



CFN 20200188192

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Maura Ziska, Esq
Kochman & Ziska, PLC
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401
Our File No.: 1803-21

OR BK 31464 PG 0655
RECORDED 06/02/2020 12:06:22
AMT 1,850,000.00
Doc Stamp 12,950.00
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pg 0655 - 656; (2pgs)

Property Appraisers Parcel Identification (Folio) Number: 50-43-42-34-08-000-0450

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 29th day of May, 2020 by Sean Heyniger, a married man, whose post office address is 3140 Washington Rd, West Palm Beach, FL 33401 herein called the Grantor, to John K Criddle whose post office address is 143 Reef Road, Palm Beach, FL 33480, hereinafter called the Grantee;

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH that the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Palm Beach County, State of Florida, viz.:

Lot 45 of PLAT OF NORTH SHORE ADDITION TO PALM BEACH, according to the Plat thereof as recorded in Plat Book 20, Page 62, of the Public Records of Palm Beach County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

This property does not constitute the homestead of the Grantor nor is it contiguous to the homestead of Grantor who reside on lands other than the lands described herein. The Grantor's address is: 3140 Washington Rd, West palm Beach, FL 33401

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

EXHIBIT A

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Christine Belsky
Witness #1 Signature

Christine Belsky
Witness #1 Printed Name

Kristina Neville
Witness #2 Signature

Kristina Neville
Witness #2 Printed Name

Sean Heyniger
Sean Heyniger

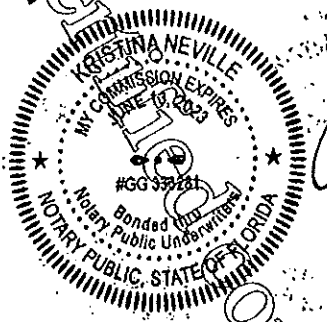
State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 29th day of May, 2020, by Sean Heyniger who has/have appeared by ☒ physical presence or ☐ online notarization and has produced _____ as identification and ☐ did ☐ did not take an oath.

SEAL

My commission expires:



Kristina Neville
Notary Public

Printed Notary Name

Permit No. 80172

Palm Beach, Florida, August 9, 1972

TO THE BUILDING INSPECTOR
OF PALM BEACH, FLORIDA

The undersigned requests that you grant a building permit to

D. Wendell, Owner

TO CONSTRUCT Alter garage to bedroom and shower

in accordance with plans and specifications submitted with this application.

Located on Lot 45 Subdivision N. Shore

On 143 Reef Road Street, Between N. Lake Way and N. Lake Way

ZONING DISTRICT R-B

Occupancy Classification Single Family Dwelling Size of Addition NO Addition

Construction Classification Existing

Roofing Material Existing

Owner's Name D. Wendell

Builder's Name owner by Frank Johns

Architect and/or Engineer Herman Fernau Architect

Approximate Cost \$ 5,000 Height Story

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with Ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.

Signed:



