



Date: March 5th, 2024 (pre-application)
March 11th, 2024 (first submittal)
April 29, 2024 (second submittal)
August 5th, 2024 (presentation submittal)
November 22nd, 2024 (presentation submittal Rev 01)
December 4th, 2024 (third submittal)

LETTER OF INTENT RELATED TO PROPOSED NEW CONSTRUCTION AT
515 NORTH LAKE WAY, PALM BEACH, FL 33480

ARCOM: ARC-24-0023

TOWN COUNCIL: ZON-24-0010

We are pleased to submit the accompanying drawings for the second submittal review of our project at 515 North Lake Way. The site currently has a single-family residence to be demolished. Our project is for the proposed construction of a 1-Story residence including hardscape and landscape, and civil management. This project does require a variance for angle of vision due to the irregular shaped lot. We have paid special attention to the cubic content and zoning requirements of the district.

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

Not applicable

B) ARCOM 18-205

We are submitting a design that we consider tastefully designed, with harmonious and balanced elevations and to be built with the highest quality materials.

1. New 1-Story Residence.
2. New hardscape and landscape.
3. New civil management.

B) ARCOM 18-206

Not applicable

C) SPECIAL EXCEPTION 134-229

Not Applicable

D) SITE PLAN REVIEW 134-329

Special exception with site plan review: to allow the construction of a one story residence with a lot depth of 70 feet in lieu of the 100 foot minimum required in the RB zoning district.

E) VARIANCES 134-201

Variance #1: Angle of vision of 123 degrees in lieu of the 116 degrees maximum allowed.

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-B Zoning District and is a non-conforming corner lot which requires front yard setbacks on both streets and pinches the design of a new residence.
2. The applicant was not the cause of the special conditions of the property being a non-conforming corner lot and the desire to add a one story residence.
3. The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties as the proposed one story residence which triggers the angle of vision variance is a minor request.
4. The hardship, which runs with the land, is in order to design a one story residence on this non-conforming corner lot, relief from zoning code would be warranted.
5. The variance requested is the minimum necessary to make reasonable use of the land considering the design of the one story residence and the zoning requirements that are imposed for a corner lot.
6. The granting of the variance will not be injurious to the neighborhood. The one story residence is sensitive to the neighborhood which consists of many 2-story residences.