



October 7, 2024

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

Re: COA 24-016 (ZON 24-048) Letter of Intent 102 JUNGLE ROAD

To Whom it May Concern:

The applicant, Ethanhill, LLC. has filed an application requesting a Certificate of Appropriateness for the review and approval of the replacement of a beach access gate requiring a variance to exceed the maximum for the landmarked property.

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 a new gate with ornamental ironwork. We took inspiration from the existing architectural details and ironwork on the landmarked residence.
- B. Variance(s) in accordance with Section 134-201.
 - a. Gate Height: Section 134-1475(c): Variance request to exceed the maximum allowable height for a beach access gate in the B-A Zoning District to be 1.10" taller than the 4 foot maximum gate height allowed.

The criteria for granting the variance is set forth below:

- i. The property is located in the B-A Zoning District and this gate in excess of the height allowed by code to provide increased privacy and for safety reasons.
- ii. The applicant was not the cause of the special conditions of the property, as the characteristics of the land have been in existence before they acquired the land.
- iii. The granting of the variance will not confer on the applicant a special privilege. There are other properties in the neighborhood with higher gates.
- iv. The proposed increase in height is minor and will protect the privacy and safety of the owner.
- v. The variance requested is the minimum necessary to make reasonable use of the land in order to provide protection and design aesthetics and will match the height of other properties along South Ocean Boulevard.

In conclusion, the applicant seeks Landmarks Preservation Commission and Town Council 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