Applicant

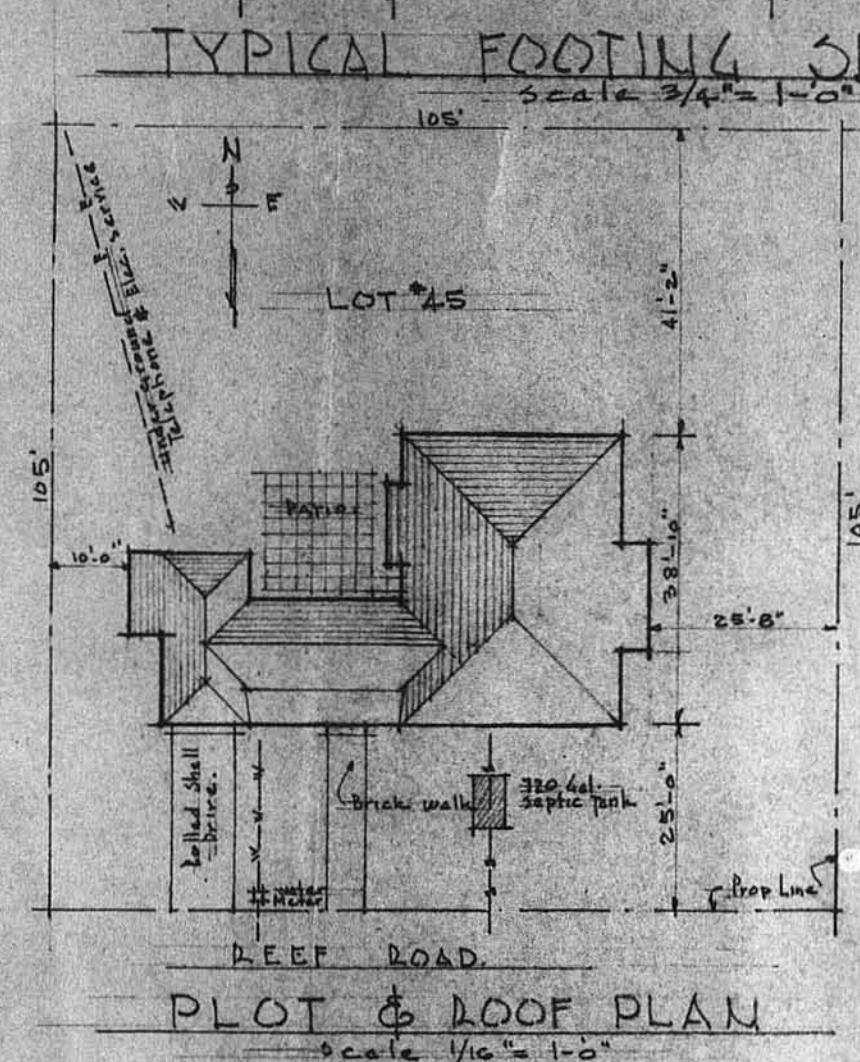
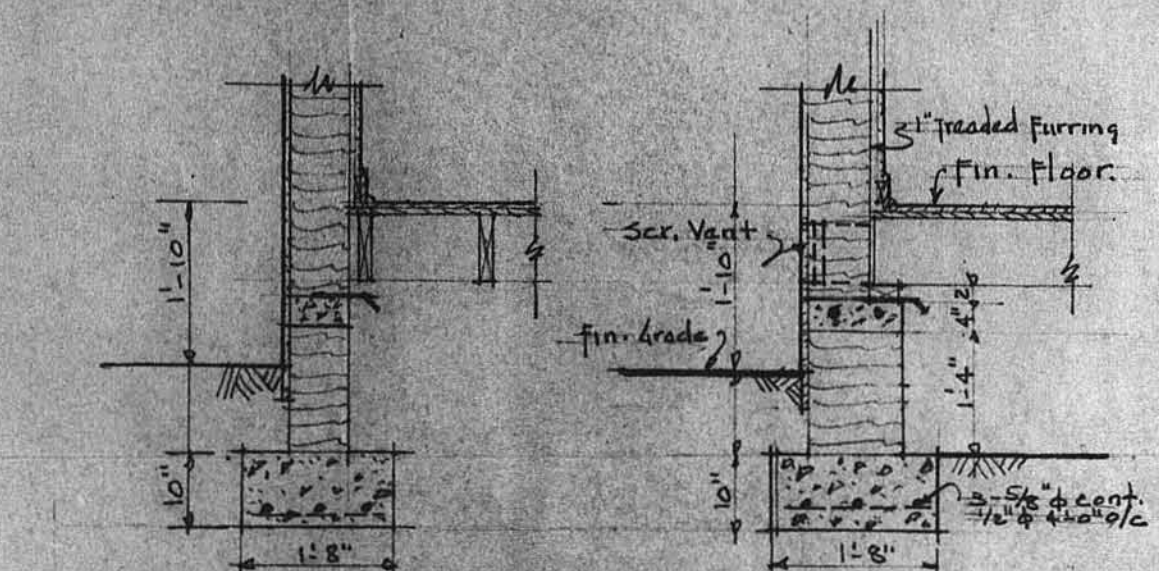
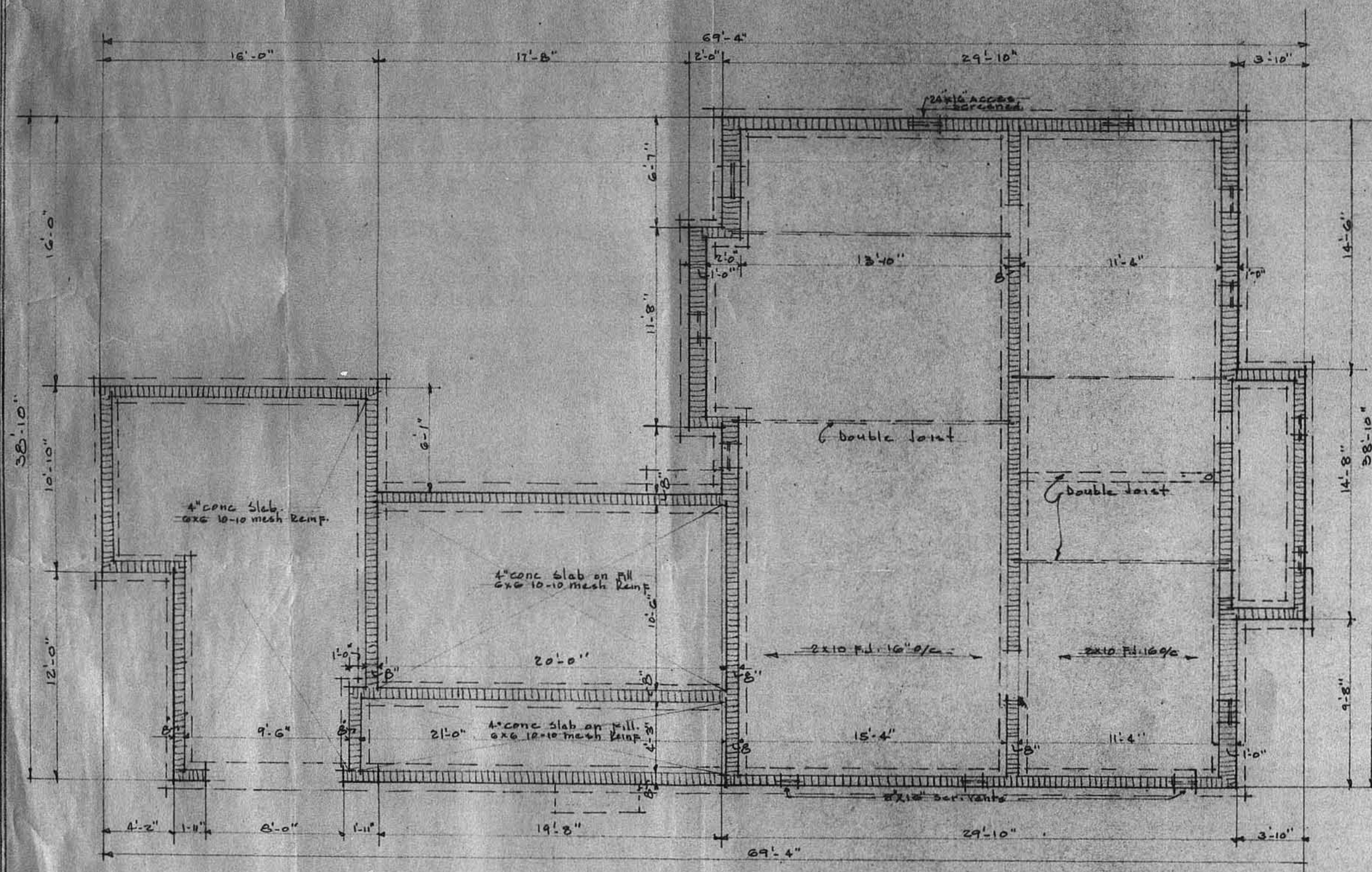
The Building Inspector's notes, as shown on the approved plans, will be adhered to.

