



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP *WB*
Director PZ&B

SUBJECT: ZON-23-094 (ARC-23-121) 428 SEABREEZE AVE (COMBO)

MEETING: SEPTEMBER 27, 2023 | ARCOM
OCTOBER 11, 2023 | TOWN COUNCIL

ZON-23-094 (ARC-23-121) 428 SEABREEZE AVE. (COMBO) - SPECIAL EXCEPTION W/SITE PLAN REVIEW & VARIANCES: The applicants, Dr. Chauncey Crandall and Deborah Crandall, have filed an application requesting Town Council review and approval for a Special Exception and Site Plan Review for the construction of a new two-story single-family residence on an R-B zoned lot deficient in area and width requirements, and (2) variances; (1) to reduce the east side yard setback for the construction of exterior stairs and a chimney, and (1) to not provide garage parking. The Architectural Commission will perform the design review component of the application.

Applicant: Dr. Chauncy Crandall & Deborah Crandall
Professional: Pat Seagraves & Daneil Clavijo | SKA Architect + Planner
Representative: David Klein | Rabideau Klein

HISTORY:

The two-story single-family residence at 428 Seabreeze Avenue was designed by architect Howard Chilton and constructed c.a. 1940 in the Monterrey architectural style. The parcel measures 55' wide and 122.5' deep (6,375.5 SF) and has frontage on Seabreeze Avenue to the north. This item was reviewed and approved (7-0) by the Architectural Commission at the September 27, 2023 ARCOM meeting. Additionally, a motion was made that the implementation of the proposed variances (7-0) would not negatively impact the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "Crandall Residence 428 Seabreeze Avenue", as prepared by **SKA Architect + Planner**, stamped August 15, 2023.

The following scope of work is proposed for the project:

- Construction of a new two-story single-family residence and one-story detached cabana.
- Sitewide landscape and hardscape improvements including a pool and site walls.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **SPECIAL EXCEPTION w/ SITE PLAN REVIEW:** [Sec. 134-893\(c\)](#) for the construction of a new two-story single-family residence and one-story detached cabana on

a lot deficient in width and area requirements within the R-B zoning district.

- **Variance 1:** [Sec. 134-893\(a\)\(3\)](#): A variance to reduce the east side yard setback from 5'-0" to 2'-8" for the construction of (2) stairs and to 3'-8 ½" for the construction of a chimney.
- **Variance 2:** [Sec. 134-2179\(b\)\(2\)](#): A variance to provide 0 enclosed garage parking spaces in lieu of the (1) space required for a 55' wide lot within the R-B zoning district.

Site Data			
Zoning District	R-B Low Density Res.	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 6,375.5 SF <i>*Special Exception w/ Site Plan Review</i>	Crown of Road	3.28' NAVD
Lot Depth	122.5'	Lot Width	55'
Lot Coverage	Permitted: 30% (1,913 SF) Proposed: 29.3% (1,869 SF)	Enclosed Square Footage	3,228 SF
Cubic Content	Permitted: 4.36 (27,812 CF) Proposed: 4.35 (27,713 CF)	Angle of Vision	Permitted: 100° Proposed: 73°
Building Height (Exterior Wall Height)	Permitted: 22' Proposed: 19'	Overall Building Height (Building Height)	Permitted: 30' Proposed: 23'-9"
Finished Floor Elevation	Required: 7' NAVD Proposed: 7' NAVD	FEMA Flood Zone	AE-6
Site Fill	Permitted: 1.86' Proposed: 1.86'	Zero Datum	7' NAVD
Setbacks	See Staff Analysis <i>*Variance Requested</i>	Garage Parking	Required: 1 Space Proposed: 0 Space <i>*Variance Requested</i>
Overall Landscape Open Space	Required: 45% (3,032 SF) Proposed: 48% (3,245 SF)	Front Yard Landscape Open Space	Required: 40% (550 SF) Proposed: 72.5% (997 SF)
Surrounding Properties / Zoning			
North	425 Seabreeze Avenue Residence / R-B		
South	425 Seaspray Avenue Residence / R-B		
East	416 Seabreeze Avenue Residence / R-B		
West	432 Seabreeze Avenue Residence / R-B		

STAFF ANALYSIS:

A review of the project indicates that the application, as proposed, is inconsistent with the above-mentioned sections of the Town zoning code, requiring two variances: (1) to allow for encroachments into the east side yard setback, and (1) to provide no garage parking where one space is required. Additionally, the application requires Special Exception with Site Plan Review by Town Council for the redevelopment of a non-conforming R-B parcel with a new single-family residence.

