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**Architect + Planner**

April 29, 2024

Re: ARC-24-0004/ZON-24-0005  
260 Colonial Lane  
Palm Beach, FL 33480

We are pleased to submit the second submittal of the accompanying drawings for our project at 260 Colonial Lane in Palm Beach. We are requesting the following:

**Section 18-205:**

A new one-story home with 3,171 sq. ft. of interior space will be constructed with a finished floor at 7.0' NAVD to replace an existing house with finished floor heights at 5.2 and 4.5 NAVD. The new home will be Bermuda-style with a white flat concrete tile roof, stucco walls, and windows and shutters in keeping with this style of home. The one-story Bermuda-style home is the predominant style on the street. The new design includes pergolas at the garage and at the east side of the house, two 8' wide by 2' deep cantilevered bay windows at the south wall of the house, and small pool at the rear. The pool is partially in the rear setback due to the reduced lot depth.

The following Special Exception with Site Plan Review and Variance is being requested:

**Special Exception 134-229**

Section 134-893(c) and 134-329: Special Exception with Site Plan Review to construct a new one story residence on a non-conforming lot that is 72/82 feet deep in lieu of the 100 foot minimum required; and 9,710 SF in area in lieu of the 10,000 SF minimum required in the R-B Zoning District.

1. This proposed use, a single family residence, is a permitted use in the RB Zoning District with special exception approval for a non-conforming lot.
2. The design, location and operation of the proposed residence will not adversely affect public health, safety, welfare or morals.
3. The proposed single family residence will not cause substantial injury to the value of other properties in the neighborhood as there are other residences in this residential district.
4. The proposed single family residence will be compatible with the neighborhood and purpose of the district as it is permitted.
5. The proposed single family residence will comply with all requirements set forth in Article VI of the Zoning Code.
6. The proposed single family residence will comply with the comprehensive plan.
7. The proposed single family residence will not result in substantial economic, noise, glare, or odor impacts on properties within the district.
8. Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted as a result of the proposed residence. The design of the home, landscape, and added garage bay assist with this.
9. There are no signs being proposed.
10. Utility service will be improved, thus there will be no negative impact on health and safety.
11. Refuse and service areas will remain unchanged, thus there will no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. N/A – Town serving



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13. The specimen tree on the adjacent property will be protected.
14. The proposed single family residence will not place a greater burden on police or fire protection services as there is currently a residence on the subject property.

**Site Plan Review 134-329**

1. The owner of the property, Thomas Hunt, is in control of the property. A single family residence is a permitted use in the RB Zoning District.
2. The proposed single family residence is the least intense example of development and will not have a negative impact on the neighborhood, which is a residential neighborhood.
3. Ingress, egress, utilities and refuse collection will be via Colonial Lane, which is capable of handling traffic and other such uses in a residential neighborhood.
4. N/A
5. The proposed site plan and landscape plan provides for buffers and screening from neighboring properties.
6. The proposed drainage plan meets the Town of Palm Beach's drainage requirements.
7. The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.
8. The recreation facilities are private and will be screened from the neighboring properties by landscaping.
9. N/A
10. N/A
11. The proposed two-story residence has been designed to coexist harmoniously with the surrounding structures. It will not present a hindrance on the street or neighborhood.

**Variance 134-201:**

A variance is being requested to allow a swimming pool with a 5 foot rear yard setback in lieu of the 10 foot minimum required. The criteria to grant the variance is listed below:

- 1) The special circumstances that are peculiar to the land and residence is that the property is non-conforming to today's code in depth and area which would make it difficult to add a swimming pool anywhere but in the proposed location.
- 2) The applicant was not the cause of the special conditions of the property, as the nonconformities and configuration of the house and property has existed since the house was constructed.
- 3) The granting of the variance will not confer on the applicant a special privilege. There are other situations that would justify adding a swimming pool to undersized lots.
- 4) The hardship, which runs with the land, is that the property is a non-conforming lot as to depth (72/82 feet in lieu of the 100 foot minimum required) and area (9,710 square feet in lieu of the 10,000 square foot minimum required) which makes it difficult to construct a feasible swimming pool.
- 5) The variance requested for the swimming pool is a minor request considering the non-conforming nature of the property being an undersized lot.
- 6) The variance requested for the swimming pool is reasonable considering there is no other location on the property and the new pool will be screened by a wall and landscaping.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Albarran'. The signature is fluid and cursive, with a large, stylized 'J' and 'A'.

Jacqueline Albarran, Architect P.A.