The granting of this building permit is subject to the following special conditions pertaining thereto, as directed by the building inspector:

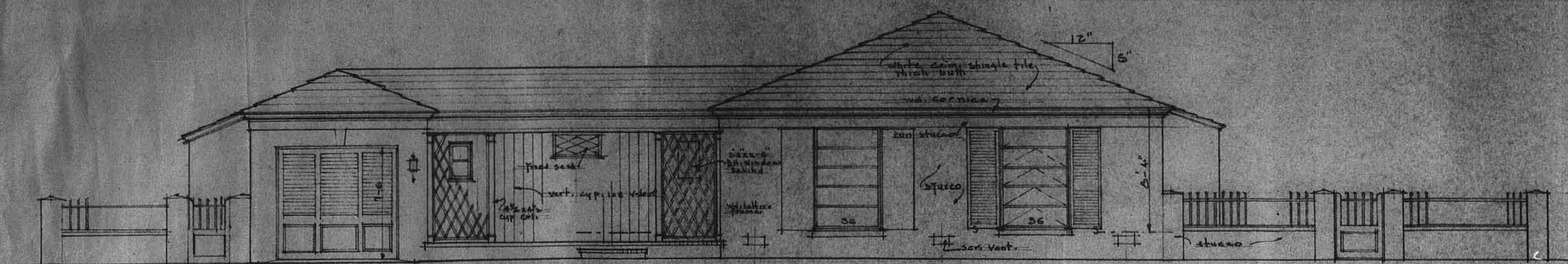
This work is being done on an hourly wage basis, no contract is involved

On behalf of the owner and builder, I agree to the terms of said special conditions.