The application to construct a new residence at 428 Seabreeze Avenue requests to utilize the “Sea Streets” redevelopment provisions of [Sec. 134-893\(a\)](#) within the lot, yard, and area requirements of the R-B zoning code. This section waives typical R-B development standards and provides special provisions for the redevelopment of Sea Street parcels with new residences that substantially adhere to the footprint, height, and massing of the existing residence to be demolished. Sea Street parcels were largely built-out prior to the adoption of the current R-B zoning code and many of the structures are non-conforming as it pertains to current zoning requirements and could not be reconstructed without seeking variance relief from multiple lot, yard and bulk regulations.

The code states that “in order to protect the unique, residential character of Seaview Avenue, Seaspray Avenue and Seabreeze Avenue (Sea Streets), partial or complete demolition and reconstruction of a single-family dwelling and/or accessory buildings on a lot 75 feet or less in width are exempt from the lot, yard, and area requirements as set forth in this section if redeveloped substantially on the same footprint as existed prior to demolition.” The section provides six (6) criteria for new structure(s) which must be met to utilize the Sea Streets redevelopment provisions:

CRITERIA 1: The proposed single-family dwelling and/or accessory buildings are of an architectural style consistent with the architecture of the single-family dwellings within the R-B zoning district on both sides of the subject street, between the intersecting streets in both directions, where the dwelling is situated, as determined by the Architectural Commission.

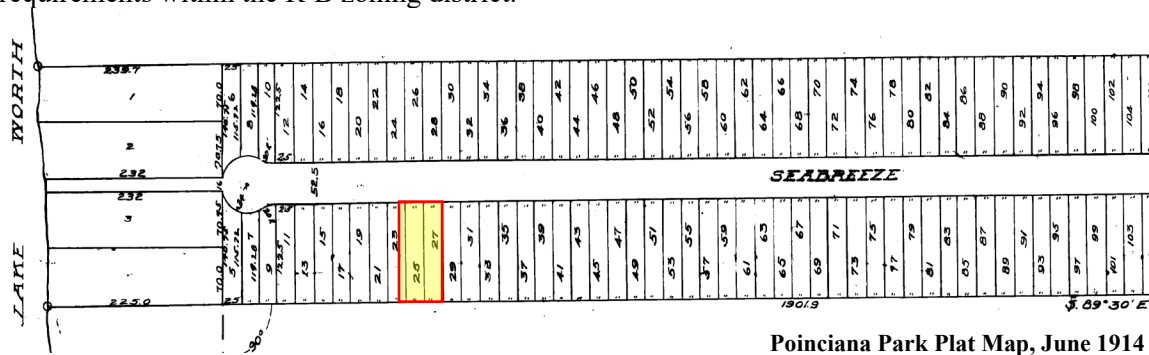
Analysis: The architectural design of the proposed residence replicates the 1930’s Monterrey style residence currently existing on-site. The Commission shall evaluate the compatibility of the new residence based on ARCOM’s [Sec. 18-205](#) criteria and on the structure’s visual compatibility with surrounding properties.

CRITERIA 2: The proposed single-family dwelling and/or accessory building(s) shall meet the requirements in subsection (c) of this section.

Analysis: [Subsection \(c\)](#) stipulates that the redevelopment of a non-conforming lot with a new single-family residence requires Town Council review and approval. The subject parcel’s legal description is Poinciana Park E 5 FT of LT 23 & LTS 25 & 27. Therefore, the parcel contains the easternmost 5’ of Poinciana Park lot 23, and all of lots 25 and 27. The parcel is also 55’ wide, whereas 100’ is required, and contains an area of 6,375.5 SF in lieu of the 10,000 SF required.

