



**SOUTH SECTION THROUGH COURTYARD
SHOWING PALM TREES AROUND POOL**



**SOUTH SECTION THROUGH COURTYARD
SHOWING TABEBUIA TREE**



**SOUTH ELEVATION VIEW
FROM THE STREET**



**SOUTH SECTION THROUGH
COURTYARD FACING SOUTH**

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Theresa Wymmer LA6667363



NAEGELE RESIDENCE
70 Middle Rd
Palm Beach, FL 33480

SHEET TITLE
COLORED ELEVATION

ISSUE DATE
03/03/2025

REVISION
Mar 2025

DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL
Digitally signed
by Theresa
Wymmer
Date:
2025.02.25
21:35:13 -05'00'
THERESA WYMER
LA6667363

SHEET NUMBER
CE-3



**EAST SECTION THROUGH
COURTYARD FACING EAST**



**WEST SECTION THROUGH
COURTYARD FACING WEST**



**EAST ELEVATION FACING EAST
FROM FRONT DOOR**

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Theresa Wymmer LA 6667363



NAEGELE RESIDENCE
70 Middle Rd
Palm Beach, FL 33480



SHEET TITLE
COLORED ELEVATION

ISSUE DATE
03/03/2025

REVISION
Mar 2025

DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL

Digitally signed
by Theresa
Wymmer
Date: 2025.02.25
21:35:35 -05'00'

TERESA WYMER
LA 6667363

SHEET NUMBER

CE-4



SITE AND LANDSCAPE PLAN

PARAMETRIKA LAND & DESIGN
 Gabriela Albornoz
 Theresa Wymmer LA6667363



NAEGELE RESIDENCE

70 Middle Rd
 Palm Beach, FL 33480



SHEET TITLE
COLORED ELEVATION

ISSUE DATE
03/03/2025

REVISION
Dec 2024

DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL
 Digitally signed
 by Theresa
 Wymmer
 Date:
 2025.02.25
 21:35:55 -05'00'

TERESA WYMER
 LA6667363

SHEET NUMBER
CE-5

70 Middle Road

RE: 4.A LANDSCAPE: STAFF COMMENTS

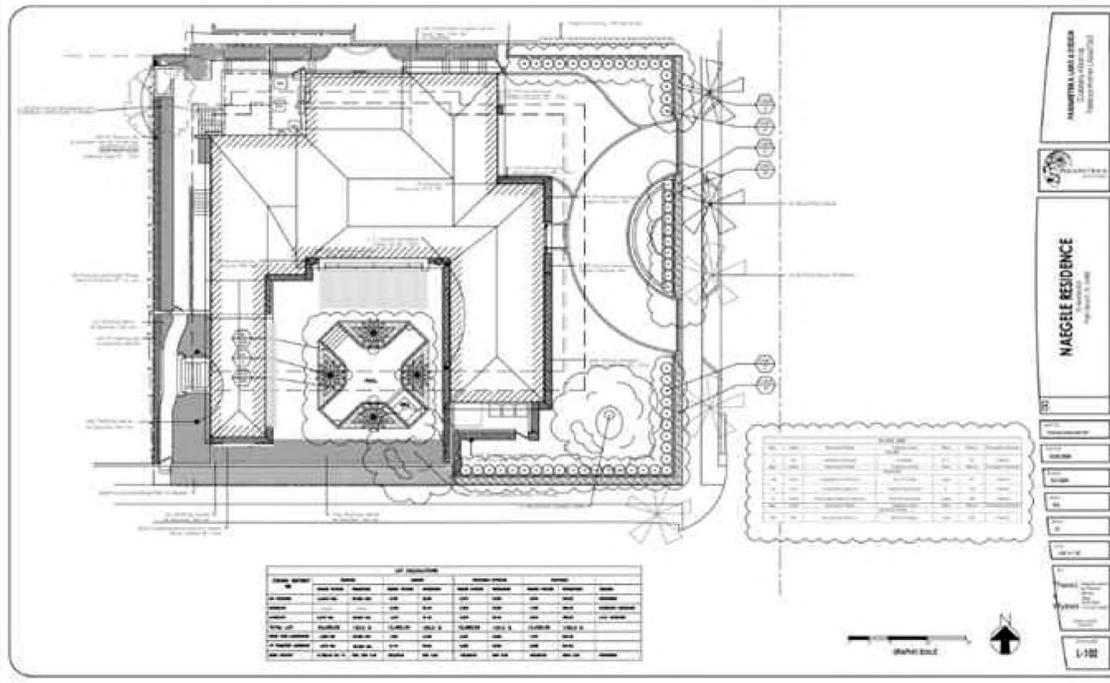
4. LANDSCAPE

a. See table below:

70 Middle Road – Complies (except for the existing Ficus to remain)

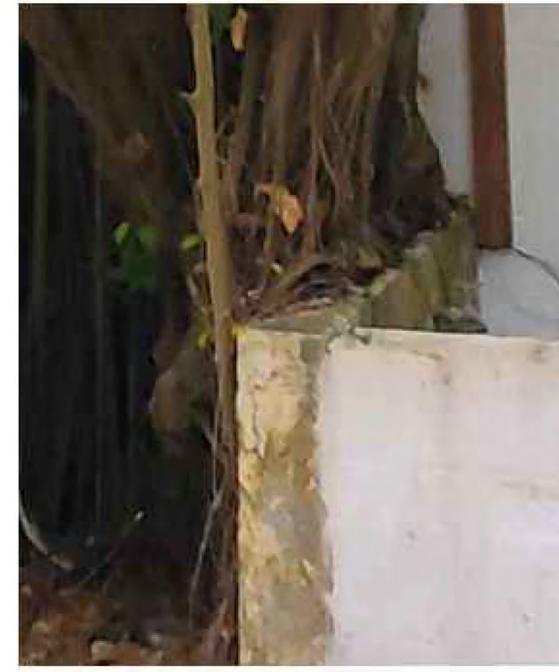
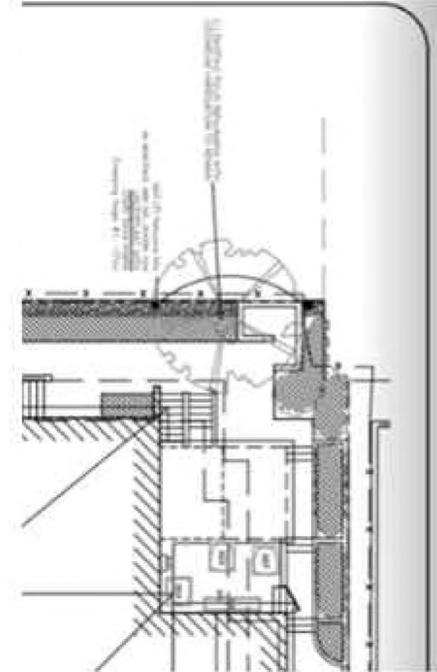
	Total	Total Natives	Percentage Provided
Trees	0	0	N/A
Shrubs & Vines	226	126	56%
Groundcover	200	200	100%

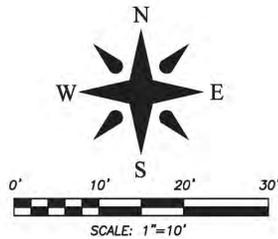
There is an existing Ficus benjamina on the northwest property line noted to remain. We would highly recommend that this tree be removed.



RE: 4.A LANDSCAPE COMMENTS FROM THE OWNER:

- 1) THE ORIGINAL EXISTING FICUS BENJAMINA IS LOCATED IN THE REAR OF THE PROPERTY AND HAS GROWN INTO AND ATTACHED ITSELF TO THE "EXTERIOR SHOWER".
- 2) THE TREE PROVIDES A BROAD CANOPY, SHADE AND PRIVACY BETWEEN 70 MIDDLE ROAD AND 195 VIA MARINA.
- 3) AT SOME POINT THE TREE WILL PROBABLY DIE A NATURAL DEATH.
- 4) THEREFORE, THE OWNER PREFERS TO LET THE TREE LIVE UNTIL IT DIES NATURALLY.