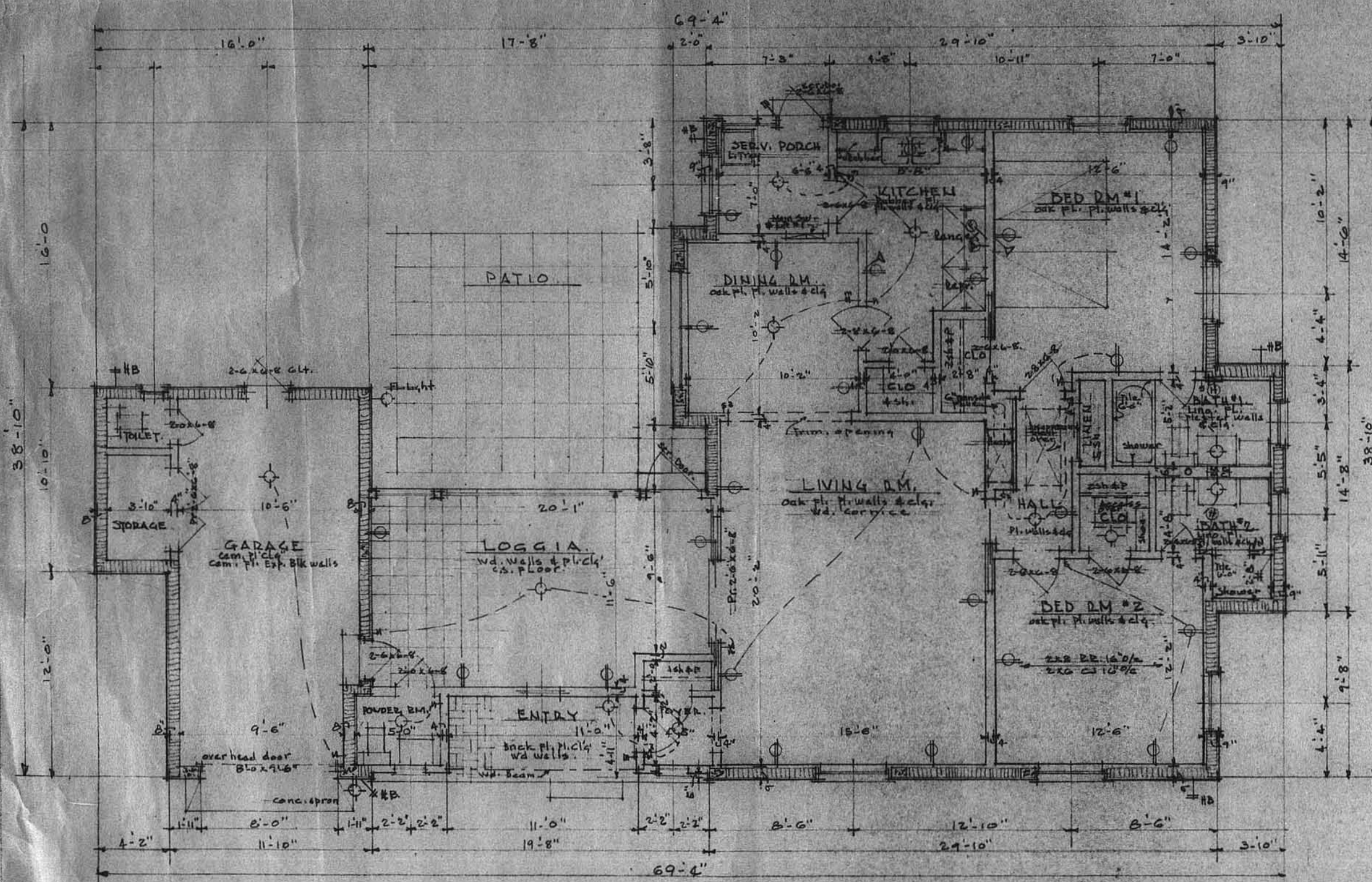

Applicant



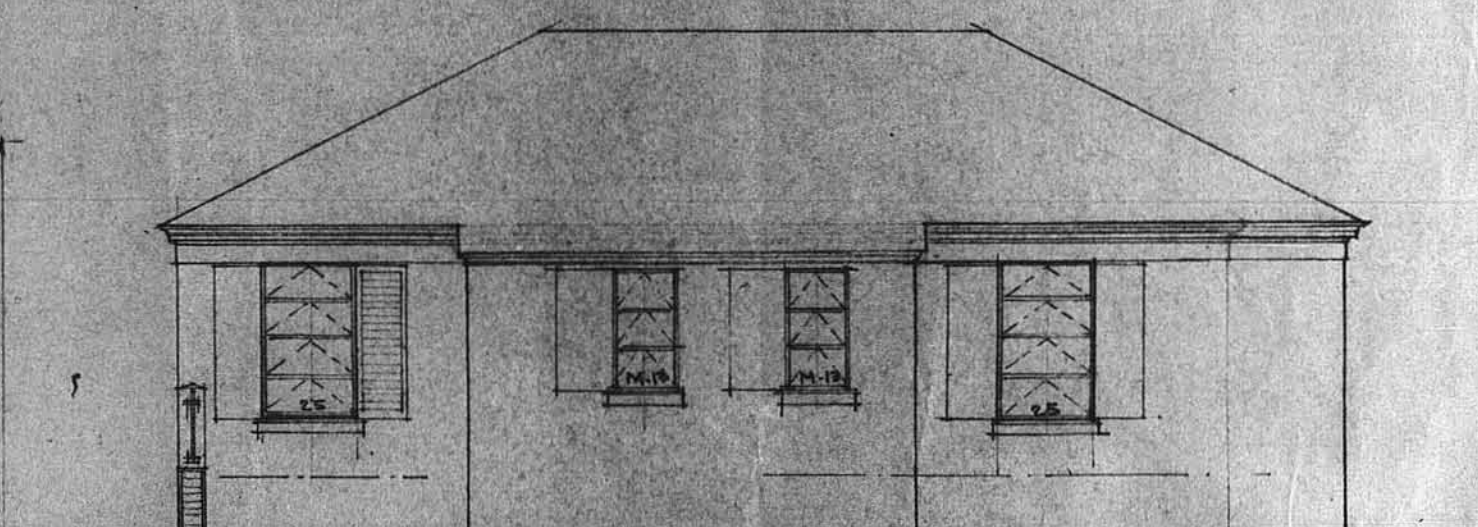
FOUNDATION & PLOT PLAN			
CHECKED	HOUSE #2 FOR	242	
REVIEWED	E. U. DODDY JR.		
DRAWN BY	DEEP ROAD LOT #45	29 JAN 5	
ARCHITECT	PALM BEACH		
	CALER AND PLOCKELMAN		
	ARCHITECTS		
	PALM BEACH, FLA.		



SOUTH ELEVATION



FLOOR PLAN
scale 1/4" = 1'-0"



EAST ELEVATION

FLOOR PLAN & ELEVATIONS			
CHECKED	HOUSE #2 FOR	242	
REVIEWED	F. H. RODDY JR.		
DRAWN BY	DEE ROAD LOT #45	29 JAN 51	
ARCHITECT	PALE BEACH, FLA.		
	CALER AND PLOCKELMAN	2	
	ARCHITECT		



ZONING APPLICATION
TOWN OF PALM BEACH

Variance # 11-2011

(Zoning Case Number)

This application includes requests for:

- ____ Site Plan Review
____ Special Exception
X Variance

TO BE HEARD BY THE TOWN COUNCIL ON JULY 13, 2011, AFTER 9:30 A.M., IN THE TOWN OF PALM BEACH COUNCIL CHAMBERS, LOCATED ON THE 2ND FLOOR, 360 SO. COUNTY ROAD, PALM BEACH. Pursuant to the Town Zoning Code of Ordinances, Sections 134-172 (Special Exceptions and Variances) and/or 134-328 (Site Plan Review), this application is being sent to all property owners within 300' of the location of the subject zoning application. A copy of this application along with all exhibits such as large drawings and other supporting documents that are not attached to this application are available for inspection at the Town's Planning, Zoning & Building Department, 360 S. County Rd., south entrance, weekdays between the hours of 8:30 a.m. and 4:30 p.m.