As the parcel is made up of portions of platted lots and is substandard to current lot width and area requirements, it is considered non-conforming and subject to the provisions of subsection (c). The applicant has requested Town Council review and approval of a Special Exception with Site Plan Review as part of the development review application:

Special Exception w/ Site Plan Review: [Sec. 134-893\(c\)](#) for the construction of a new two-story single-family residence and one-story detached cabana on a lot deficient in width and area requirements within the R-B zoning district.



CRITERIA 3: If the existing footprint of the single-family dwelling and/or accessory building(s) lay within five feet of a side or rear lot line, the replacement footprint must be shifted such that an absolute minimum five-foot side and rear lot line setback is created, and further the redeveloped home must be situated at least ten feet apart from any structure on a neighboring lot.

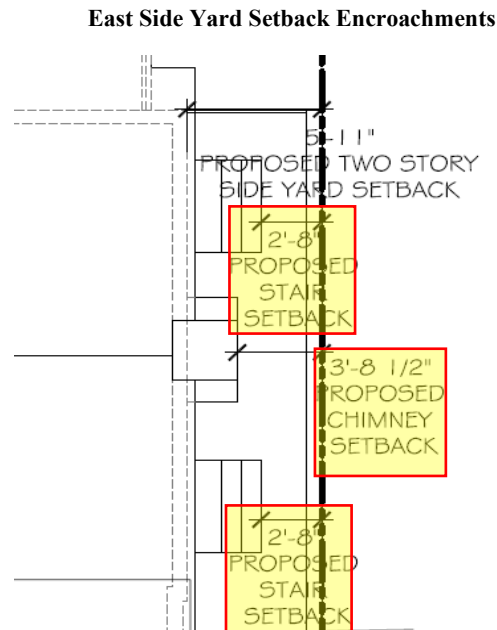
Analysis: The applicant has provided diagrammatic site plans on architectural plan sheets 5, 5A, and 5B. The sheet 5 diagrams illustrate that the footprint of the new residence will be constructed on substantially the same footprint as the existing residence. The proposed detached cabana will not occupy a similar footprint as the existing detached accessory structure but is compliant with current R-B zoning regulations. The diagram on sheet 5B graphically illustrates the areas of the new residence that encroach into the typical R-B setbacks, but that are on the same footprint as the existing building.

Per Criteria 3, no portion of the proposed residence's footprint shall encroach into an absolute minimum five-foot setback. Per the proposed site plans, the residence's habitable footprint does not encroach into a five-foot setback, but two sets of side entry steps and a chimney are proposed to encroach into the required east side yard. The two sets of steps have a proposed east property line setback of 2'-8" and the proposed chimney has an east property line setback of 3'-8 1/2".

Code [Sec. 134-895](#) provides typical exceptions to yard regulations for architectural and egress features for residences within the R-B zoning district. Modest setback encroachment provisions are provided for architectural elements - such as chimneys, balconies, and bay windows, and for egress means - such as entry steps and landings, but Criteria 3 establishes an “absolute minimum” setback of 5’-0” - therefore typical encroachment exceptions are prohibited.

Additionally, the Sea Streets redevelopment provisions – as applied in this application - allow for side yard setbacks that are substantially smaller than what would be permitted under R-B zoning provisions with typical permitted exceptions.

Therefore, the applicant has applied for **Variance 1**, to permit the stair and chimney encroachments into the minimum 5’-0” setback:



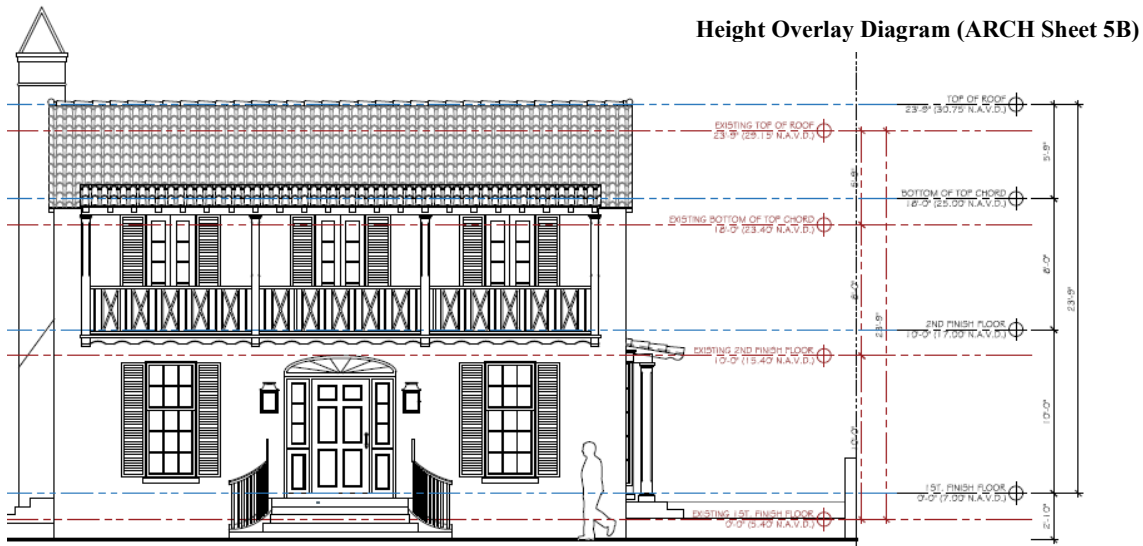
Code Section	Required	Proposed	Variance
Variance 1: Sec. 134-893(a)(3)	Minimum 5’-0” East Side Yard Setback	Construct (2) Stairs with a 2’-8” East Side Yard Setback	2’-4” East Side Yard Setback Reduction
		Construct Chimney with a 3’-8 ½” East Side Yard Setback	1’- 3 ½” East Side Yard Setback Reduction

Additionally, Criteria 3 specifies that the redeveloped home must be situated at least 10’-0” apart from any structure on a neighboring lot. A graphic diagram provided on Sheet 5A provides separation distances greater than 10’-0” for 416 Seabreeze Avenue (east neighbor) and for 432 Seabreeze Avenue (west neighbor). The new single-story accessory structure adheres to the typical RB zoning 10’-0” rear setback.

CRITERIA 4: The building height and overall building height from the point of measurement of the proposed single-family dwelling and/or accessory buildings are no higher than the dwelling and/or accessory buildings being demolished.

Analysis: The parcel lies within Flood Zone AE6, which requires new construction to build at a Finish Floor Elevation of 7’ NAVD, thus establishing the point of measurement at 7’ NAVD. The existing residence has a Finish Floor Elevation of 5.4’ NAVD.

A height overlay diagram provided on sheet 5B illustrates the points of measurement, building height (exterior wall height), and overall height (building height) for the existing and proposed residences. Per the graphic, the proposed residence’s height and overall height are proportionally the same as the existing residence when measured from their respective points of measurement:



CRITERIA 5: Any square footage added to the proposed single-family dwelling and/or accessory building shall meet all lot, yard and bulk zoning requirements in the Code.

Analysis: Per Criteria 5, any new square footage that is outside of the original building's envelope shall meet the typical provisions of the R-B zoning code. As evident on the zoning legend (sheet 3), the existing residence measures +/- 2,968 SF, whereas the proposed residence measures 3,228 SF – a difference of 260 SF. The areas of new square footage appear to meet all lot, yard, and bulk requirements within the R-B district regulations.

CRITERIA 6: If using the provisions of this subsection (a) above, no variances can be requested for any new additions which add additional square footage or cubic content than existed prior to demolition of a single-family dwelling and/or accessory buildings.

Analysis: No variances are required for additional square footage or cubic content for the project. The variance sought for reduced setbacks for the proposed chimney and exterior steps do not count towards square footage or cubic content.

Per residential district parking regulations, construction of a new single-family residence on a 55' wide lot is required to maintain one (1) parking space in an enclosed garage. The current application seeks to provide no garage parking; therefore, the following variance is requested:

Code Section	Required	Proposed	Variance
Variance 2: Sec.134-2179(b)(2)	Provide one (1) garage parking space for lots between 75' and 51' wide	Provide no (0) garage parking for a 55' wide lot	Provide no (0) garage parking where one (1) space is required

CONCLUSION:

This application is presented to the Architectural Commission to consider whether all criteria within Sec. 18-205 have been met.