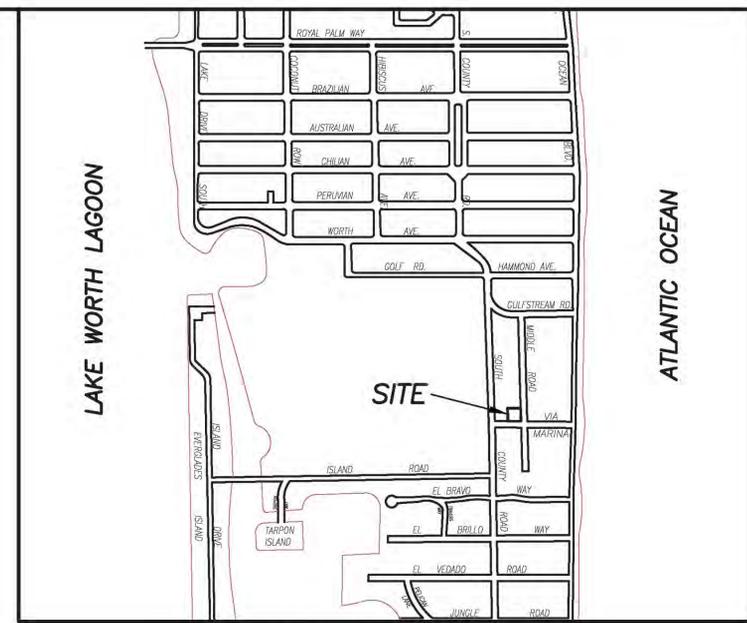
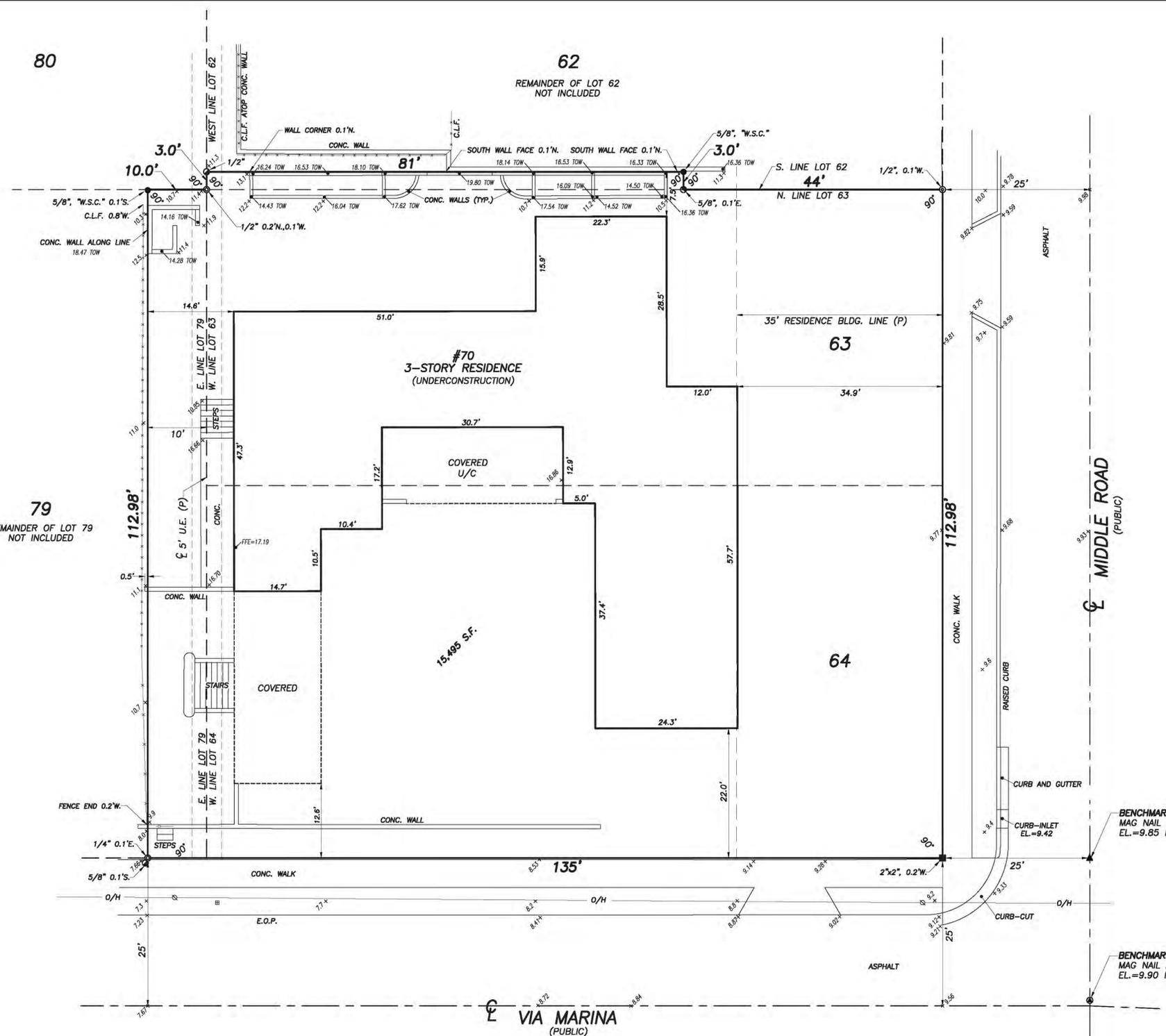




LEGEND

- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- ASPH = ASPHALT
- BLDG = BUILDING
- B.M. = BENCHMARK
- B.O.C. = BACK OF CURB
- B.O.W. = BACK OF WALK
- (C) = CALCULATED
- CATV = CABLE ANTENNA TELEVISION
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- CH = CHORD
- C.L.F. = CHAIN LINK FENCE
- CLR = CLEAR
- C.M.P. = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- D.H. = DRILL HOLE
- D.W. = DRIVEWAY
- EL. = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMT = EASEMENT
- FFE = FINISH FLOOR ELEVATION
- FND. = FOUND
- F.O.C. = FACE OF CURB
- I.D. = INSIDE DIAMETER
- INV. = INVERT
- I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B. = LICENSE BOARD
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- (M) = FIELD MEASUREMENT
- M.H. = MANHOLE
- M.H.W.L. = MEAN HIGH WATER LINE
- M.L.W.L. = MEAN LOW WATER LINE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N.T.S. = NOT TO SCALE
- O.A. = OVERALL
- O.D. = OUTSIDE DIAMETER
- OH = OVERHEAD UTILITY LINE
- O.R.B. = OFFICIAL RECORD BOOK
- O/S = OFFSET
- (P) = PLAT DATUM
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- P.O. = PART OF
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PROP. = PROPOSED
- P.T. = POINT OF TANGENCY
- P.V.M.T. = PAVEMENT
- (R) = RADIAL
- R. = RADIUS
- RGE. = RANGE
- R.P.B. = ROAD PLAT BOOK
- R.W. = RIGHT OF WAY
- (S) = SURVEY DATUM
- S.B. = SETBACK
- SEC. = SECTION
- SD. = SUBDIVISION
- S.F. = SQUARE FEET
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
- S.R. = STATE ROAD
- STA. = STATION
- STY. = STORY
- TH. = THRESHOLD ELEVATION
- T.O.B. = TOP OF BANK
- T.O.W. = TOP OF WALL ELEVATION
- TWP. = TOWNSHIP
- TYP. = TYPICAL
- U.C. = UNDER CONSTRUCTION
- U.E. = UTILITY EASEMENT
- U.R. = UNRECORDED
- W.C. = WITNESS CORNER
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT
- ± = BASELINE
- △ = CENTERLINE
- ▲ = CENTRAL ANGLE/Delta
- = CONCRETE MONUMENT FOUND (AS NOTED)
- = CONCRETE MONUMENT SET (LB #4569)
- = ROD & CAP FOUND (AS NOTED)
- = SIF ROD & CAP SET (LB #4569)
- = IRON PIPE FOUND (AS NOTED)
- = IRON ROD FOUND (AS NOTED)
- = NAIL FOUND
- = NAIL & DISK FOUND (AS NOTED)
- = MAG NAIL & DISK SET (LB #4569)
- = PROPERTY LINE
- = UTILITY POLE
- = FIRE HYDRANT
- = WATER METER
- = WATER VALVE
- = LIGHT POLE

79
REMAINDER OF LOT 79
NOT INCLUDED



VICINITY SKETCH
(NOT TO SCALE)

**BOUNDARY SURVEY FOR:
JENNIFER NAEGELE**

This survey is made specifically and only for the following party for the purpose of design on the surveyed property.

Jennifer Naegele

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
70 Middle Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
The South three (3) feet of the West Eighty-one (81) feet of Lot Sixty-Two (62), all of Lots Sixty-Three (63) and Sixty-Four (64) and the East ten (10) feet of Lot Seventy-Nine (79), SINGER ADDITION TO PALM BEACH, FLORIDA, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 8, page 81.

BENCHMARK:
MAG NAIL
EL.=9.65 NAVD

BENCHMARK:
MAG NAIL AND DISK
EL.=9.90 NAVD

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C, dated October 5, 2017.

