR AND NLW (WEST)



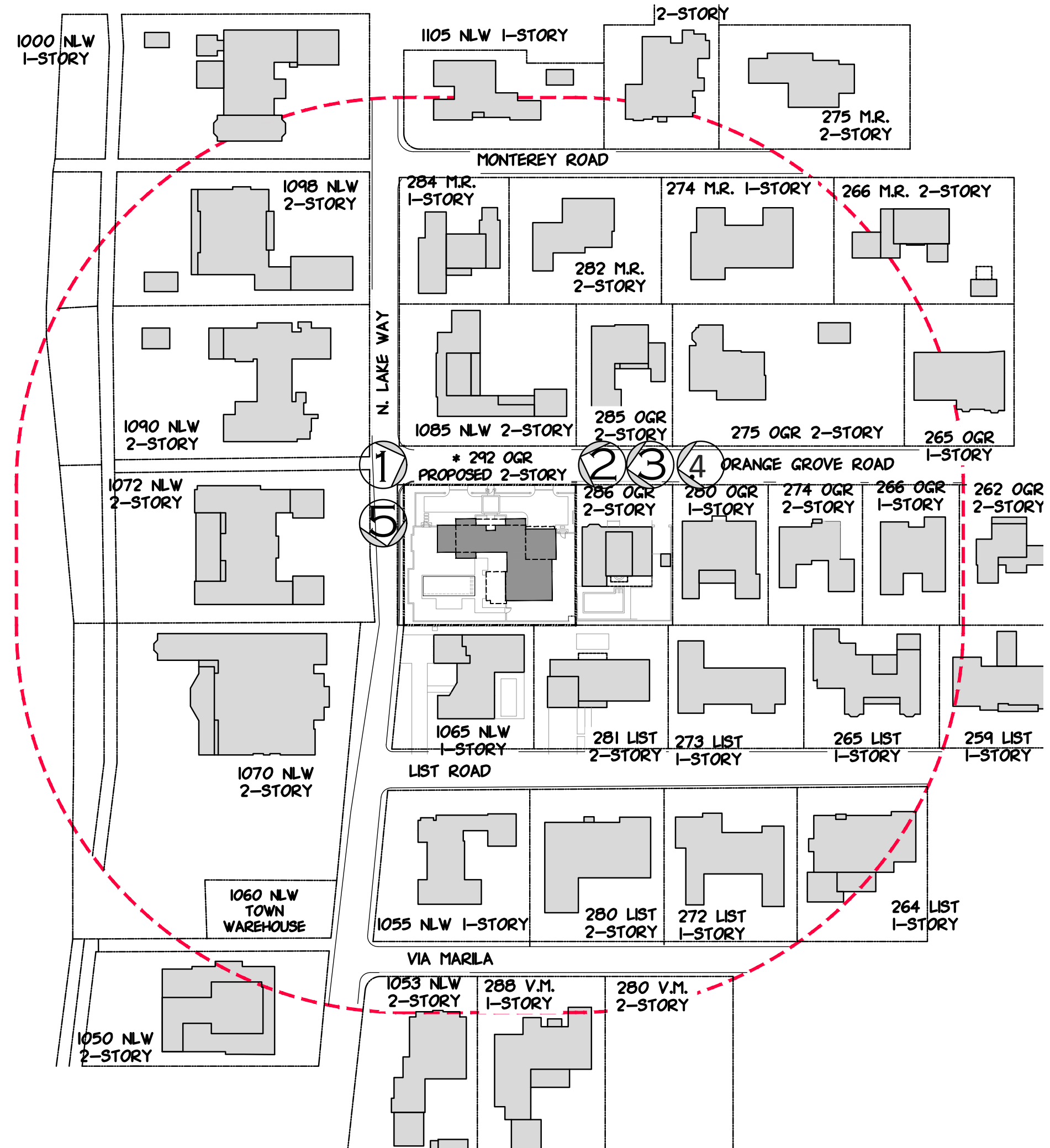
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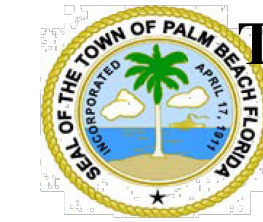
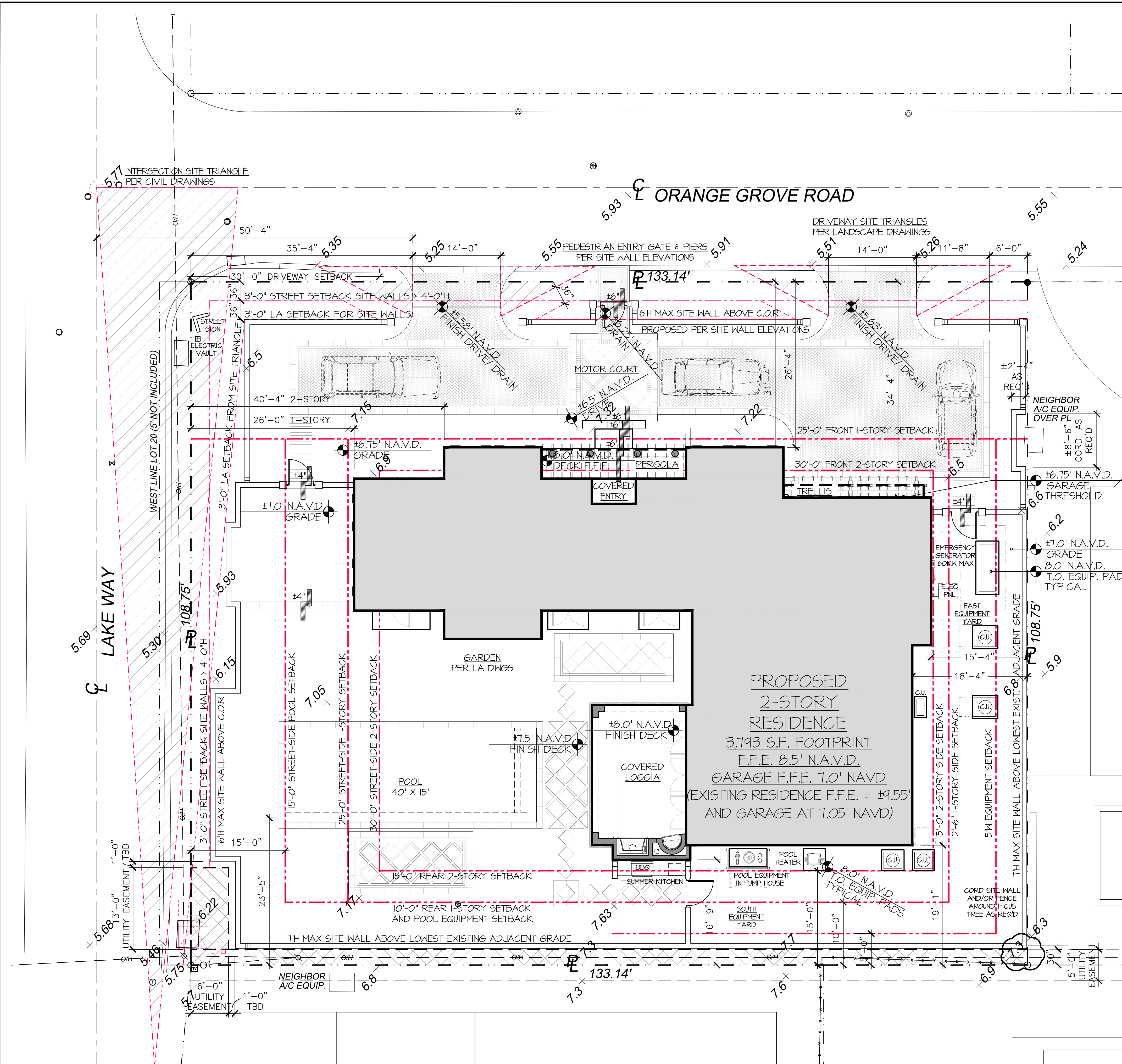