All interested persons may appear and be heard at said Public Hearing and may likewise submit written statements prior to and at said Public Hearing. If any person decides to appeal any decision made by the Town Council with respect to this matter, he/she will need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

I. **Subject Address:** 143 Reef Road

Zoning District R-B

Fee Simple Property Owner's Name: David and Sarah Hrudá

Legal Description: Lot 45 of NORTH SHORE ADDITION TO PALM BEACH, according to the Plat thereof as recorded in Plat Book 20, Page 62, of the Public Records of Palm Beach County, Florida.

Name and address of person who can receive service of process for purposes of litigation in Palm Beach County: Maura Ziska, Esquire, 222 Lakeview Avenue, Suite 1500, West Palm Beach, FL 33401

II. **DESCRIPTION OF THE REQUEST TO BE HEARD BY TOWN COUNCIL, citing applicable Town Zoning Code Section Number(s):**

A. **Applicable Zoning Code Section Number(s):**

1. **Section 134-201 Findings Prior to Authorization.**
2. **Section 134-893 (7) Side yard.**
3. **Section 134-893 (6) Angle of Vision.**

RECEIVED

MAY 20 2011

**TOWN OF PALM BEACH
PZB DEPT**

EXHIBIT C

Variance # 11-2011
Zoning Case Number

B. Description of request by Zoning Section Number(s):

A request for a variance to construct a two car garage with (i) a 6.25 foot west side yard setback in lieu of the 12.5 feet required in the R-B Zoning District; and (ii) an angle of vision of 112 degrees in lieu of the 100 degrees allowed in the R-B Zoning District.

III. APPLICATIONS CONTAINING VARIANCES

If the application contains requests for variances, please respond to the questions below, and complete Exhibit A (Findings for authorizing a variance as stated in the Town's Zoning Code at Section 134-201).

- a. **Applicant should provide a brief description of the special conditions which when subjected to a literal enforcement of the provisions of the zoning ordinance will result in unnecessary and undue **HARDSHIP**. This explanation should be a summary of information provided in Exhibit A.**

The hardship, which runs with the land, is that the residence was built without a garage and the zoning code has changed since that time requiring a two-car garage for single family residence construction. The applicant would like to make their house conforming and provide a place for their automobiles and recreational equipment and vehicles. Because of the existing configuration of the house, the only location for the garage is on the west side of the house and would slightly encroach into the setback.

- b. **Applicant should address how granting of a variance for these special conditions will not be contrary to the public's interest.**

The granting of the variance will not be contrary to the public's interest as the proposed garage will shield the cars and bikes from the street where they are currently out in plain view.

IV. SITE HISTORY

Please provide a detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 applicable to this property.

None.

Respectfully submitted,



Applicant's Signature

Maura A. Ziska, Atty. For David and Sarah Hruda
(561) 802-8960
(Typed name & telephone #)



Fee Simple Property Owner's Signature
(or his/her duly authorized attorney)

Maura A. Ziska, Atty. for David and Sarah Hruda
(561) 802-8960
(Typed name & telephone #)

EXHIBIT A - REQUEST FOR VARIANCE

CRITERIA FOR AUTHORIZING A VARIANCE

The Town Council must find the application in conformance with a number of criteria. Please address each of the criteria completely in order to provide the Council with sufficient information to make a determination on your application.

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

The existing house is nonconforming to today's code by not having a two car garage. Although it is grandfathered, the Applicant would like to have a two car garage to park their cars and store their bicycles.

2. Indicate how the special conditions and circumstances do not result from the actions of the applicant.

The applicant was not the cause of the special conditions of the property or residence as the non-conformity of not having a garage existed prior to the applicant owning the property.

3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties as many properties and residences in the area have garages and non-conforming setbacks as the residences were built before the current zoning restrictions were in place.

4. Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The hardship, which runs with the land, is that the residence was built without a garage and the zoning code has changed since that time requiring a two-car garage for single family residence construction. The applicant would like to make their house conforming and provide a place for their automobiles and recreational equipment and vehicles. Because of the existing configuration of the house, the only location for the garage is on the west side of the house and would slightly encroach into the setback.

5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Since the structure will be covering an existing driveway and not greenspace, it will not be detrimental to the landscaping or drainage. The non-conforming setback is minimal for a one story structure that is screened from the neighbor with landscaping.

6. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The granting of the variances will be in harmony with the general intent and purpose of this ordinance and will not be injurious to the neighborhood since the current code would require a two car garage and it will improve the aesthetics of the site.

