

To:
Mr. John Lindgren
Planning Administrator
Town of Palm Beach,

and members of ARCOM and the Palm Beach Town Council

Re: ARCOM and Town Council reviews of project at 218 Debra Lane, Palm Beach

Dear Mr. Lindgren and members of the council:

My primary residence is at 1469 North Lake Way, on the southeast corner of Debra Lane and North Lake Way. It is immediately west of the property at 218 Debra Lane. The new owners of that property have requested variances for the new building they are proposing; these variances are scheduled to be discussed at the October 30 ARCOM meeting and at the Town Council meeting on November 13.

I have concerns about their plans. The new owners must increase the elevation of their property by "more than three and one-half feet" to meet FEMA requirements. They do not say just how high they will go. Because my property is adjacent to theirs, just to the west, I don't know how this change will affect my property in terms of draining, landscaping and the underground wiring.

The second problem is that the house will be two stories tall, unlike any other structure on Debra Lane. There are also requests to place the new house and swimming pool closer to the boundaries of the property. Given the increased elevation of the property, a two story house, (possibly closer to the property line), will loom over the east side of my house which includes the back patio, dining area and a bedroom. It would undoubtedly affect the light and the privacy of my living space.

Debra Lane consists of single story houses on small lots. A two-story house that requires set-back variances will change the character of the neighborhood because of its effect on light, space and privacy. It will undoubtedly also affect property values. I hope you will consider these problems in your evaluation of both the architectural plans and the request for variances.

Sincerely,

Molly Noonan
1469 North Lake Way