Approval of the project will require two separate motions be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with the criteria set forth in [Sec. 18-205](#), subject to any imposed conditions,
- (2) that the implementation of the **(2) variances shall or shall not** cause negative architectural impact to the subject property.

Approval of the project will require two (2) separate motions to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the **(2) variances shall or shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met, and
- (2) Special Exception or the construction of a new two-story single-family residence on a lot deficient in width and area requirements within the R-B zoning district in that the approval and said application meet the criteria set forth in [Sec. 134-229](#) and finding that approval of the Site Plan Review [Sec. 134-329](#) will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM:JRH



ARCHITECT + PLANNER

Re:
428 Seabreeze Ave
Palm Beach, Florida 33480
Date:
July 10, 2023

SKA Architect+Planner - LETTER OF INTENT
RELATED TO THE NEW CONSTRUCTION OF A TWO STORY SINGLE FAMILY HOME
WITH DETACHED ONE STORY CABANA AT
428 SEABREEZE AVE

We are pleased to submit the accompanying drawings for the new construction of a two story single family home with detached one story cabana at 428 Seabreeze Ave. Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161 N/A

B) ARCOM 18-205 N/A

New construction of a 3,228 sq.ft. Monterrey style two story single family home in the same manner of the previously existing home along with detached one story cabana.

C) SPECIAL EXCEPTION WITH SITE PLAN REVIEW 134-893(c)

Section 134-893(c): Special Exception with Site Plan Review to allow the construction of a new 2 story residence and 1 story cabana on a lot that is 55 feet wide in lieu of the 100 foot width minimum required in the R-B Zoning District.

D) SPECIAL EXCEPTION 134-229

Section 134-229: Special Exception with Site Plan Review to allow the construction of a new 2 story residence and 1 story cabana on a lot that is 55 feet wide in lieu of the 100 foot width minimum required in the R-B Zoning District.

The requirements for granting a special exception use under this chapter are as follows:

(1)The use is a permitted special exception use as set forth in article VI of this chapter.

The residential use is permitted.

(2)The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

The use meets above mentioned requirements.

(3)The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

The use will not cause injury.

(4)The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

The use is compatible with development and purpose.

(5)The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

The use complies with the above mentioned requirements.

(6)The use will comply with all elements of the comprehensive plan.

The use complies with the above mentioned requirements.

(7)The use not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

The use will not cause above mentioned impacts.

(8)Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Adequate ingress and egress is provided.

(9)Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

No planned signs. Exterior lighting to meet code and be compatible and in harmony as directed.

(10)Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

The use complies with the above mentioned requirements.

(11)Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

The use will not adversely affect above mentioned situations.

(12)In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

Residential use; above mentioned not applicable.

(13)If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

None have been identified.

(14)The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

The use will not place such burdens.

E) SITE PLAN REVIEW 134-329

Section 134-329: Site Plan Review to allow the construction of a residence on a non-conforming platted lot which is 55 feet in width in lieu of the 100 foot minimum width required in the RB Zoning District.

Within 30 days of receipt of the application for site plan review, the town council shall review and consider the application. Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

(1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.

The owners of the property is Dr. and Mrs. Chauncey Crandall and they are in control of the property. A single family residence is a permitted use in the R-B Zoning District.

(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

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 and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

Ingress, egress, utilities and refuse collection will be via Seabreeze Ave, which is capable of handling traffic and other such uses in a residential neighborhood.

(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

N/A

(5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

The proposed site plan and landscape plan provides for buffers and screening from neighboring properties.

(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.

The proposed drainage plan meets the Town of Palm Beach's drainage requirements.

(7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.

(8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.

The recreation facilities are private and will be screened from the neighboring properties by landscaping

(9) Such other standards as may be imposed by this chapter for the particular use or activity involved.

N/A

(10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

N/A

(11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

The proposed two story residence follows the Sea Streets Ordinance and the one story cabana meets all of the setback requirements and is well within the zoning requirements. Both structures fit nicely into the neighborhood and will not be overly intrusive on the street.