EXHIBIT "B"

PARKING STATEMENT

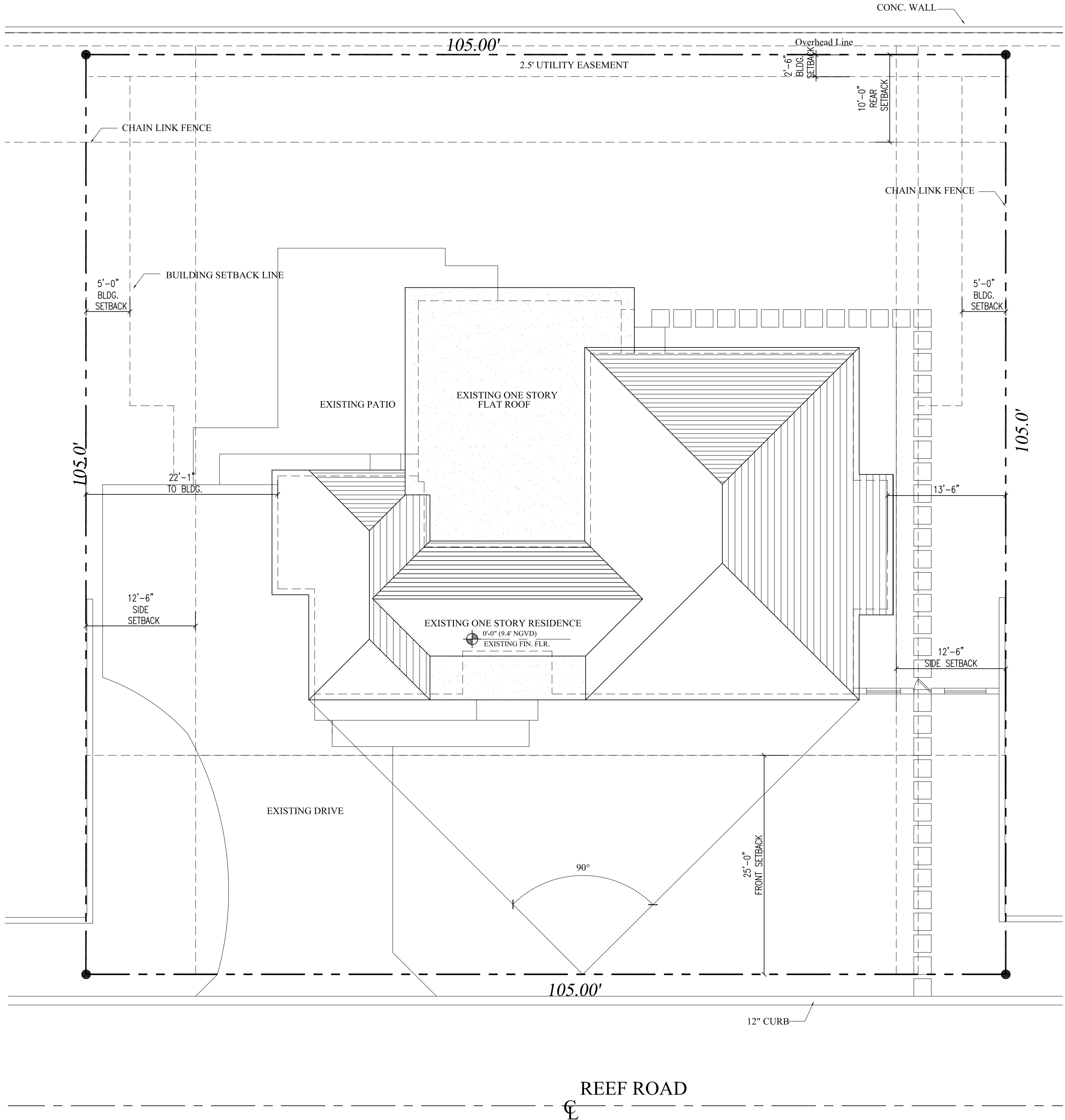
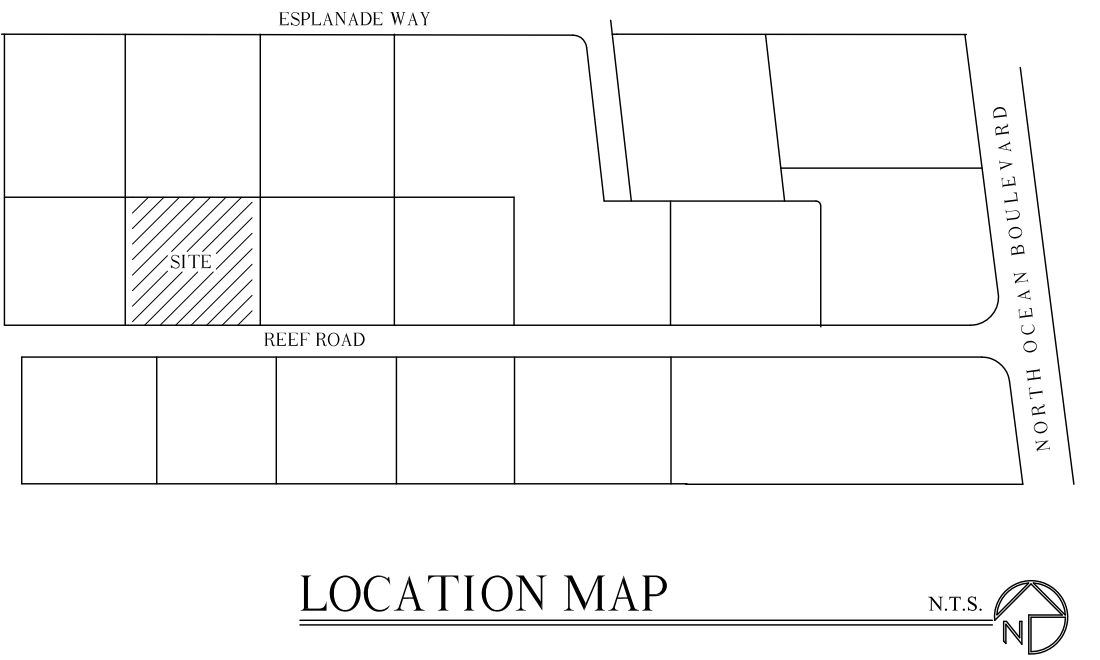
143 Reef Road

Variance #11-2011

All construction vehicles will either park on the property or permitted parking on the right of way as allowed by the town.