- NOTES:**
- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
 - Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
 - Description furnished by client or client's agent.
 - Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
 - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
 - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
 - The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
 - No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
 - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
 - All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
 - In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
 - It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
 - The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
 - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

JAMES G PEDEN JR
Digitally signed by
JAMES G PEDEN JR
Date: 2024.08.20
20:00:48 -04'00'

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 6/15/2019

James G. Peden Jr.
Professional Surveyor and Mapper
Florida Certificate No 6122



REVISIONS:

08/20/24	CROWN OF ROAD ELEVATIONS	C.R.S.W. 218233
08/20/24	UPDATE TIE-IN	J.P.3.S.W. 218233
07/29/24	SHOW BUILDING CHANGES	C.E.M.B. PB36294
07/12/24	WALL LOCATIONS	C.A.M.B. 218233 PB36297
08/05/22	ERASE REMOVED IMPROVEMENTS	B.M./S.W. 04-1145.7 PB33736
11/24/20	ADD PROPOSED POOL	S.W. 04-1145.5
09/16/19	SPOT ELEVATIONS	SURVEY & TIE-IN UPDATE B.M./S.W. 04-1145.4 PB27973
	RECEIPTIFY M.B.	04-1145.8

BOUNDARY SURVEY FOR:			
JENNIFER NAEGELE			
WALLACE SURVEYING CORP. LICENSED NUMBER # 406 5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 840-4551			
FIELD	B.M.	JOB NO. 04-1145	F.B. PB362 PG. 57
OFFICE	M.B.	DATE: 4/27/04	ENG. NO. 04-1145-1
C'D	C.W.	REV: 04-1145-1.DWG	SHEET 1 OF 1

70 Middle Road: 6 Variances

REVISED 3/15/24

Variances: 70 Middle Road

1. Section 134-893(b)(11): A variance to increase lot coverage for a previously approved 8 foot laundry room addition resulting in lot coverage of 34.47% in lieu of the 33.07% existing and 30% maximum allowed under the Code.
2. Section 134-893(b)(13): A variance to increase the cubic content ratio ("CCR") for the previously approved laundry room addition and previously approved covered terrace resulting in a Cubic Content Ratio of 8.59 in lieu of the 8.44 existing and the 3.95 maximum allowed under the Code.
3. Section 134-893(b)(7): A variance to reduce the side (North) yard setback for the previously approved laundry room addition and previously approved terrace railing addition (on an existing 1-story flat roof) resulting in a North side yard setback of 7.6 feet in lieu of the 12.5 foot minimum required under the Code.
4. Section 134-893(b)(10): A variance to increase building height of 27.4 feet in lieu of the 22 feet required under the Code for the previously approved 7-foot covered terrace (on the existing 1-story flat roof). Increase of overall building height for the OSHA recommended Rooftop steps resulting in 47.1 feet in lieu of the 30 feet required under the Code (13 inches higher than the existing 46 feet high flat roof).
5. Section 134-1728(c)(5): A variance to reduce the street (South) side yard setback for existing pool equipment and fountain equipment resulting in a street side yard setback of 15.6 feet in lieu of the 20 foot minimum required under the Code. Increase the distance between the fountain's water's edge and the fountain equipment located 54.5 feet away from the water's edge in lieu of the 25 feet maximum allowed under the Code.
6. Section 134-1667(a): A variance to increase the height of the previously approved South equipment enclosure walls in the street (South) side yard setback to 6.9 feet in height in lieu of the 6 foot maximum allowed under the Code.

70 MIDDLE ROAD

- a) Please Note: The previous Attorney forgot to include the height variance required for the previously approved "addition of a 7-foot covered terrace on the 1962 non-original existing 1-story flat roof" . To avoid INJURY or DEATH (and to avoid 3rd party liability) the Owner needs to INSTALL new OSHA recommended Rooftop steps to safely access the 2 flat roofs (not visible from any angle, street view or right of way)(**whereby a NEW variance was added**).
- b) In 2019, the owner did not know that the "pool equipment" would need to be relocated (**whereby a NEW variance was added**). The pool can not be installed until it is known where the pool equipment will be located due to running pipe and conduits etc.).
- c) The owner is proposing a "front yard fountain" (using the original fountain set within a half circle fountain (**whereby a NEW variance is required to allow for the future fountain equipment to be enclosed within the previously approved South equipment enclosure**); of which will also provide the required solid wall screening concealing and providing a sound barrier for pool , fountain and A/C units in the South equipment enclosure.
- d) The previously approved South equipment enclosure requires a "height variance" to cover and screen the pool equipment , fountain equipment and the A/C Units (**whereby a NEW variance was added**); of which will also provide the required solid wall screening concealing and providing a sound barrier for equipment located in the South equipment enclosure.
- e) Re: The previously approved "8 foot laundry room addition (91 sq. ft.) to the existing 1952 non-original structure" : **The 8 foot Laundry room addition will provide the required solid wall screening concealing and providing a sound barrier for the existing A/C equipment in the North A/C equipment enclosure.**
- f) These Variances will allow the Owner to finish 3 major areas to include:
- 1) Family Room Rebuild (North side of House)
 - 2) Laundry Room Rebuild (North west corner of house)
 - 3) Pool installation

Please note: 2024 Variances: The 6 current Variances reference 3 specific areas with 3 New Variances.

The 3 specific areas show the number of Variances required. Please review the “Variance Synopsis” detailed below:

1 a) **The Owner needs to INSTALL new OSHA recommended flush Roof steps to safely access the 2 flat roofs . The OSHA recommended steps are a necessity and not a frivolity. The OSHA recommended steps are a safety measure so the owner’s staff and maintenance crew do not suffer catastrophic FALLS, INJURY or DEATH while performing various maintenance and/ or roof repairs. The approval of the OSHA recommended steps will not confer any special privilege nor would they be detrimental to the public welfare. However, not installing the OSHA recommended steps could result in injury or death; of which the owner is seeking to avoid 3rd party liability.** (not visible from any angle, any street view or any right of way)(whereby a NEW variance was added).

1b) Construction of a previously approved **7 foot covered terrace** on existing 1969 non-original 1-story flat roof.
(3 Variances: Variance # 2,3,4)

2) Construction of a previously approved **8-foot laundry room addition** (91 sq. ft.) to the existing 1952 non-original structure.

(3 Variances: Variance # 1,2,3)

3) Construction of a previously approved **South equipment enclosure** to enclose the pool, future fountain and A/C equipment. Installation of fountain equipment located 54.5 feet away from the water’s edge.

(2 Variances: Variance # 5,6)

8 FT LAUNDRY ROOM ADDITION (TO 1953 NON-ORIGINAL STRUCTURE): LANDMARK APPROVED (TO ALSO INCLUDE CONCEALING AND PROVIDING THE REQUIRED SOLID WALL SCREENING AND A SOUND BARRIER FOR THE EXISTING NORTH A/C EQUIPMENT). VARIANCE REQUIRED.

PROPOSED HARDSCAPE ADJACENT TO VAULTED LOGGIA (AS WAS ORIGINALLY DESIGNED BY WYETH).

PROPOSED HARDSCAPE ADJACENT TO CYPRESS LOGGIA WITH DRAINS FOR WATER CONTROL (SPECIFIED BY CIVIL ENGINEER).

**PROPOSED
SITE PLAN**

SCALE:
 $\frac{1}{16}'' = 1' - 0''$

ORIGINAL POOL EQUIPMENT LOCATION: EXISTING POOL EQUIPMENT WAS NOT SCREENED BY A SOLID WALL BECAUSE THE ORIGINAL SOUTH WALL HAS LARGE OPEN VOIDS (72" X 26") WHICH PROVIDED NO SOUND BARRIER FOR THE POOL EQUIPMENT.

PROPOSED RELOCATION OF POOL EQUIPMENT TO A LOCATION FARTHER FROM THE STREET AT A LOWER GRADE FOR NOISE REDUCTION. POOL, FOUNTAIN AND A/C EQUIPMENT TO BE ENCLOSED AND CONCEALED BEHIND PREVIOUSLY APPROVED SOLID SOUTH EQUIPMENT ENCLOSURE WALLS (PROVIDING THE REQUIRED SCREENING AND SOUND BARRIERS). VARIANCE REQUIRED.

REQUEST TO REPAIR, REINFORCE AND/OR RESTORE ANY AND ALL WALLS SPECIFIED BY STRUCTURAL ENGINEER.

PROPOSED FRONT YARD FOUNTAIN: INCORPORATE PORTION OF THE ORIGINAL FRONT FOUNTAIN; TO CREATE WATER FEATURE DESIGNED TO COMPLIMENT HALF CIRCULAR DRIVEWAY.

PROPOSED 4 FT EAST SITE WALL REQUIRED TO PROVIDE DEFENSE FOR THE HOMEOWNER AGAINST PREDATORS, TRESPASSERS AND VANDALIZERS.

PROPOSED 4 FT SOUTH SITE WALL REQUIRED TO PROVIDE DEFENSE FOR THE HOMEOWNER AGAINST PREDATORS, TRESPASSERS AND VANDALIZERS.



