

MP DESIGN & ARCHITECTURE, INC.

217 PERUVIAN AVENUE, SUITE 4

PALM BEACH, FLORIDA 33480

AA#26001667

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Town of Pam Beach
360 S. County Rd.
Palm Beach, FL 33480

October 23, 2023

Re: 124 Parc Monceau Palm Beach, FL 33480
HSB-23-007
ZON-23-095

We are submitting the attached drawings and application for the review of our project at 124 Parc Monceau, Palm Beach, FL 33480.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Proposed 341 square foot Second Floor, Master Bedroom Addition above Existing Living Room.
Raising Overall Building Height from Existing 19'-9" to Proposed 22'-6."
Eliminate Existing Rear Terrace, Loggia & Canvas Awnings.
Propose New Terrace & Loggia in keeping with Original Clarence Mack design.
Replace All Windows & Doors in like fashion with Hartman or Oliveri wood units.
Complete Foundation Repairs by Carmo Engineering.
Demolition & Rebuild of Rear Pool & Deck, eliminating Encroachment of Property Line.

B. ARCHITECTURAL REVIEW – Section 18-205

C. ARCHITECTURAL REVIEW – Section 18-206
Site Demolition limited to Rear Pool Deck, 1961 Swimming Pool Foundation, & Existing Swimming Pool/Spillway has been Previously Permitted by TOPB.

D. SPECIAL EXCEPTION – Section 134-22
Not applicable

E. SITE PLAN REVIEW – Section 134-329
We are seeking a Site Plan Review due to working with an undersized lot in the RA zoning district.
We are hampered by RA requirements of Lot Area and its zoning parameters.

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F. VARIANCE – Section 134-201

- 1 We are seeking a variance to permit South side yard setback of 3.5', due to the existing condition.
- 2 The existing West setback encroaches across property line, we are looking to amend that and set back new structure .125' within property line.
- 3 We are looking to permit a lot coverage of 31.9% in lieu of the 32% existing and the 25% max.
- 4 A variance for a landscaped open space of 30.2% in lieu of the 20.6% existing and the 50% min.
- 5 A variance for a front yard landscape open space of 43.2% in lieu of the 36.9% existing and the 45% min.
- 6 We are seeking to allow one enclosed parking space in lieu of the 2 space minimum.

G. OTHER

Not applicable.

Respectfully,



Michael Perry