

BRASSEUR & DROBOT ARCHITECTS, P.A.

Town of Palm Beach
Planning, Zoning, and Building Department
360 South County Road
Palm Beach, Florida 33480

September 25, 2023

Letter of Intent – Final submittal – Addition and remodel to 269 Park Avenue – Arcom # HSB-23-009 (ZON-23-111)

To whom it may concern,

This is a letter of intent for the construction of (2) dormers on the East and (2) dormers on the West side of the existing 3rd floor roof, an interior remodel with the stair being relocated, and an addition of a Dutch Colonial gable entry feature, to match the removed original from 1923. The proposed gable entry feature will have a balcony at the 2nd floor.

The developmental review application was submitted on September 7, 2023 for the November 17, 2023 Landmarks meeting and Town Council meeting on December 13, 2023. This is a Historically Significant Building (HSB) application with a special exception requested from Town Council.

It is this offices opinion that this request complies with section 54-122 and section 18-306 and section 54-125 and section 134-201 of the Town of Palm Beach Zoning code.

The zoning related requests processed before January 1 1979 to this offices knowledge are in 1924, repairs were made to the sides of house. In 1927, an addition of one story covered patios where added to the front and back of the house. In 1954, a remodeling permit was obtained to turn the existing ground floor of the single family residence into 4 apartments. On this permit, it states that the house is a 3 story house and states "owner says third floor used only for storage. Persons do not sleep there". Miscellaneous permits have been obtained for roof repairs and plumbing, including water heaters and plumbing fixtures over the years.

The zoning related requests processed on or after January 1 1979 to this offices knowledge are a notice of taking deposition in 1986 for failure to seek a variance for insufficient lot depth for a duplex or single family residence on 3 lots. 269 Park Avenue was listed as one of 15 existing single family residences on Park Avenue. In 1989, a letter was sent from the Town of Palm Beach Planning and Zoning noting the following deficiencies. 1. The fire escape from the second floor being unsafe. 2. Smoke detectors must be installed. 3. If the third floor is occupied, provide a second means of egress. In 2012, a permit was obtained to repair the existing roof and framing of the one story additions in the front and back of the house from 1927.

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The variances requested are as follows:

FLOOD PLAIN VARIANCE: SEC. 50-114: A FLOOD PLAIN VARIANCE FOR IMPROVEMENTS/REHABILITATION OF A DESIGNATED HISTORICALLY SIGNIFICANT BUILDING DETERMINED ELIGIBLE FOR THE EXCEPTION OF FLOOD RESISTANT CONSTRUCTION REQUIREMENTS OF THE FLORIDA BUILDING CODE, EXISTING BUILDINGS, CHAPTER 12 HISTORIC BUILDINGS, AS THE PROPOSED IMPROVEMENTS WILL NOT PRECLUDE THE BUILDINGS CONTINUED DESIGNATION AS A HISTORICALLY SIGNIFICANT BUILDING TO MAINTAIN A GROUND FLOOR WITH A FINISHED FLOOR OF 4.01' NAVD IN LIEU OF THE 7' NAVD REQUIRED.

VARIANCE 1: SEC. 134-843(A)(10)a: VARIANCE TO EXPAND AN EXISTING NONCONFORMING 3RD STORY.

VARIANCE 2: SEC. 134-948(8)(a): VARIANCE TO EXCEED BY 1'-6" THE MAXIMUM BUILDING HEIGHT OF 23'-6" FOR SINGLE FAMILY USES. PROPOSED HEIGHT FOR DORMERS IS 27'-11" FROM FINISHED FIRST FLOOR/ 24'-10" FROM POM (BASE FLOOD +1)

VARIANCE 3: SEC. 134-948(6)(a): VARIANCE TO REDUCE THE REQUIRED EAST SIDE YARD SETBACK TO CONSTRUCT TWO PROPOSED DORMER WINDOWS WITH A 5.4 FOOT (EAST) SIDE SETBACK IN LIEU OF THE REQUIRED 10 FOOT MINIMUM SIDE YARD SETBACK. THIS VARIANCE ALSO EXTENDS TO THE NEW TERRACE ABOVE THE FRONT PORCH 5.9' FOOT SETBACK.

VARIANCE 4: SEC. 134-948(5)(a): VARIANCE TO REDUCE THE REQUIRED FRONT YARD SETBACK TO CONSTRUCT THE PROPOSED TERRACE AND FRONT ENTRY GABLE-END WITH A 8.1' FOOT FRONT YARD SETBACK IN LIEU OF THE MINIMUM 25 FOOT FRONT YARD SETBACK REQUIRED AND EXISTING 9.1 FOOT SETBACK

Please let me know if you have any questions. My office number is 561-820-8088.

Thank you,

Jeffrey Brasseur

Jeffrey D. Brasseur

Digitally signed by Jeffrey Brasseur
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