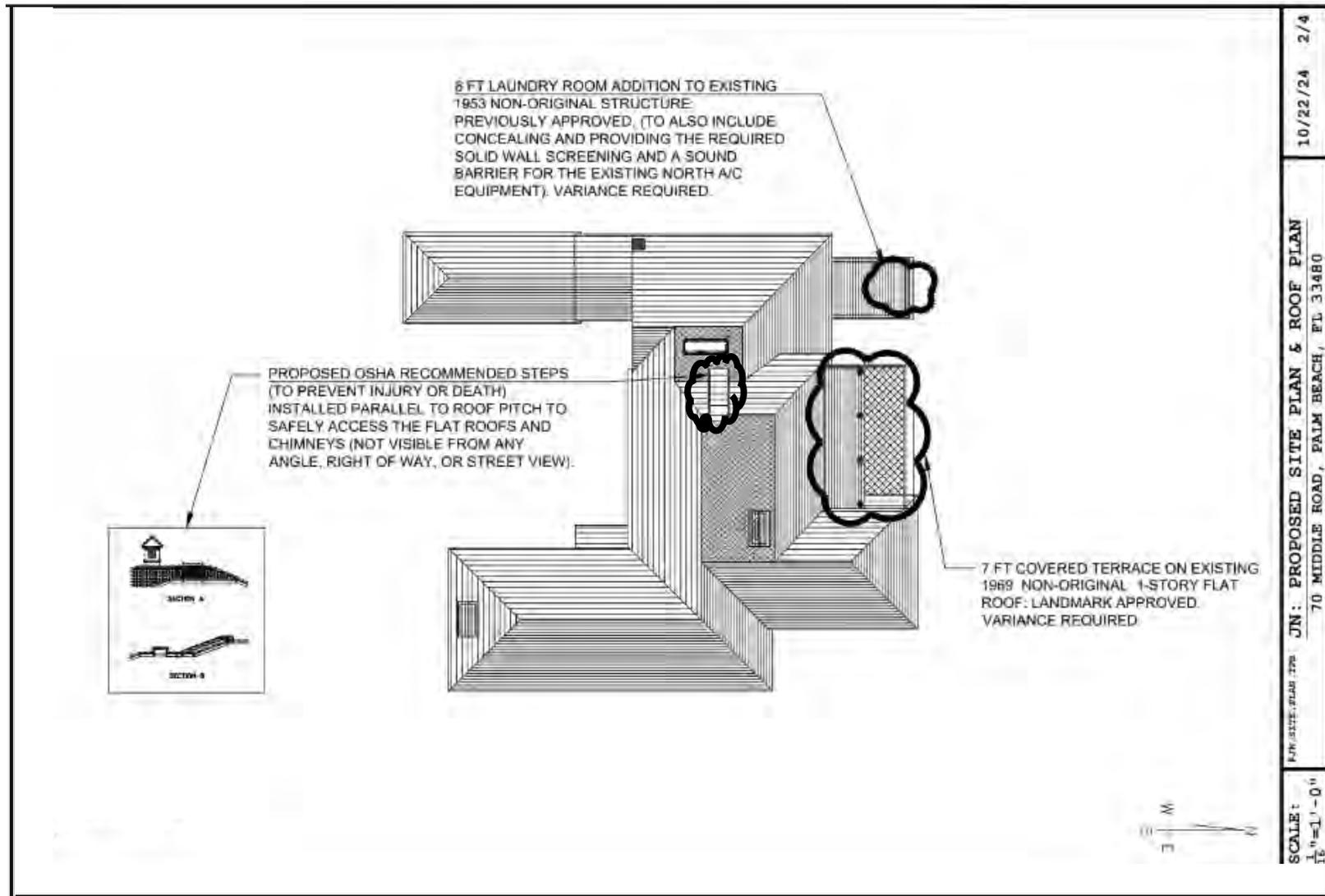
SCALE:
 $\frac{1}{16}'' = 1' - 0''$

JN: PROPOSED SITE PLAN & ROOF PLAN
70 MIDDLE ROAD, PALM BEACH, FL 33480

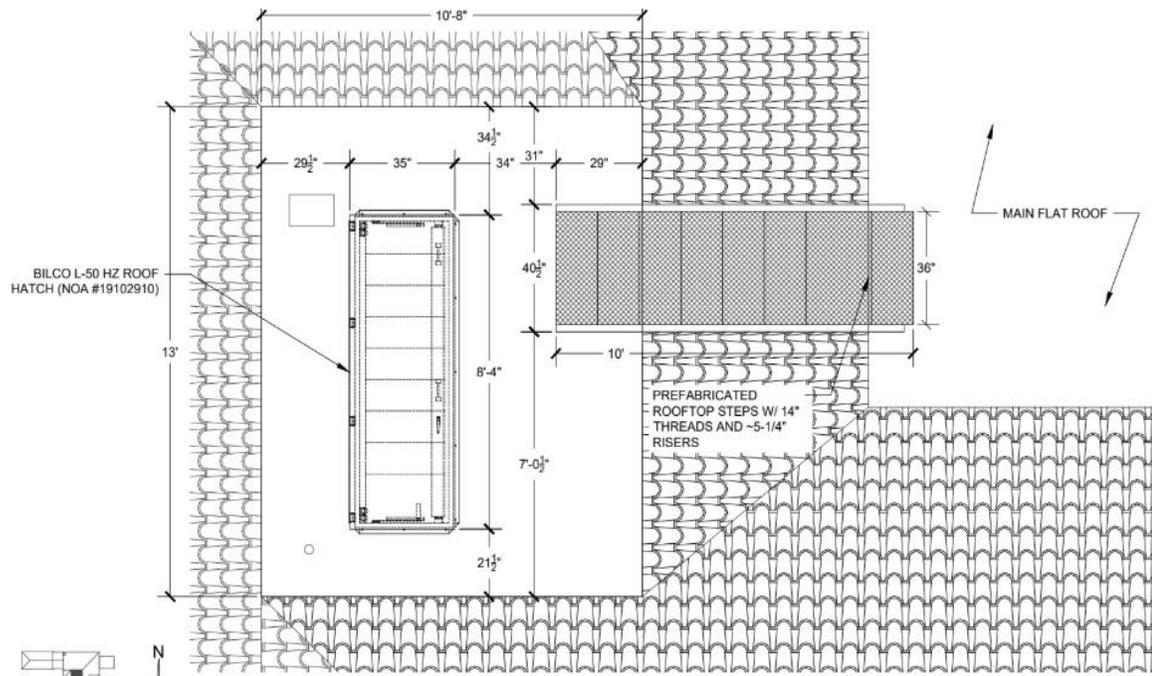
10/22/24 1/4

NOTES FROM THE OWNER:

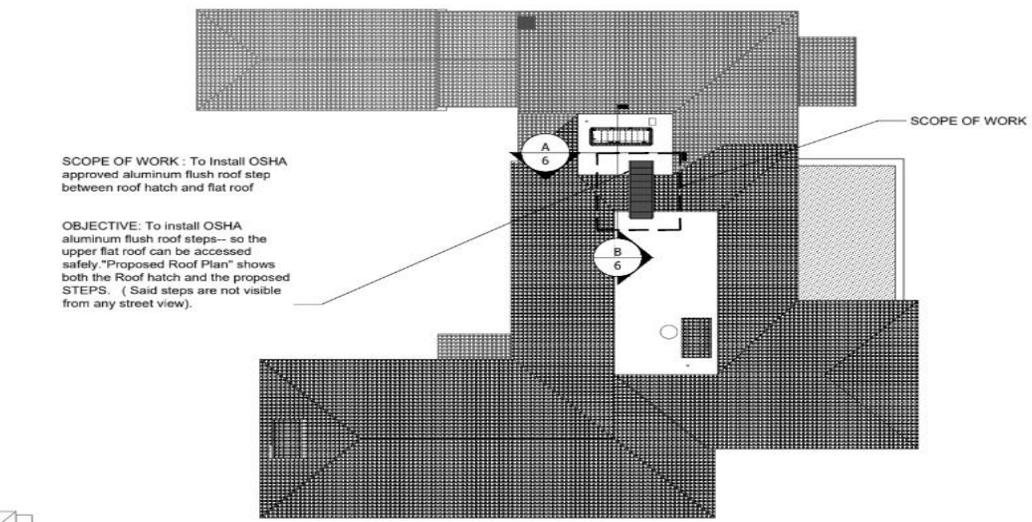
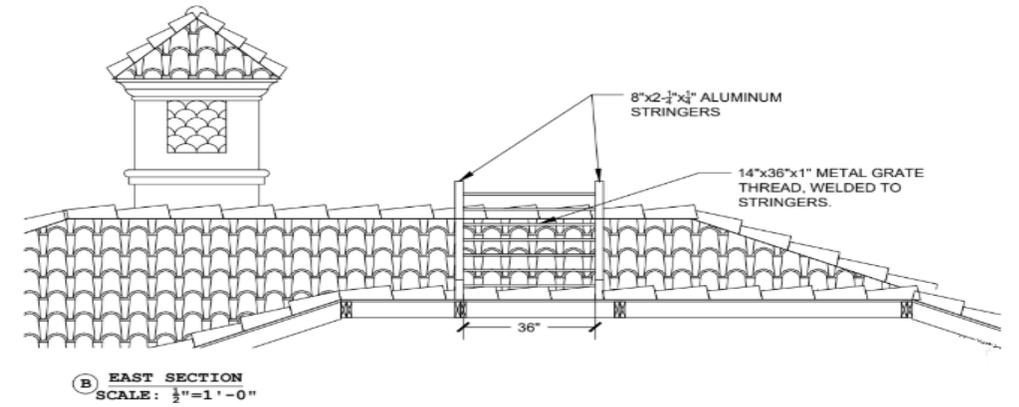
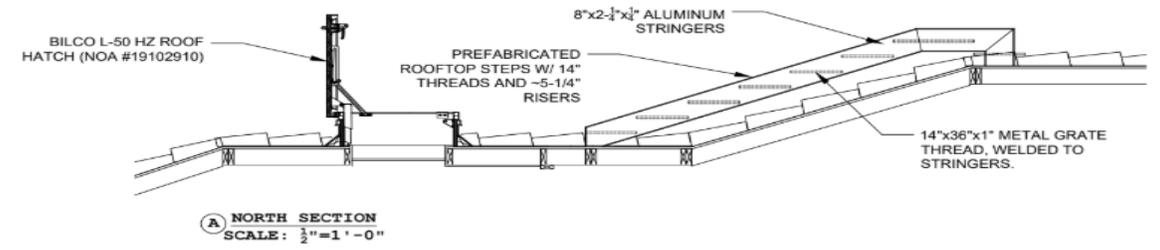
- 1) THE OSHA APPROVED STEPS ARE A SAFETY MEASURE SO THE OWNERS STAFF AND MAINTENANCE CREW DO NOT SUFFER CATASTROPHIC FALLS FROM THE ROOF WHILE PERFORMING VARIOUS MAINTENANCE AND/ OR ROOF REPAIRS.
- 2) THE OSHA APPROVED STEPS ARE A NECESSITY.
- 3) THE OWNER'S FLAT ROOFS REQUIRE RE-PAINING AND WATERPROOFING SEMI-ANNUALLY.
- 4) THE OWNER'S 3 CHIMNEYS FREQUENTLY REQUIRE CLEANING AND MAINTENANCE DUE TO EXCESSIVE LEAVES AND DEBRIS WHICH OFTEN ACCUMULATE ON THE FLAT ROOFS DURING HIGH WINDS, STORMS AND HURRICANES.
- 5) THE OWNER'S HAND MADE CLAY ROOF TILES OFTEN CRACK BREAK AND DETACH DURING HIGH WINDS, STORMS AND HURRICANES; WHICH REQUIRE IMMEDIATE REPLACEMENT TO AVOID FUTURE CODE VIOLATIONS.
- 6) THE OSHA APPROVED STEPS PROVIDE A SAFER AND MORE EFFICIENT ACCESS BETWEEN THE TWO FLAT ROOFS ; REDUCING THE NEED FOR LADDERS AND OTHER POTENTIALLY HAZARDOUS ACCESS METHODS TO TRANSITION BETWEEN THE TWO FLAT ROOF FOR CHIMNEY AND ROOF ACCESS.
- 7) THE OSHA APPROVED STEPS ARE NOT VISIBLE FROM ANY RIGHT OF WAY OR STREET VIEWS.
- 8) APPROVAL OF THE OSHA APPROVED STEPS WILL NOT CONFER ANY SPECIAL PRIVILEGE NOR WOULD THEY BE DETRIMENTAL TO THE PUBLIC WELFARE. HOWEVER, NOT INSTALLING THE OSHA APPROVED STEPS COULD RESULT IN INJURY OR DEATH; OF WHICH THE OWNER IS SEEKING TO AVOID 3RD PARTY LIABILITY.