4- ORANGE GROVE ROAD - FACING WEST



5- INTERSECTION AT OGR AND NLW (SE)





Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend			
Property Address:	292 ORANGE GROVE ROAD		
Zoning District:	R-B		
Structure Type:	SINGLE-FAMILY RESIDENCE		
	Required/Allowed	Existing	Proposed
Lot Size (sq ft)	10,000 SF	14,479 SF	N/C
Lot Depth	100'	108.75'	N/C
Lot Width	100'	133.14'	N/C
Lot Coverage (Sq Ft and %)	4,344 SF (30%)	N/A	3,793 SF (26.2%)
Enclosed Square Footage (1st & 2nd Fl., Basement, Accs., Structure, etc.)	N/A	N/A	5,916 SF
Cubic Content Ratio (CCR) (R-B ONLY)	57,337 CF/3.96%	N/A	* 60,165 CF/4.15% * 2828 CF OR .14% OVER
*Front Yard Setback (Ft.)	25'-0"/30'-0"	N/A	26'-4"/31'-4" N
*Side Yard Setback (1st Story) (Ft.)	12'-6" (25'-0"ST)	N/A	15'-4" E (26'-0" W)
*Side Yard Setback (2nd Story) (Ft.)	15'-0" (30'-0"ST)	N/A	15'-4" E (40'-4" W)
*Rear Yard Setback (Ft.)	10'-0"/15'-0"	N/A	16'-9"/19'-1" S
Angle of Vision (Deg.)	100	N/A	74
Building Height (Ft.)	22'-0"	N/A	20'-8 3/8"
Overall Building Height (Ft.)	30'-0"	N/A	27'-2 7/8"
Crown of Road (COR) (NAVD)	N/A	5.76' (AVG)	N/C
Max. Amount of Fill Added to Site (Ft.)	8.5'+5.9'/2=1.3'	N/A	1.3'
Finished Floor Elev. (F.F.E.) (NAVD)	N/A	9.6' NAVD	8.5' NAVD
Zero Datum for point of meas. (NAVD)	7.26'	N/A	7.26'
FEMA Flood Zone Designation	N/A	X	N/C
Base Flood Elevation (BFE) (NAVD)	N/A	N/A	N/A
Landscape Open Space (LOS) (Sq Ft and %)	6,516 SF/45%	6,876 SF/47.5%	6,552 SF/45.3%
Perimeter LOS (Sq Ft and %)	3,256 (50%)	3,824SF/86.2%	3,359 SF/75%
Front Yard LOS (Sq Ft and %)	1,331.4 (40%)	1,876SF/56.4%	1,337 SF/40.2%
**Native Plant Species %	Please refer to separate landscape legend.		

* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

*** (1) VARIANCE REQUEST FOR CUBIC CONTENT RATIO OF 4.15 IN LIEU OF 3.96. SITE SPECIFIC HARDSHIP (DETAILED PER LETTER OF INTENT AND CCR DIAGRAM)**

REV BF 20220616

ZERO DATUM

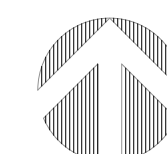
BUILDING HEIGHT PER CORNER LOT:
N. LAKE WAY (5.68' NAVD) + (5.69' NAVD)
= 11.37 / 2 = 5.68' NAVD
ORANGE GROVE RD (5.93' NAVD) + (5.11' NAVD)
= 11.7 / 2 = 5.85' NAVD
5.68 + 5.85 = 11.53 / 2 = 5.76' + 18"
= 7.26' NAVD ZERO DATUM

KEY

0.0' NAVD
+ 0.00
PROPOSED
EXISTING

SITE PLAN - PROPOSED

SCALE: 1/8"=1'-0"



PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

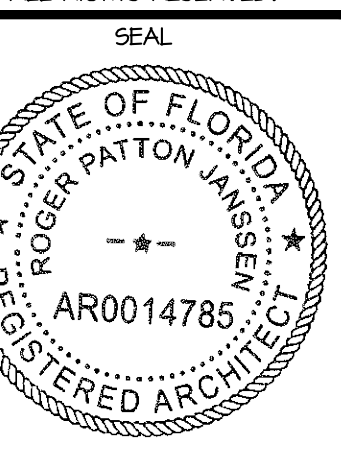
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001914

DATE: 04-24-2023
DRAWN: MLM

REVISIONS:

- 04-24-23 PRE-APP
- 05-11-23 FIRST SUBMITTAL
- 05-30-23 SECOND SUBMITTAL
- 07-11-23 FINAL DROP OFF

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ROGER P. JANSSEN AR-14185
ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

SP-1.01

JOB NUMBER:

22-147

DIAGRAM - LOT COVERAGE

TOTAL PROPOSED LOT COVERAGE/FOOTPRINT: 26.2% AT 3,793 S.F.
TOTAL ALLOWED LOT COVERAGE/FOOTPRINT: 30 % AT 4,344 S.F.

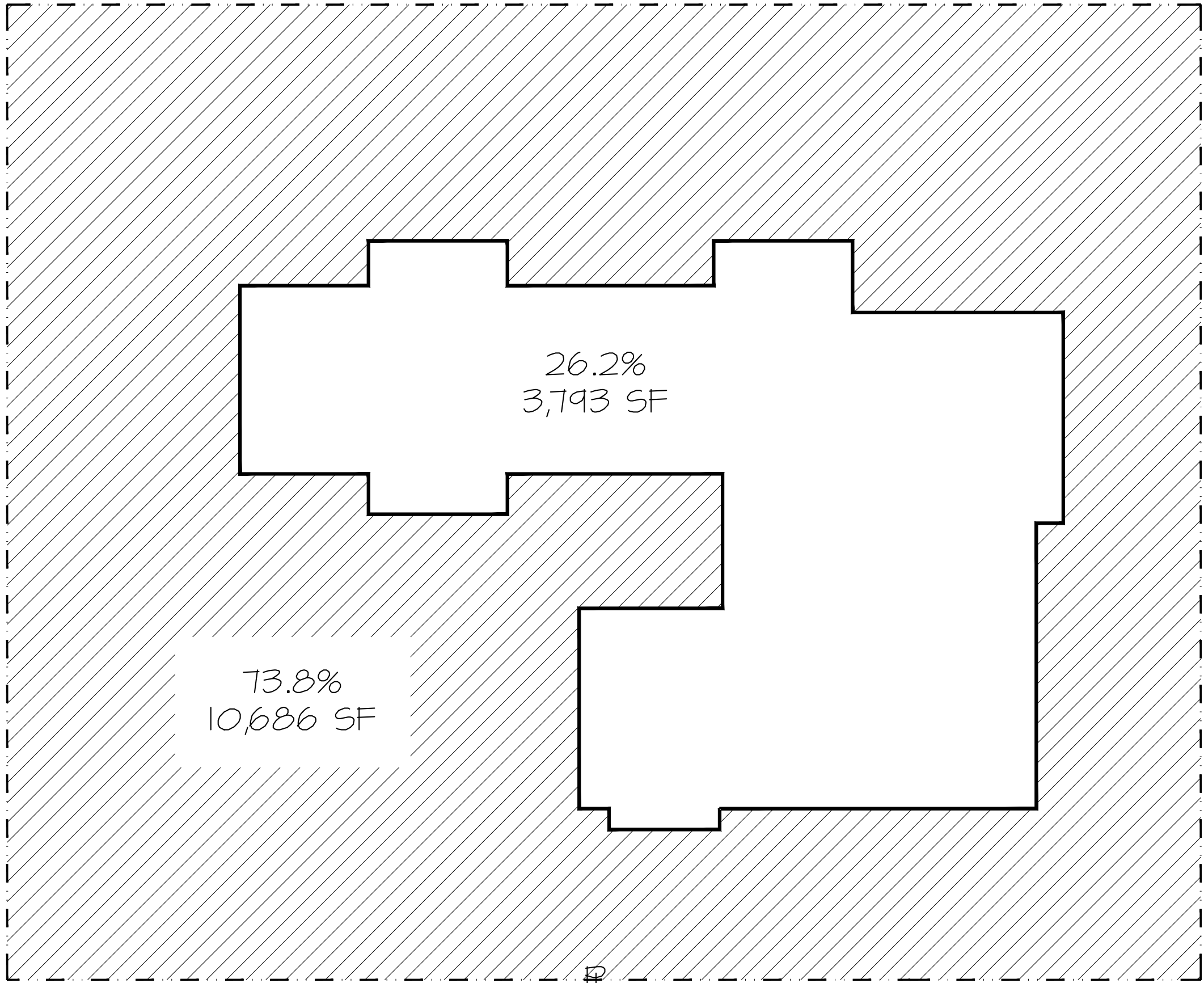
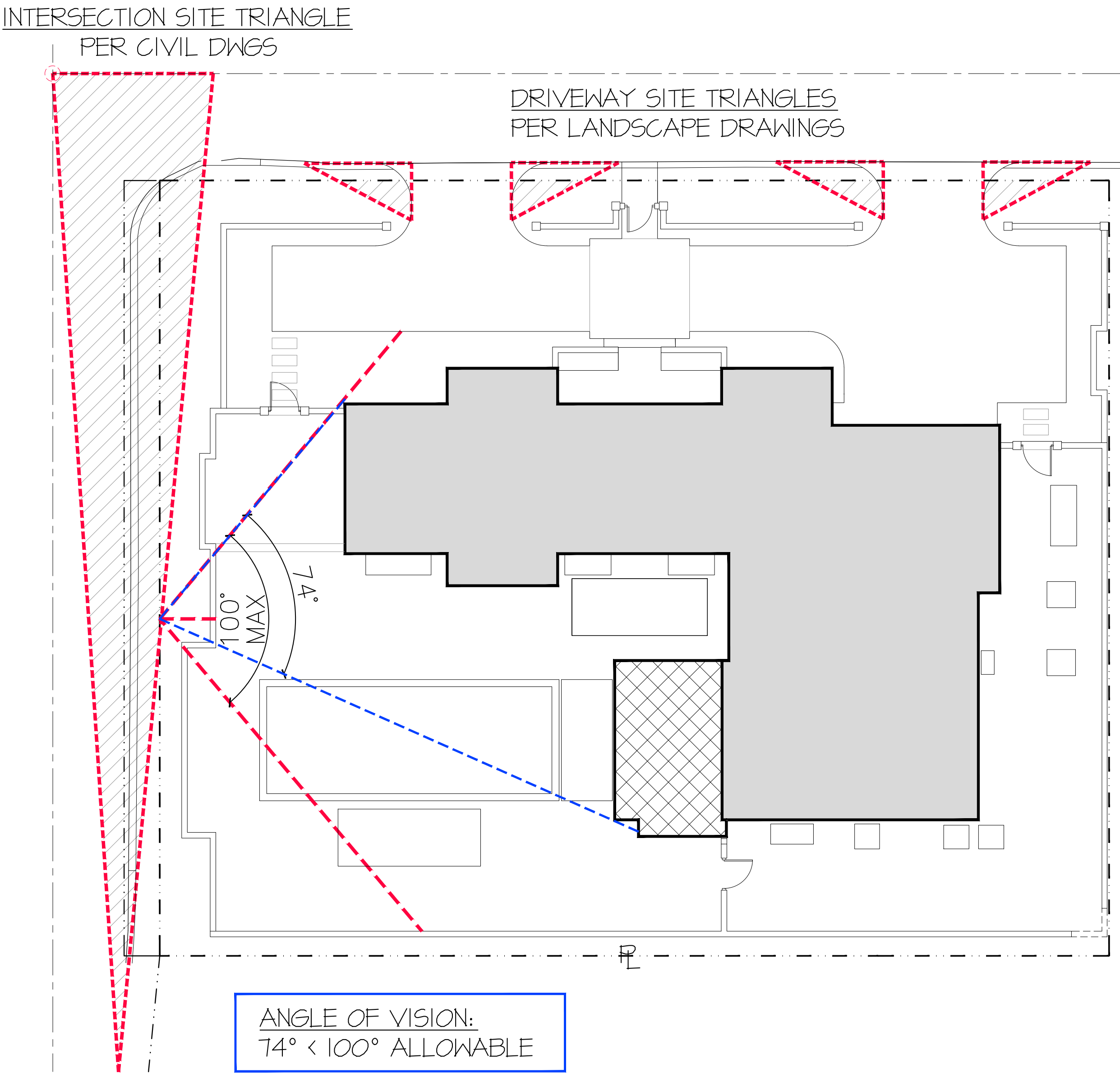