SITE DATA			
SITE CALCULATIONS R-B			
SITE AREA	11,025 SQ. FT.		
LOT COVERAGE	2,477 SQ. FT	22.5%	
BUILDING FOOTPRINT	2,477 SQ. FT.	22.5%	
LANDSCAPE AREA	6,712 SQ. FT.	60.8%	
DRIVE, DECK AND OTHER IMPERVIOUS AREAS	1,836 SQ. FT.	16.7 %	
TOTAL	11,025 SQ. FT.	100.0%	
FLOOR AREA	EXISTING		
TOTAL A/C	2,427 SQ. FT.		
CUBIC CONTENT RATIO	2.17 EXISTING	3.97 ALLOWED	
CCR = bwh (exterior dimensions) / lw (lot size)			
BUILDING VOLUME	90°		
ANGLE OF VISION	(applicable to R-B, R-A and R-AA zoning districts only)		
CROWN OF ROAD - 7.75' NGVD			

SITE CALCULATIONS- RB Zoning District		
REQUIREMENTS	REQUIRED	EXISTING
LOT AREA	MIN. 10,000 SF	11,025 SF
LOT WIDTH	100 FT	105 FT
LOT DEPTH	100 FT	105 FT
FRONT YARD SETBACK	25' @ 1-STORY 30' @ 2-STORY	25' @ 1-STORY
ANGLE OF VISION	100 DEG.	90 DEG.
SIDE YARD SETBACK	12.5' @ 1-STORY 15.0' @ 2-STORY	13'-6" @ 1-STORY EAST 22'-1" @ 1-STORY WEST
REAR YARD SETBACK	10' @ 1-STORY 15' @ 2-STORY	10'-0" @ 1-STORY
BUILDING HEIGHT	14.0' @ BOTTL./TOP CHORD 22.0' @ BOTTL./TOP CHORD	9'-8" @ BOTTL./TOP CHORD
LOT COVERAGE	40% MAX. 1-STORY 30% MAX. 2-STORY	22.5%
LANDSCAPED OPEN SPACE	45% MIN. (4,961sf)	60.8%
LANDSCAPED FRONT YARD	40% MIN.	75.2%



EXISTING SITE PLAN

EXHIBIT D

VAR 11-2011 143 REEF ROAD
Scale: 1/8" = 1'-0"