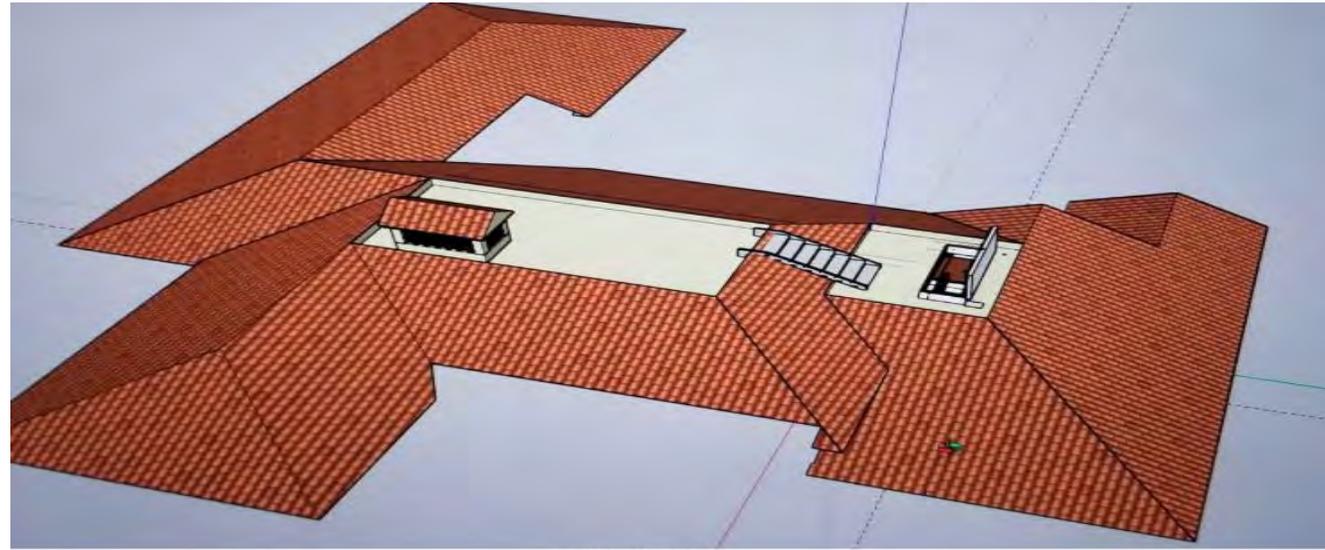
70 MIDDLE ROAD



ENLARGED ROOF PLAN
SCALE: 1/2"=1'-0"



PROPOSED ROOF PLAN
SCALE: 3/8"=1'-0"



70 Middle Road

ROOF STRINGER STEPS NOT VISIBLE FROM STREET OR RIGHT OF WAY

70 Middle Road



MIDDLE RD - EAST VIEW



MIDDLE RD - NORTH VIEW



MIDDLE RD/VIA MARINA CORNER



VIA MARINA - SOUTH VIEW

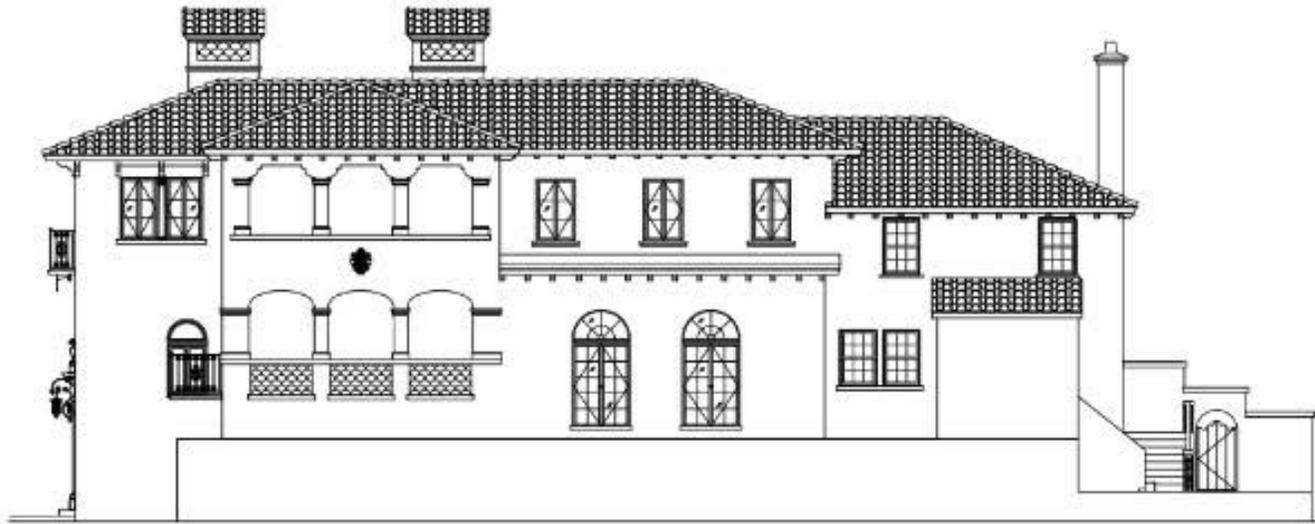


PHOTOS SHOWING ROOF STEPS NOT VISIBLE FROM STREET OR RIGHT OF WAY

70 MIDDLE ROAD



70 MIDDLE ROAD



EXISTING NORTH ELEVATION

SCALE: $\frac{3}{32}$ "=1'-0"



PREVIOUSLY APPROVED NORTH ELEVATION

SCALE: $\frac{3}{32}$ "=1'-0"

