

# SNIFFEN & SPELLMAN, P.A.

Sender's Direct Line: (561) 721-4002  
Sender's Email: jeubanks@sniffenlaw.com

August 25, 2019

**Via E-mail**

Architectural Commission  
c/o Michael Small, Chair  
Town Council of the Town of Palm Beach  
360 South County Road  
Palm Beach, Florida 33480

**Re: Objection to Application No. B-045-2020 for Proposed Garage at  
143 Reef Road**

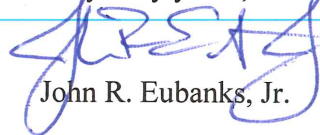
Dear Mr. Small:

Our office was hired this afternoon by Gayle P. Petersen, the owner of 151 Reef Road. Ms. Peterson's home lies immediately to the west of 143 Reef Road. In that capacity please be advised that Ms. Petersen objects to the two car garage proposed by the Applicant, along with the potential variance needed to approve the same.

In direct conflict with the Applicant's representations, the house at 143 Reef Road was built with a one car garage, which was later converted to living space. As a result, there is no hardship which would support a variance.

At the same time, the proposed garage would reduce the normal side yard setback and greenspace in half, change the appearance of the residence from the street, increase the massing next to Ms. Petersen's home, and impinge upon her privacy. Moreover, the Application is nothing more than the same proposal set forth in former Variance #11-2011, which was soundly rejected by the Town Council in July of 2011, resulting in its withdrawal at that time. A copy of the objections from the surrounding neighbors in July 2011, along with a copy of the withdrawal is attached hereto.

Very truly yours,



John R. Eubanks, Jr.

cc: ARCOM Committee Members  
Wayne Bergman, Acting Director Planning, Zoning & Building  
Kelly Churney, Administrative Specialist  
Town Clerk, Town of Palm Beach

**REPLY TO:**

605 NORTH OLIVE AVENUE, 2ND FLOOR  
WEST PALM BEACH, FL • 33401  
PHONE: 561.721.4000  
FAX: 561.721.4001

WWW.SNIFFENLAW.COM

123 NORTH MONROE STREET  
TALLAHASSEE, FL • 32301  
PHONE: 850.205.1996  
FAX: 850.205.3004

July 1, 2011

RECEIVED

JUL - 6 2011

TOWN OF PALM BEACH  
PZB DEPT

Town of Palm Beach

Zoning & Building Department

360 S. County Road

Palm Beach, Florida 33480

Re: 143 Reef Road *Variance # 11-2011*

To Whom it May Concern:

We have been residents of 144 Reef Road for 16 years, the home directly across the street from 143 Reef. We both have also been residents of the town of Palm Beach for 50 years, our entire lives. We are submitting this notice to preserve the ambiance on the north end. Reef Road is a quiet street with an Island appeal. Most of the residents like it that way and moved here because they hope to keep it this way. We understand a petition to build a two car garage has been filed. Our concerns are as follows:

The house is being rented and they are not the owners.

Why do they have to expand to a garage that is so large, the house originally had a one car garage.

The disruption to the safety of the families on the street and the disturbance of peace is overwhelming.

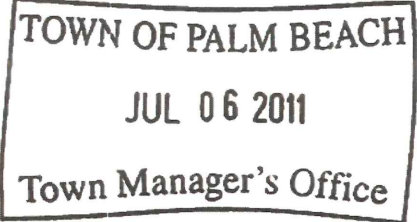
It would seem that the appropriate size garage for this street would be a one car garage, considering the size of the home and property, fitting in with the rest of the street, and the north end.

Thank you for your consideration in this matter.

Sincerely,

  
Jesse and Mary Azqueta

Paul Gingras, DMD  
153 Reef Road  
Palm Beach, FL 33480



Town Council  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

30 June 2011

Dear Members of the Town Council:

My wife and I live at 153 Reef Road and we received a notice of a request for a zoning variance for a property located at 143 Reef Road. We have three concerns regarding the request.

1. The application lists the property owners as David and Sarah Hruda. We are not sure Mr. and Mrs. Hruda own the property. We have been repeatedly told that someone else owns the property. The Town needs to determine who the owners are before proceeding with the application.
2. Under Exhibit A- Request For Variance, item 4, the applicant states that the residence was built without a garage. This house was originally built with a one car garage. This garage was later converted to a living space by a previous owner. A check with the Building Department will confirm this.
3. The addition of a two car garage would reduce the normal side yard setback by half which would change the appearance of the residence by reducing the greenspace surrounding it. This would set a bad precedent for the R-B zoning in this neighborhood. A one car garage addition would impose less on the normal setback.

We are opposed to a two car garage addition and we are not opposed to a one car garage addition.

Sincerely,

   
Paul and Sally Gingras



# KOCHMAN & ZISKA PLC

Ronald S. Kochman\*

Maura A. Ziska

Marvin S. Rosen, *Counsel*\*

\*Also admitted in New York

\*Also admitted in Michigan

Esperanté

222 Lakeview Avenue, Suite 1500  
West Palm Beach, Florida 33401

Telephone: (561) 802-8960

Facsimile: (561) 802-8995

**VIA FACSIMILE: 561-835-4621**

July 21, 2011

Mayor and Town Council  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

***RE: Variance #11-2011/249/143 Reef Road, Palm Beach***

Dear Mayor and Town Council:

Please **withdraw** the above referenced matter from the August 10, 2011 Town Council agenda. Please call me if you have any questions or comments with the foregoing. Thank you.

Sincerely yours,



Maura A. Ziska

MAZ/mr

cc: Paul Castro

Pat Seagraves

00011412