



VIA HAND DELIVERED COPIES & DIGITAL FILING

December 7, 2023

Town of Palm Beach Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480

Re: Letter of Intent COA 23-043 (ZON 23-117) 235 BANYAN RD

To Whom it May Concern:

The applicant respectfully submits a formal application for the Landmarks Preservation Commission for the construction of a new, two-story, accessory structure with updates to the hardscape and landscape. The proposed project requires (3) variances to the hardship discovered with the existing site conditions.

Please note the following as it relates to this application:

A. Landmarks Preservation Commission Review in accordance with Section 54-122.

- a. We are submitting a design for an accessory structure that is visually compatible with existing buildings and environment. The proposed design consists of a new two-story accessory structure that is thoughtfully designed, and complimentary to the main residence and original architecture and architect. The proposed accessory structure will be built with the highest quality materials.
 - i. New 2-story accessory structure
 - ii. New hardscape, and landscape
- b. The proposed project continues the rhythm created by existing building masses.
- c. The updated landscape plan improves and gives a new life to an outdated and worn existing hardscape and landscape in the front of the property.
- d. A new street façade blends in directionally with other buildings and keeps the dominant horizontal expression.
- e. We pulled inspiration from the architectural details of the main house and incorporated them with this proposal. There is a good representation of new and old charm, this helps preserve and enhance the inherent architectural characteristics of this landmarked home.

B. Architectural Review in accordance with Section 18-205 and/or Section 18/206.

- a. Not applicable.

C. Special Exception in accordance with Section 134-229.

- a. Not applicable.

D. Site Plan Review Approval in accordance with Section 134-329.

- a. Not applicable.



E. Variance(s) in accordance with Section 134-201.

- a. Variance 1: Section 134-843 (7) Building Height Plane: Variance request to allow relief from the building height plane requirement of two feet of front setback for each one foot in building height in the R-A Zoning District. See page 14 for detailed drawings of the request.
- b. Variance 2: Section 134-841 (b) (1) A variance request to exempt the building height of approximately 32.13' NAVD proposed vs. 25' NAVD permitted.
- c. Variance 3: Section 134-841 (5) A variance request to exempt the number of guest houses permitted per property (one permitted, this application is for second one). This variance could be eliminated by connecting structure with covered area to primary structure.

The following is the criteria to justify the granting of the above variances pursuant to Section 134-201:

- 1). The property is located in the R-A Zoning District, and it is one of the smaller homes in this part of Town. The owner would like to provide additional bedrooms for his family and grandchildren. Since the house is landmarked, the best solution is an accessory structure for additional space.
- 2). The applicant was not the cause of the special conditions of the property as this was a landmarked house since 1985.
- 3). The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties as the proposed accessory structure's building plane height and others are minor requests.
- 4). The hardship, which runs with the land, is in order to design a house with a detached, accessory structure, relief from the zoning code would be warranted.
- 5). The variances requested are the minimum necessary to make reasonable use of the land considering the minor addition of the accessory structure and the zoning requirements that are imposed for a house.
- 6). The granting of the variances will not be injurious to the neighborhood. The accessory structure is minor in size and screened by heavy landscaping.

In conclusion, the applicant seeks Landmarks Preservation Commission approval and feels the application has met the criteria set forth in the Town Code. We respectfully request your consideration of this application to the Town of Palm Beach. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Patrick Ryan O'Connell, AIA
Patrick Ryan O'Connell Architect, LLC.