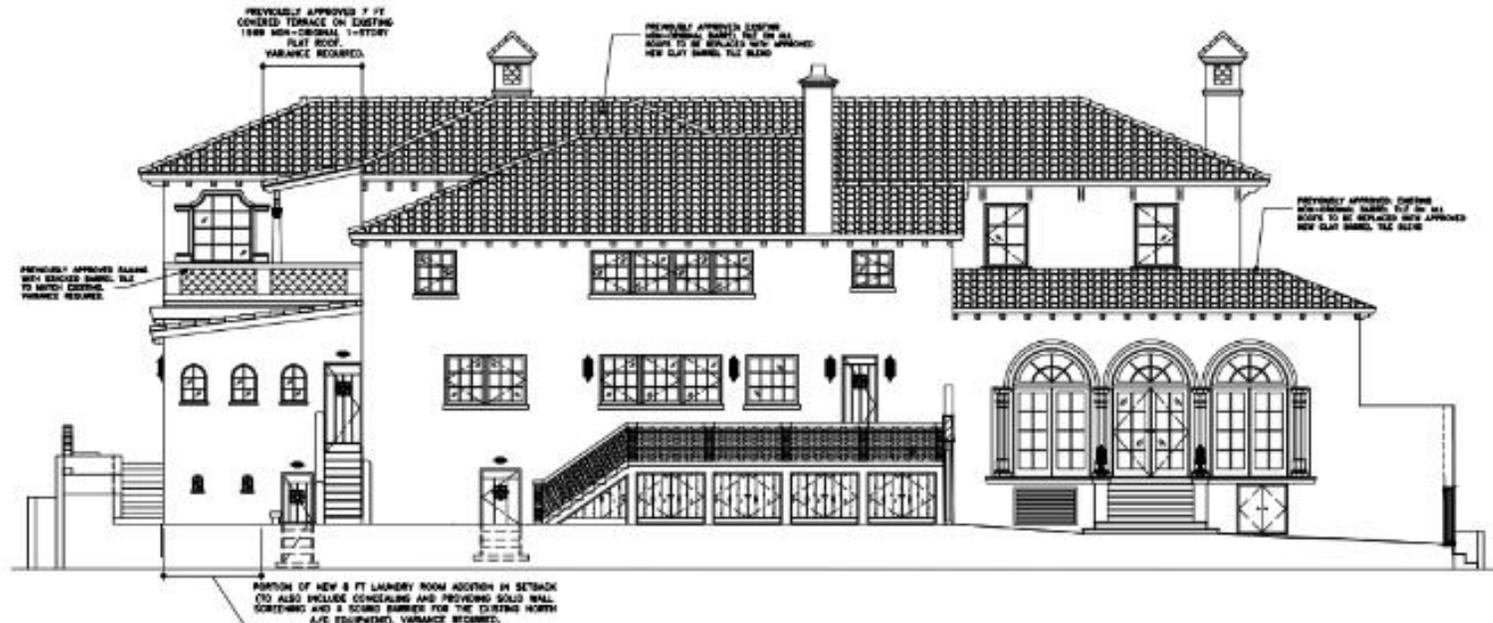
70 MIDDLE ROAD





EXISTING WEST ELEVATION

SCALE: $\frac{3}{32}$ "=1'-0"



PREVIOUSLY APPROVED WEST ELEVATION

SCALE: $\frac{3}{32}$ "=1'-0"

70 MIDDLE ROAD



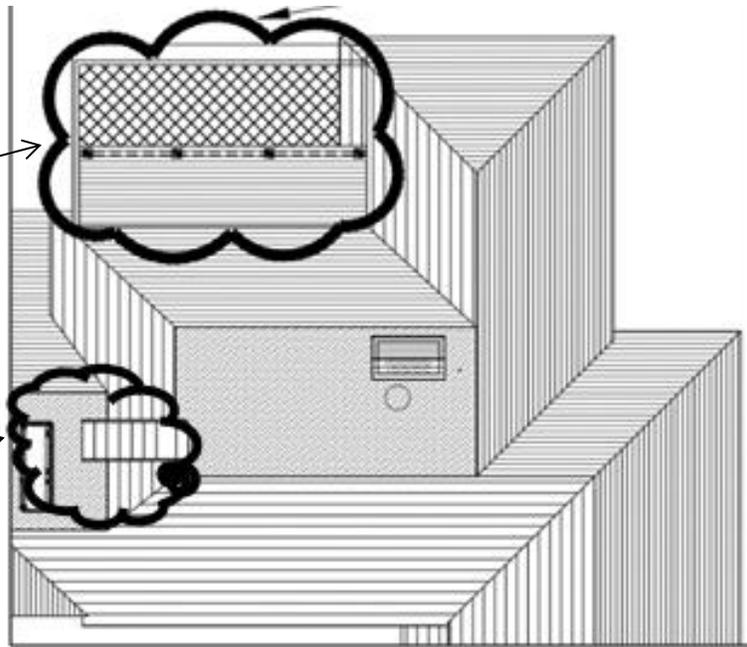
70 MIDDLE ROAD



70 MIDDLE ROAD

7 FT COVERED TERRACE:
LANDMARK APPROVED BUT REQUIRES
A ZONING VARIANCE TO CONSTRUCT

**Osha recommended
Roof Steps**



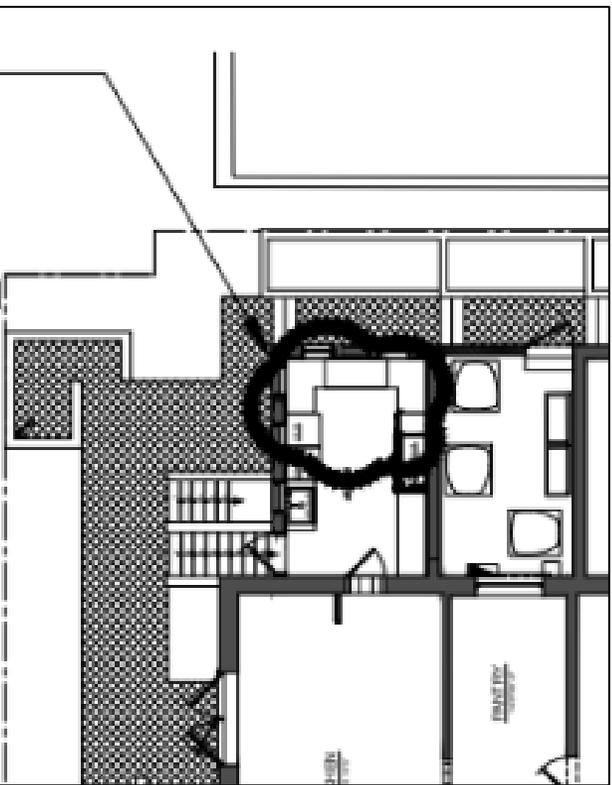
2. Section 134-893(b)(13): A variance to increase the cubic content ratio ("CCR") for the previously approved laundry room addition and previously approved covered terrace resulting in a Cubic Content Ratio of 8.59 in lieu of the 8.44 existing and the 3.95 maximum allowed under the Code.

3. Section 134-893(b)(7): A variance to reduce the side (North) yard setback for the previously approved laundry room addition and previously approved terrace railing addition (on an existing 1-story flat roof) resulting in a North side yard setback of 7.6 feet in lieu of the 12.5 foot minimum required under the Code.

4. Section 134-893(b)(10): A variance to increase building height of 27.4 feet in lieu of the 22 feet required under the Code for the previously approved 7-foot covered terrace (on the existing 1-story flat roof). Increase of overall building height for the OSHA recommended Rooftop steps resulting in 47.1 feet in lieu of the 30 feet required under the Code (13 inches higher than the existing 46 feet high flat roof).

70 MIDDLE ROAD

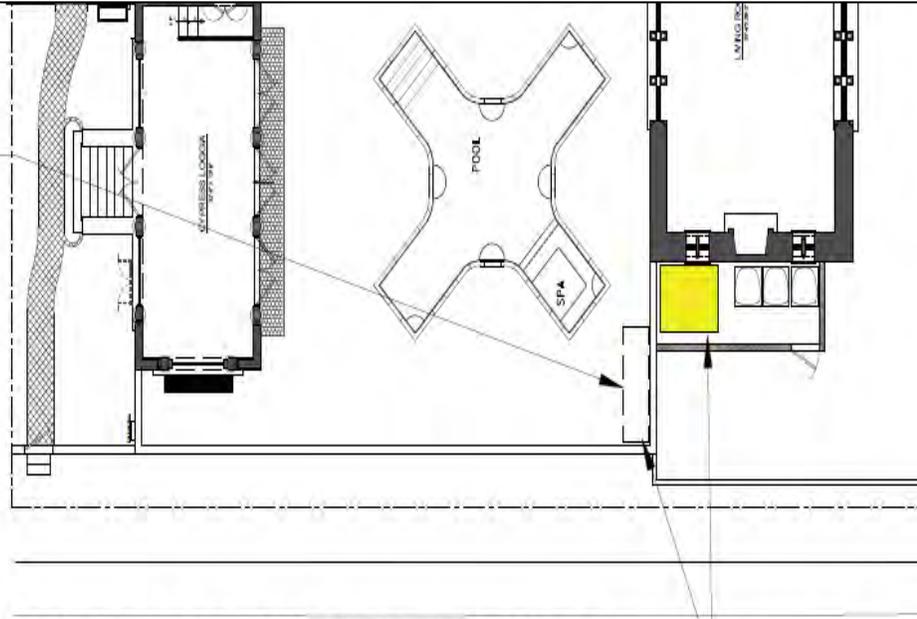
8 FT LAUNDRY ROOM EXTENSION:
LANDMARK APPROVED BUT REQUIRES A
ZONING VARIANCE TO CONSTRUCT
(TO ALSO INCLUDE CONCEALING AND
PROVIDING SOLID WALL SCREENING AND
SOUND BARRIER FOR THE EXISTING NORTH
A/C EQUIPMENT).