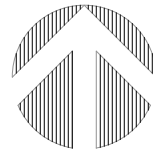
DIAGRAM - ANGLE OF VISION AND SAFE SITE TRIANGLES



PROPOSED SQUARE FOOT DATA

RESIDENCE AREA CALCULATIONS:	SQUARE FOOTAGE:
AREA:	
FIRST FLOOR (AC):	2,849 S.F.
SECOND FLOOR (AC):	2,545 S.F.
TOTAL:	5,394 S.F.
GARAGES:	
2 CAR GARAGE:	552 S.F.
PATIOS/ TERRACES (UNENCLOSED):	
FIRST FLOOR COVERED ENTRY:	28 S.F.
FIRST FLOOR COVERED LOGGIA:	364 S.F.
TOTAL:	392 S.F.
TRELLIS/ PERGOLA STRUCTURES:	142 S.F.
GRAND TOTAL ENCLOSED SPACE:	5,916 S.F.
WITH COVERED UNENCLOSED SPACE:	6,308 S.F.
2ND FLOOR UNCOVERED SPACE (BALCONIES):	434 S.F.
BUILDING FOOTPRINT:	26.2% AT 3,793 S.F.
2-STORY ALLOWABLE LOT COVERAGE/ BUILDING FOOTPRINT:	30% AT 4,344 SF

ZONING DIAGRAMS
N.T.S.



PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

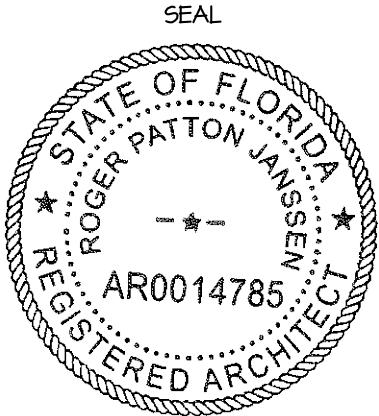
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

DATE: 04-24-2023
DRAWN: MLM
REVISIONS:
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• 05-30-23 SECOND SUBMITTAL
• 07-11-23 FINAL DROP OFF

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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-088
T.C. # ZON-23-086