F) SEA STREETS ORDINANCE PROVISIONS 134-893(a)

Section 134-893(a): The proposed new construction in the R-B Zoning District follows the Sea Streets Ordinance.

(a) In order to protect the unique, residential character of Seaview Avenue, Seaspray Avenue and Seabreeze Avenue (Sea Streets), partial or complete demolition and reconstruction of a single-family dwelling and/or accessory buildings on a lot 75 feet or less in width are exempt from the lot, yard, and area requirements as set forth in this section if redeveloped substantially on the same footprint as existed prior to demolition provided the following conditions are met:

(1) The proposed single-family dwelling and/or accessory buildings are of an architectural style consistent with the architecture of the single-family dwellings within the R-B zoning district on both sides of the subject street, between the intersecting streets in both directions, where the dwelling is situated, as determined by the architectural commission.

The façade of the new construction is virtually identical to the existing structure and therefore of a very consistent architecture style on both sides of the subject street.

(2) The proposed single-family dwelling and/or accessory building(s) shall meet the requirements in subsection (c) of this section.

Subsection (c) refers to special exception with site plan review detailed above.

(3) If the existing footprint of the single-family dwelling and/or accessory building(s) lay within five feet of a side or rear lot line, the replacement footprint must be shifted such that an absolute minimum five foot side and rear lot line setback is created, and further the redeveloped home must be situated at least ten feet apart from any structure on a neighboring lot.

The minimum side setback of the new structure is 5'-11" and the distance between the redeveloped home and existing structure on the east neighboring lot to the east is greater than 10 feet.

(4) The height and overall height from the point of measurement of the proposed single-family dwelling and/or accessory buildings are no higher than the dwelling and/or accessory buildings being demolished.

The height and overall height from point of measurement of the proposed dwelling are the same as existing.

(5) Any square footage added to the proposed single-family dwelling and/or accessory buildings shall meet all lot, yard and bulk zoning requirements in the Code.

The added square footage meets the lot, yard, and bulk zoning requirements.

(6) If using the provisions of this subsection (a) above, no variances can be requested for any new additions which add additional square footage or cubic content than existed prior to demolition of a single-family dwelling and/or accessory buildings.

No variances are needed for the additional square footage or cubic content.

G) VARIANCES

Variance 1: 134-893(a)(3): Request to demolish and reconstruct a single-family house on substantially the same footprint as the existing house, with an exterior stair side yard setback of 2.75 feet and chimney of 3.75 feet in lieu of the 5 foot minimum required.

Variance 2: 134-2179(b)(2): Request to demolish and reconstruct a single-family house on substantially the same footprint as the existing house without a garage in lieu of the minimum one parking space garage required for a 55-foot wide lot within the R-B Zoning District.

134-201– Findings prior to authorization.

(1) The special conditions and circumstances related to the subject property is that it is non-conforming in width and area, with a width of 55 feet in lieu of the 100-foot required in the R-B Zoning District and an area of 6,375.5 square feet in lieu of the 10,000-foot minimum in the R-B Zoning District, and the existing house is below the required flood plain elevation. The proposed house will be built on substantially the same footprint as the existing house, which does not allow for a garage.

(2) The special conditions and circumstances are not the result of the applicant as the property was non-conforming in width and area and the flood plain elevation prior to acquisition by the applicant.

(3) Granting of the variances requested will not confer any special privilege that is denied to the neighboring properties as the neighboring properties contain significantly more square footage than the subject property and several of the houses on the neighboring properties encroach within 5 feet of the side yard. Further, several of the surrounding properties do not contain garages.

(4) The hardship, which runs with the land, is that the property is non-conforming in width and area, and the new house is required to be at 7.0 NAVD, which would require exterior stairs to access the first floor. The configuration of the house and the size of the lot does not allow for a garage, yet the proposed plan includes a concrete driveway to allow for at least one car to park on the property.

(5) The variance requested is the minimum necessary to make reasonable use of the land as the stairs are necessary to access the first floor and the existing house includes a chimney.

(6) The granting of the variances will not be injurious to the neighborhood. The stairs will not be noticeable to passersby and the chimney will not negatively affect the surrounding properties.

Sincerely,



Daniel Clavijo