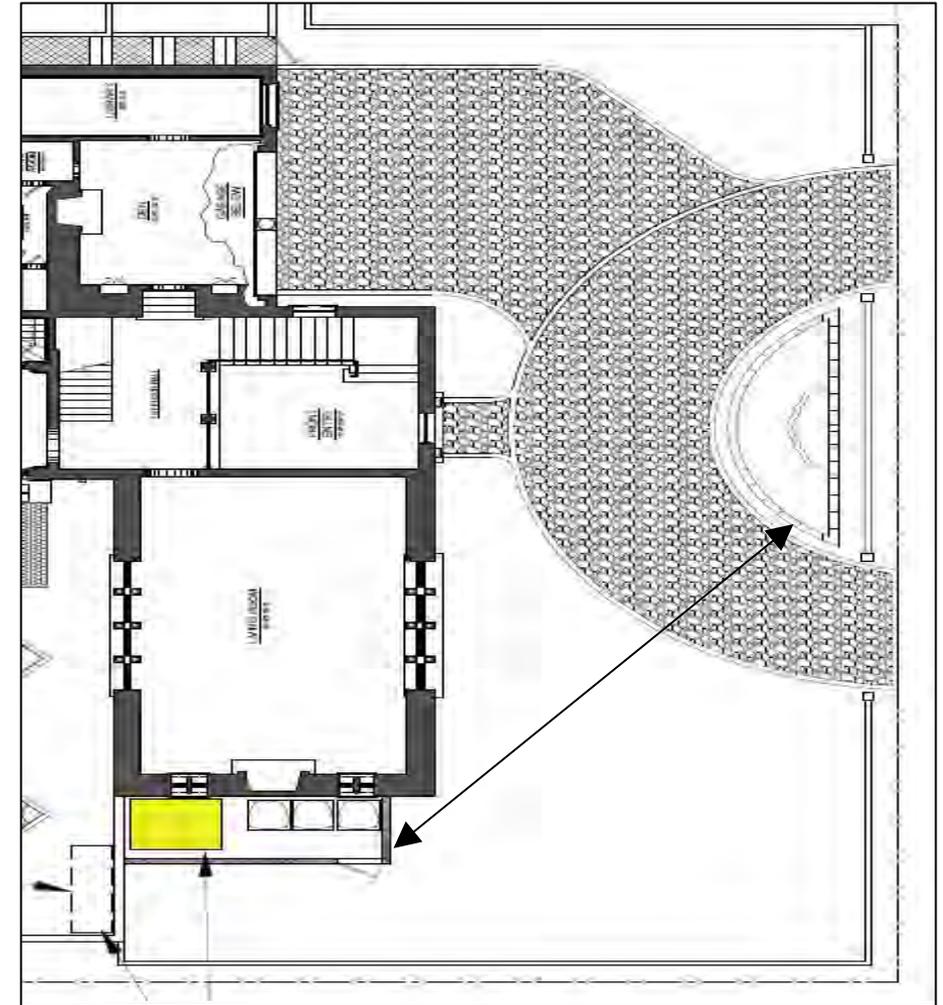
- 1. Section 134-893(b)(11): A variance to increase lot coverage for previously approved 8 foot laundry room addition resulting in lot coverage of 34.47% in lieu of the 33.07% existing and 30% maximum allowed under the Code.
- 2. Section 134-893(b)(13): A variance to increase the cubic content ratio (“CCR”) for the previously approved laundry room addition and covered terrace resulting in a Cubic Content Ratio of 8.59 in lieu of the 8.44 existing and the 3.95 maximum allowed under the Code.
- 3. Section 134-893(b)(7): A variance to reduce the side (North) yard setback for the previously approved laundry room addition and previously approved terrace railing addition (on an existing 1-story flat roof) resulting in a North side yard setback of 7.6 feet in lieu of the 12.5 foot minimum required under the Code.

70 MIDDLE ROAD

ORIGINAL POOL EQUIPMENT LOCATION:
EXISTING POOL EQUIPMENT WAS NOT
SCREENED BY A SOLID WALL BECAUSE
THE ORIGINAL SOUTH WALL HAS
LARGE OPEN VOIDS (6' 6" X 26")
WHICH PROVIDE NO SOUND BARRIER
FOR THE POOL EQUIPMENT.

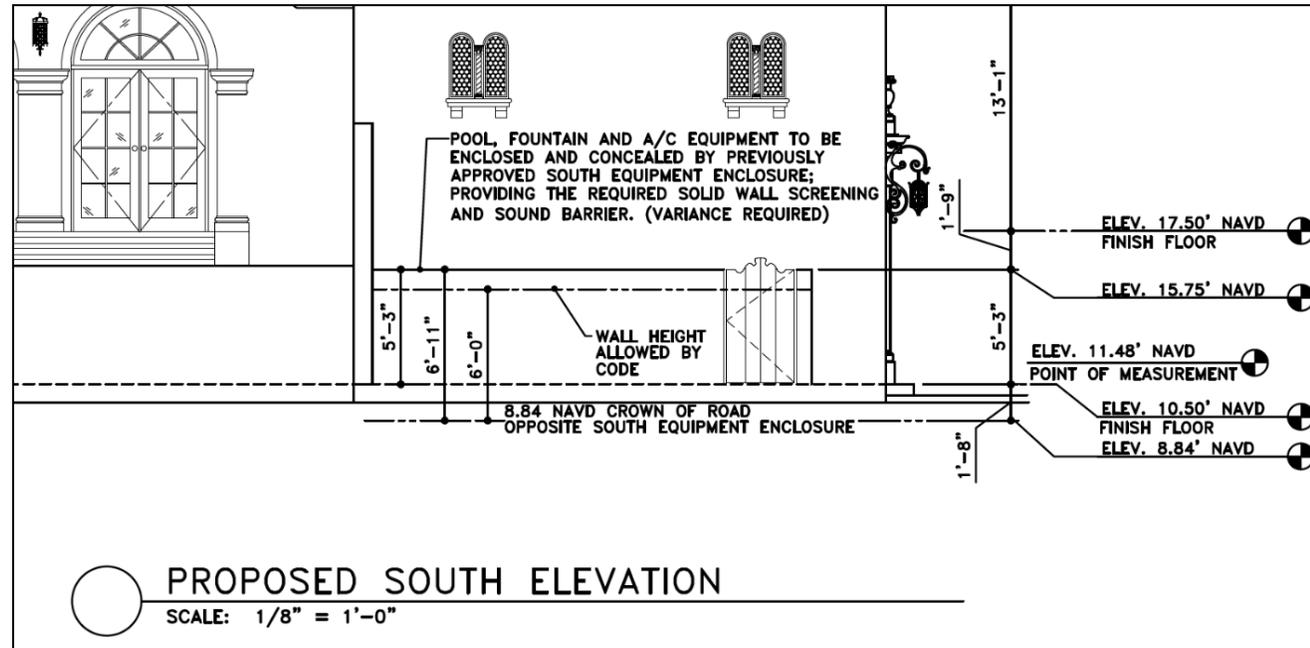
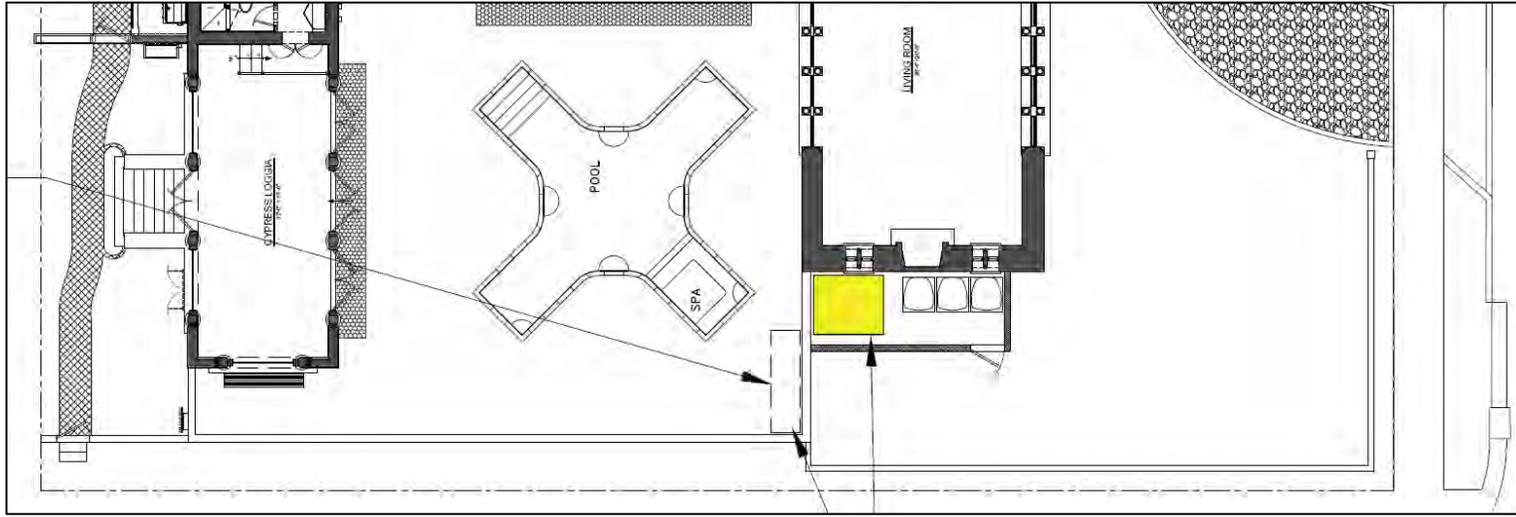


PROPOSED RELOCATION OF POOL EQUIPMENT TO A LOCATION FARTHER FROM THE
STREET AT A LOWER GRADE FOR NOISE REDUCTION. POOL, FOUNTAIN AND A/C
EQUIPMENT TO BE ENCLOSED AND CONCEALED BEHIND THE PREVIOUSLY APPROVED
SOLID SOUTH A/C ENCLOSURE WALL PROVIDING THE REQUIRED SCREENING AND SOUND
BARRIERS. VARIANCE REQUIRED TO CONSTRUCT.