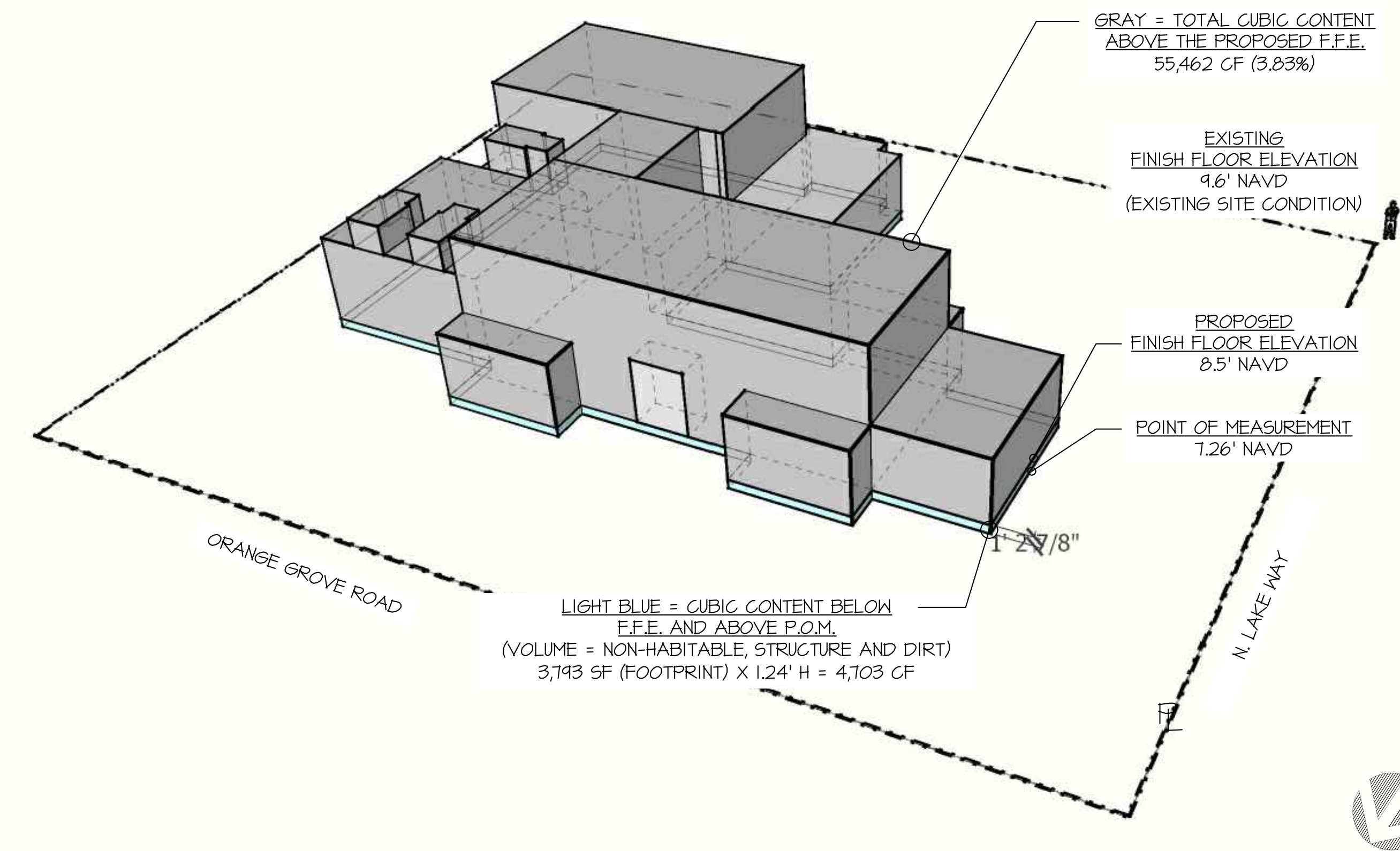
DRAWING NO.

SP-1.02

JOB NUMBER: 22-147

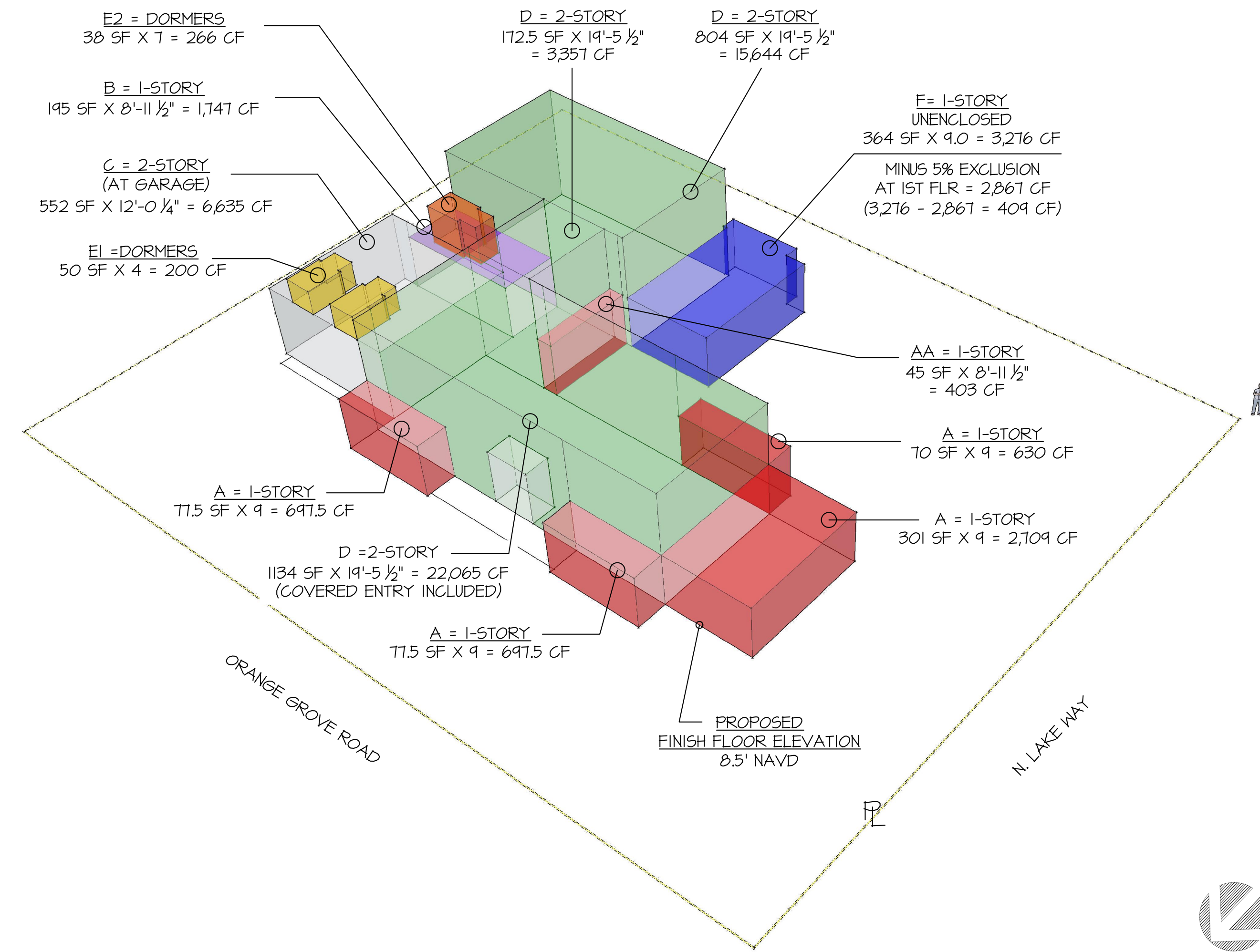
AXONOMETRIC 2 - PROPOSED TOTAL CUBIC CONTENT WITH VARIANCE REQUEST

TOTAL PROPOSED CUBIC CONTENT: 60,165 CF OR 4.15%
MAX ALLOWABLE CUBIC CONTENT: 57,337 CF OR 3.96%
VARIANCE REQUEST FOR OVERAGE: 2,828 CF OR 0.19%



AXONOMETRIC 1 - PROPOSED CUBIC CONTENT ABOVE PROPOSED F.F.E.

PROPOSED CUBIC CONTENT: 55,462 CF OR 3.83%
MAX ALLOWABLE CUBIC CONTENT: 57,337 CF OR 3.96%



VARIANCE (HARDSHIP DUE TO THE EXISTING SITE CONDITIONS)

VARIANCES 134-201
SECTION 134-893 (B) (13) : REQUEST A VARIANCE TO CONSTRUCT A RESIDENCE IN THE R-B ZONING DISTRICT WITH A CUBIC CONTENT RATIO OF 4.15 IN LIEU OF THE 3.96 MAXIMUM ALLOWED.
1) THE PROPERTY IS LOCATED IN THE R-B ZONING DISTRICT AND IS A CORNER LOT. TAKING THE TOWN'S POINT OF MEASUREMENT FROM AVERAGING THE CROWNS OF THE ROADS IS LOWER THAN THE NATURAL GRADE AND EXISTING RESIDENCE FINISHED FLOOR ELEVATION, WHICH NECESSITATES THE NEED FOR A CCR VARIANCE.
2) THE APPLICANT WAS NOT THE CAUSE OF THE SPECIAL CONDITIONS OF THE PROPERTY OR RESIDENCE. THE GRADE OF THE PROPERTY IS A NATURAL OCCURRENCE.
3) THE GRANTING OF THE VARIANCE WILL NOT CONFER ON THE APPLICANT A SPECIAL PRIVILEGE THAT IS DENIED TO THE NEIGHBORING PROPERTIES AS THE PROPOSED FINISHED FLOOR IS LOWER THAN THE EXISTING FFE.
4) THE HARDSHIP, WHICH RUNS WITH THE LAND, IS THAT THE GRADE OF THE PROPERTY AND EXISTING FFE IS HIGHER THAN THE TOWN'S POINT OF MEASUREMENT CALCULATION WHICH WOULD COUNT DIRT IN THE CCR CALCULATION NOT ACTUAL HOUSE VOLUME.
5) THE VARIANCE REQUESTED IS THE MINIMUM NECESSARY TO MAKE REASONABLE USE OF THE LAND CONSIDERING THE EXISTING FFE AND NATURAL GRADE OF THE SURROUNDING PROPERTY.
6) THE GRANTING OF THE VARIANCE WILL NOT BE INJURIOUS TO THE NEIGHBORHOOD.

EXISTING SITE CONDITONS VS. PROPOSED

PROPOSED F.F.E. = 8.5' NAVD -7.26' ZERO DATUM = 1.24' DIFFERENCE (IF F.F.E. WAS THE P.O.M. NO VARIANCE WOULD BE REQUIRED)
EXISTING FINISH FLOOR = 9.6' NAVD
PROPOSED FINISH FLOOR IS 1.1' LOWER THAN THE EXISTING F.F.E.
THE PROP. ZERO DATUM IS 2.34' LOWER THAN THE EXIST. F.F.E.

CUBIC CONTENT RATIO PER DIAGRAM/AXO 2

LOT SIZE FOR CCR:	14,479 SF	AREA-SQ. FT.	HEIGHT	VOLUME-CUBIC FEET
1- TOTAL PROPOSED ABV F.F.E.:	PER DIAGRAM 1			55,462 CF (3.83)
2- FOOTPRINT X CCR BELOW F.F.E.:	3,743 SF	1'-2 7/8"		4,703 CF
TOTAL PROPOSED CCR:				60,165 CF (4.15)
MAX ALLOWABLE CCR:				-57,337 CF (3.96)
VARIANCE REQUEST/OVERAGE:				2,828 CF (0.19)
(1) VARIANCE REQUEST FOR CUBIC CONTENT TO EXCEED THE ALLOWABLE C.C.R. BY 2,828 CF OVER OR 60,165 CF AT 4.15% IN LIEU OF 57,337 C.F. AT 3.96% MAX ALLOWABLE				

CUBIC CONTENT RATIO PER DIAGRAM/AXO 1 (ABOVE 8.5')