5. Section 134-1728(c)(5): A variance to reduce the street (South) side yard setback of previously approved South equipment enclosure for existing pool equipment and fountain equipment resulting in a street side yard setback of 15.6 feet in lieu of the 20 foot minimum required under the Code. Increase the distance between the fountain's water's edge and the fountain equipment located 54.5 feet away from the water's edge in lieu of the 25 feet maximum allowed under the Code.

70 MIDDLE ROAD



6. Section 134-1667(a): A variance to increase the height of the previously approved South equipment enclosure walls in the street (South) side yard setback to 6.9 feet in height in lieu of the 6 foot maximum allowed under the Code.

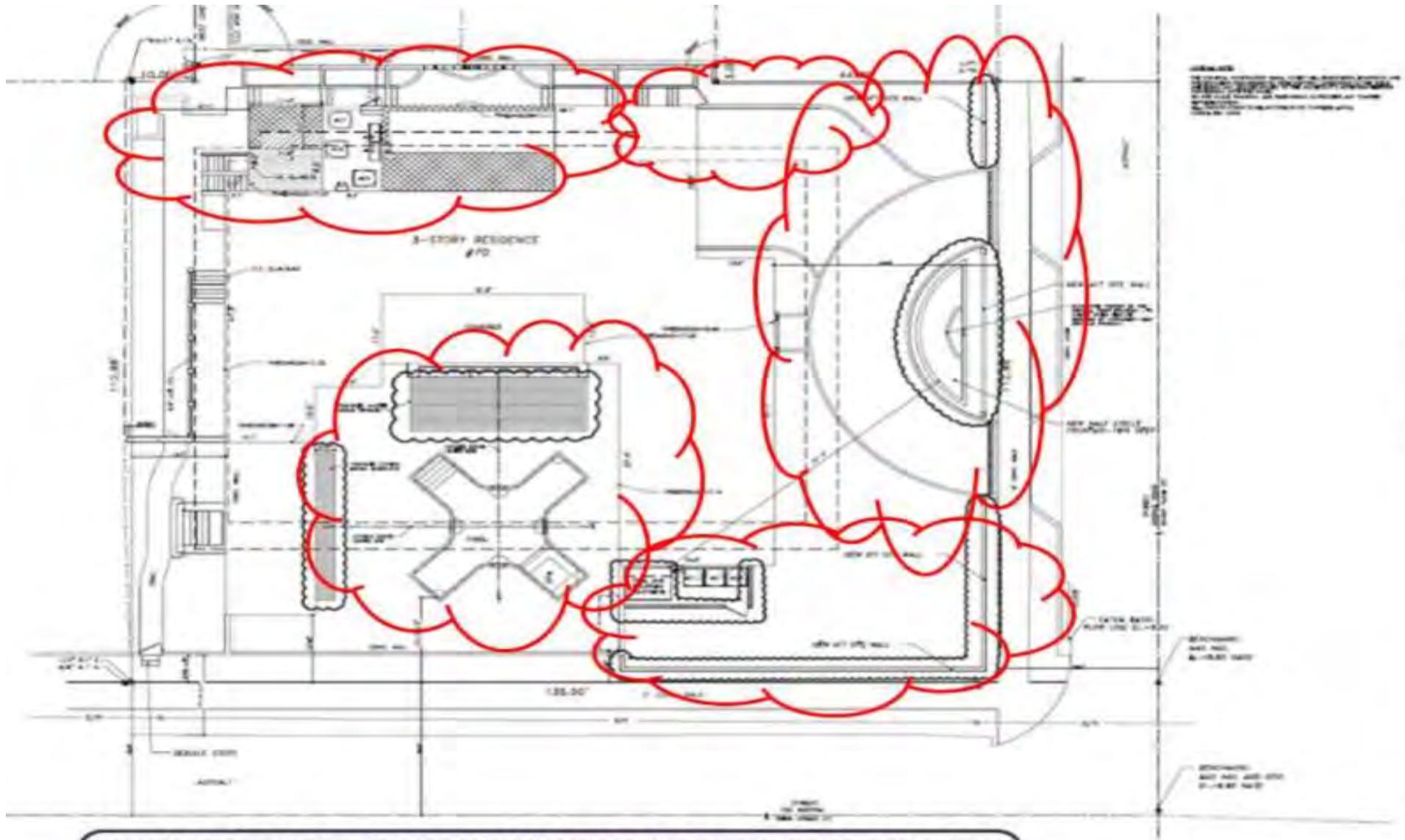
1. The special conditions and circumstances related to the subject property is that this is a Historic Landmarked house in the R-B Zoning District that is currently non-conforming to the current Code.
2. The special conditions and circumstances are not the result of the applicant as the house was built in 1924 (with later additions in 1952 and 1969). The non-conforming aspects of the house were in existence at the time of acquisition by the applicant.
3. The hardship, which runs with the land, is that the house is a Town of Palm Beach Historic Landmark house (built in 1924) which is non-conforming in several aspects to the current Code as zoning has changed since the house was originally constructed 100 years ago.
4. The current location and configuration of the Landmark house limits the applicant's ability to make changes without the necessity for variances. Renovations to a Landmark house require a delicate approach in making changes to improve the livability for the year 2024.
5. The previously approved 8-foot laundry room addition (extended from the 1952 non-original structure) is relatively small and will allow for greater livability of the property to conform to current standards. The variances requested are the minimum necessary to make reasonable use of the land. The previously approved 8-foot (91 square foot) laundry room addition in the North West corner of the house will be no farther into the setback than the rest of the house currently is. The previously approved 8-foot laundry room addition will be no closer to the North property line than other portions of the house currently are (to also include providing the required solid wall screening concealing and providing a sound barrier for the existing North A/C equipment).

6. The previously approved 7-foot covered terrace on the existing 1-story flat roof of the 1969 non-original addition will not be any closer to the North property line than the flat roof currently is; nor would it be any higher than the original clay barrel tile roof currently is. The previously approved 7-foot covered terrace is a significant improvement to the 1969 non-original 1-story addition creating cohesion and unification of the North exterior elevation of the Landmarked house.

7. The relocation of the pool equipment and future fountain equipment are necessary for the pool, spa and fountain and will be enclosed within the previously approved South equipment enclosure. The pool equipment and fountain equipment will be lower in height and farther from the property line than the existing equipment is currently situated (concealed within the South equipment enclosure providing the required solid wall screening and sound barriers).

8. The OSHA recommended steps are a safety measure so the owner's staff and maintenance crew do not suffer catastrophic FALLS, INJURY or DEATH while performing various maintenance and/ or roof repairs. The owner's flat roofs require re-painting and waterproofing semi-annually. The owner's 3 chimneys frequently require cleaning and maintenance due to excessive leaves and debris which often accumulate on the flat roofs during high winds, storms and hurricanes. The owner's hand made clay roof tiles often crack, break and detach during high winds, storms and hurricanes; which require immediate replacement to avoid future code violations. The OSHA recommended steps provide a safer and more efficient access between the two flat roofs ; reducing the need for ladders and other potentially hazardous access methods to transition between the two flat roofs for chimney and roof access. The OSHA recommended steps are not visible from any right of way or street views. The OSHA recommended steps are a necessity and not a frivolity. The approval of the OSHA recommended steps will not confer any special privilege nor would they be detrimental to the public welfare. However, not installing the OSHA recommended steps could result in injury or death; of which the owner is seeking to avoid 3rd party liability.

9. The granting of these variances will not be injurious to the area involved or detrimental to the public welfare. Granting of the variances requested will not confer any special privilege that is denied to the neighboring properties.



70 MIDDLE ROAD: PLAN SHOWING ALL AREAS THAT WOULD BE IMPACTED and PAUSED SHOWN IN **RED CLOUDS (SHOULD THE OWNER NOT OBTAIN HER LPC AND VARIANCE APPROVALS).**

DATE: 10/21/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 70 MIDDLE ROAD

SKA
 SKA CONSULTANTS, INC.
 1000 BAYVIEW BLVD, SUITE 1000
 MIAMI, FL 33134

NAEGELE RESIDENCE
 70 MIDDLE ROAD
 PALM BEACH, FLORIDA

REVISIONS

REVISIONS

DATE: 10/21/24
 SCALE: 1/8" = 1'-0"
 SHEET: A4.2

PROPOSED SEE PLAN WITH REVISIONS (EDGES)