LOT SIZE FOR CCR:	14,479 SF	AREA-SQ. FT.	HEIGHT	VOLUME-CUBIC FEET
A- ENCLOSED 1-STORY:	526 SF	9'-0"		4,734 CF
AA- ENCLOSED 1-STORY:	45 SF	8'-9 1/2"		396 CF
B- ENCLOSED 1-STORY:	195 SF	8'-11 1/2"		1,747 CF
C- ENCLOSED 2-STORY (GARAGE):	552 SF	12'-0 1/4"		6,635 CF
D- ENCLOSED 2-STORY:	2,111 SF	19'-5 1/2"		41,075 CF
E1- DORMERS:	50 SF	4'-0"		200 CF
E2- DORMER:	38 SF	7'-0"		266 CF
ENCLOSED TOTAL:	3,524 SF			55,053 CF
F- UNENCLOSED:	364 SF	9'-0"		3,276 CF
MINUS 5% EXCLUSION AT 1ST FLR:				2,867 CF
UNENCLOSED TOTAL:				409 CF
G- TRELLIS/ PERGOLA:	142 SF	9'-0"		N/A
PERGOLA 3%:	434 SF			(289 REMAINING)
TOTAL PROPOSED:				55,462 CF (3.83)
MAX. ALLOWABLE CCR = 3.50 + ((60,000-14,479) / 50,000) X .5) = 3.96 = 57,337 C.F.				
UNENCLOSED LOGGIAS ON 1ST FLR (5%) EXCLUSION TO CCR = 2,867 C.F.				
PERGOLA /AWNING ALLOWABLE (3%) ALLOWABLE BEYOND FOOTPRINT = 434 S.F.				

ZONING DIAGRAMS

N.T.S. CUBIC CONTENT & VARIANCE

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

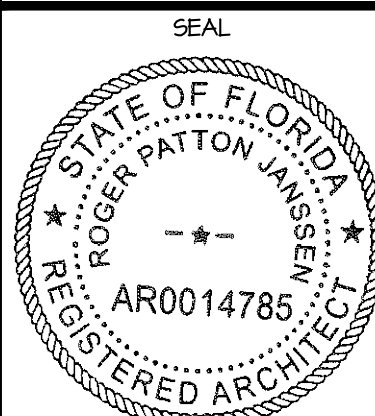
DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-CO01914

DATE: 04-24-2023
DRAWN: MLM

REVISIONS:
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• 05-30-23 SECOND SUBMITTAL
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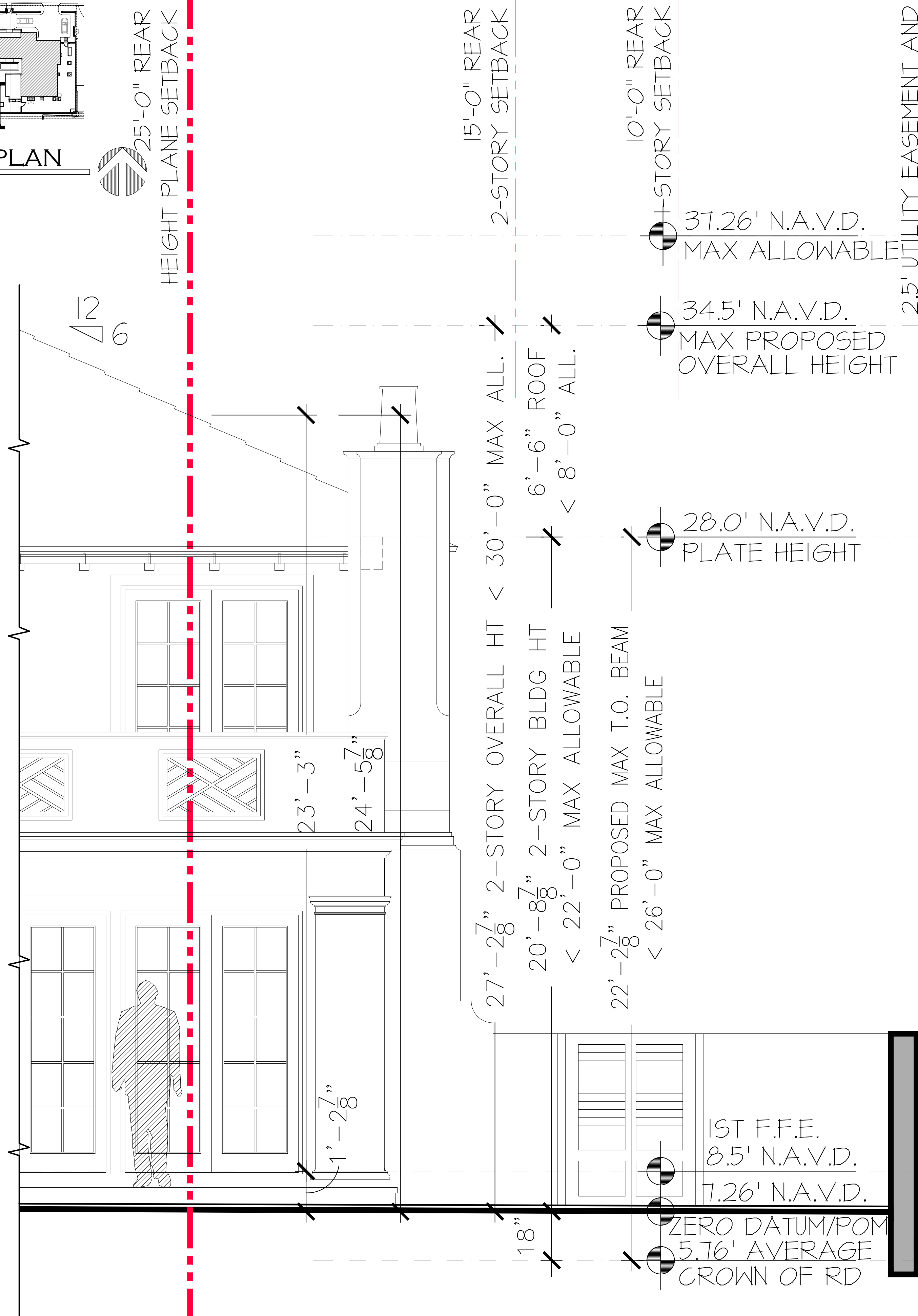
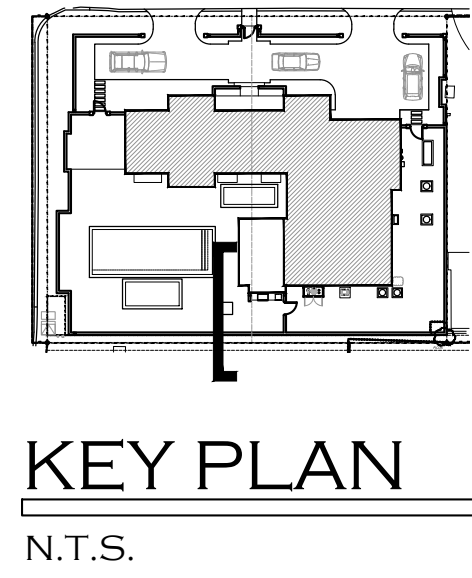


ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

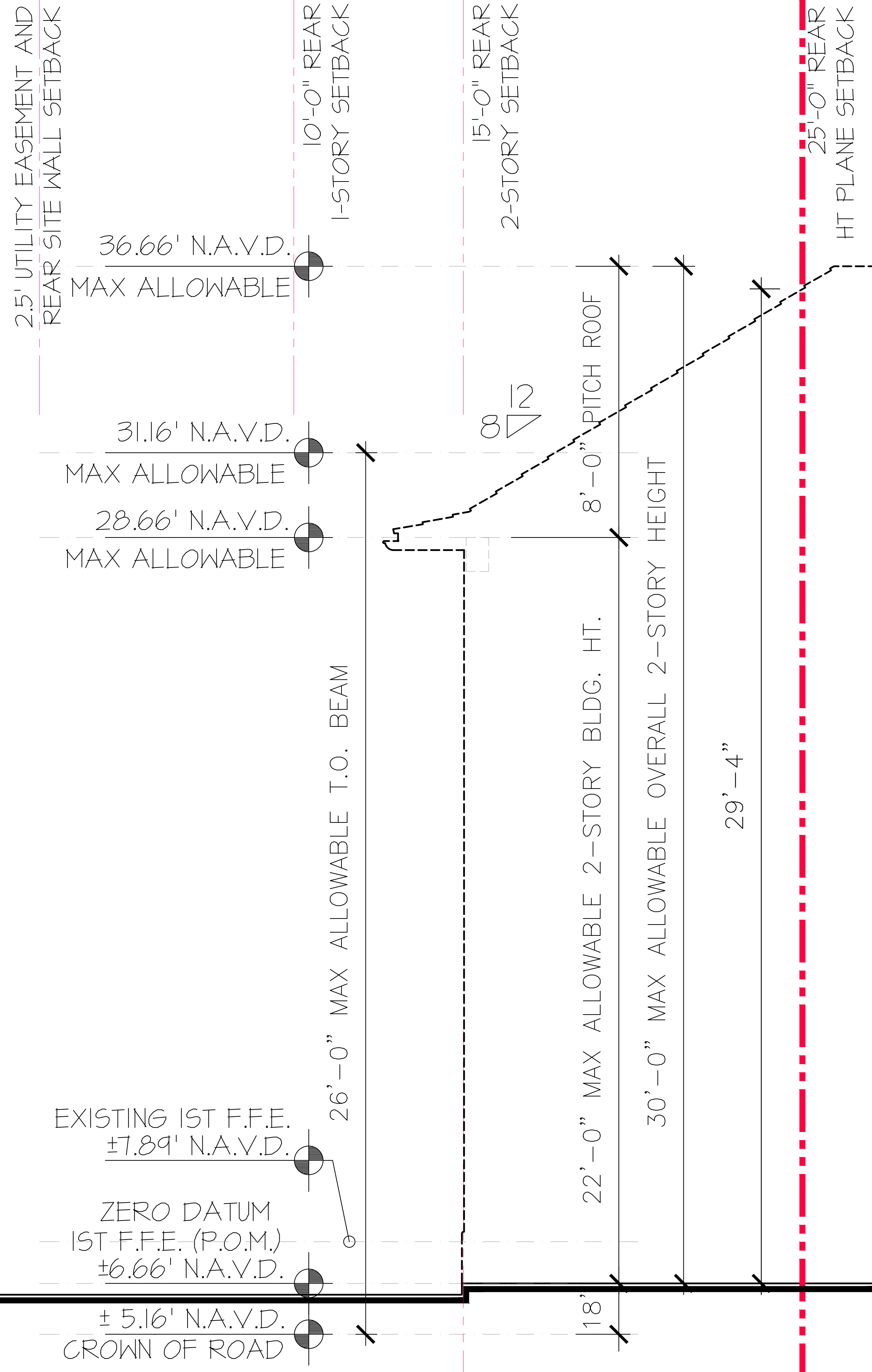
SP-1.03

JOB NUMBER: 22-147



- PROPOSED -
292 ORANGE GROVE ROAD
SUBJECT PROPERTY

DIAGRAM - REAR HEIGHT PLANE
N.T.S. R-B DISTRICT



- ALLOWABLE -
1065 N LAKE WAY
SOUTH NEIGHBORING PROPERTY

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
PALM BEACH COUNTY, FLORIDA
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174

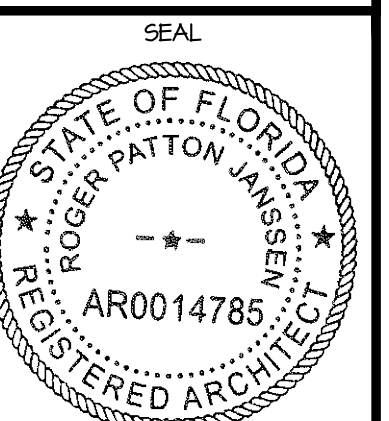
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

SP-1.04

JOB NUMBER: 22-141