SKA

SKA ARCHITECT + PLANNER
OFFICE (561) 655-1116
324 ROYAL PALM WAY, SUITE 211 PALM BEACH, FL 33408

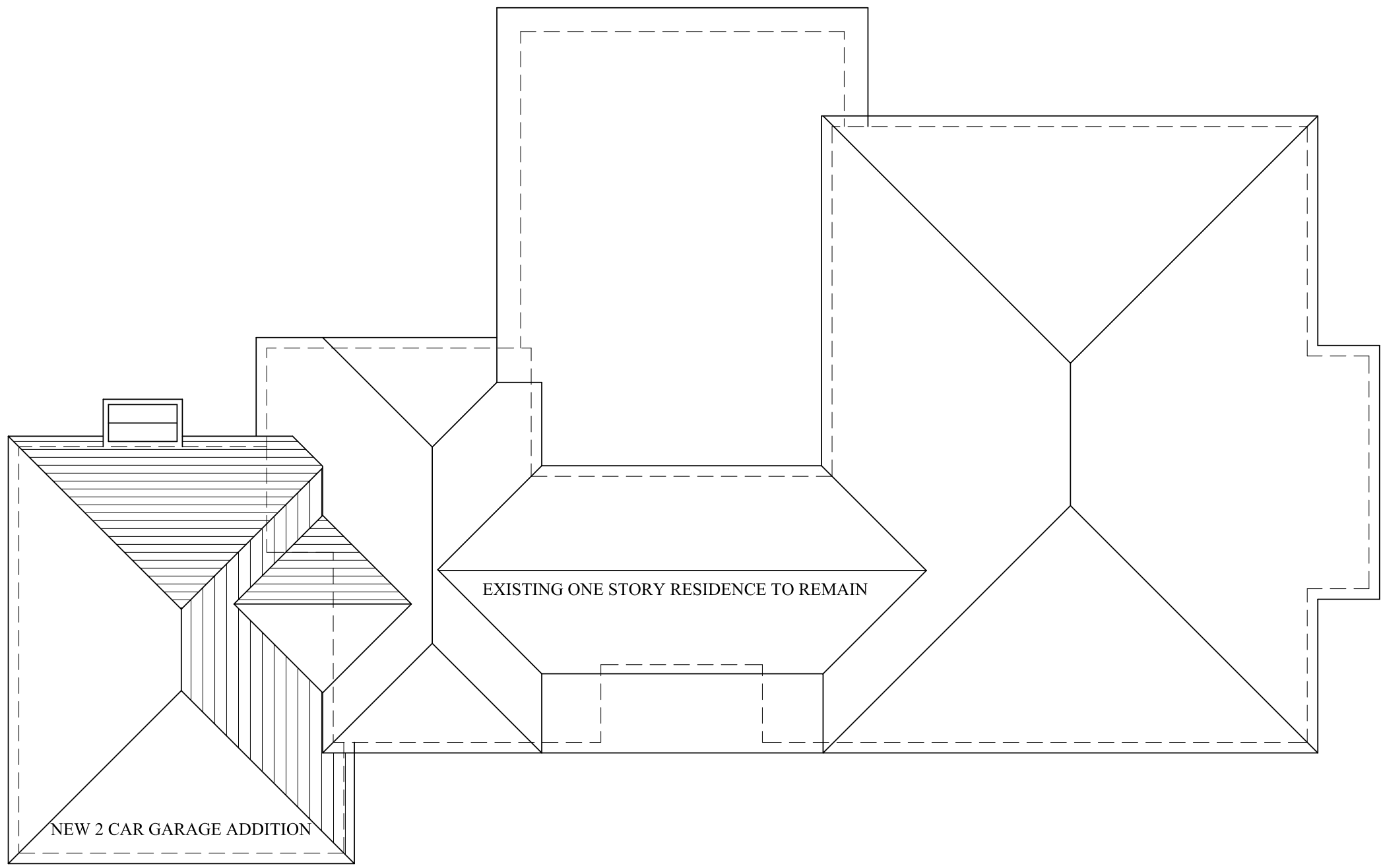
(561) 832-7828

PROPOSED GARAGE ADDITION FOR
HRUDA RESIDENCE
143 REEF ROAD
PALM BEACH, FLORIDA 33480

A. A. # 001345
A. R. # 10,181

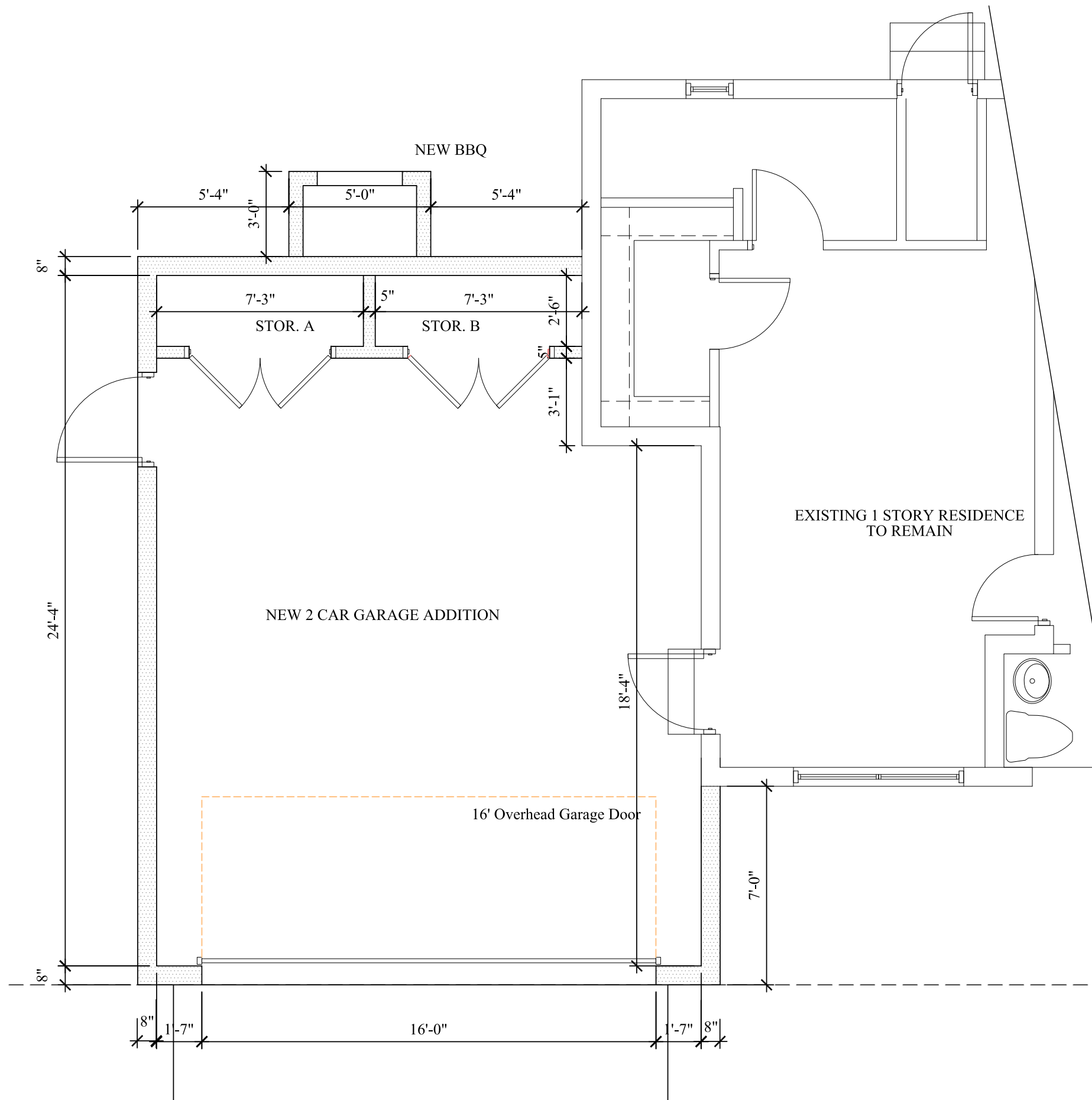
REVISIONS:
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SHEET NUMBER:
ESP-1
DATE:
05/19/11
JOB #
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PROPOSED ROOF PLAN

SCALE: 1/8"=1'-0"

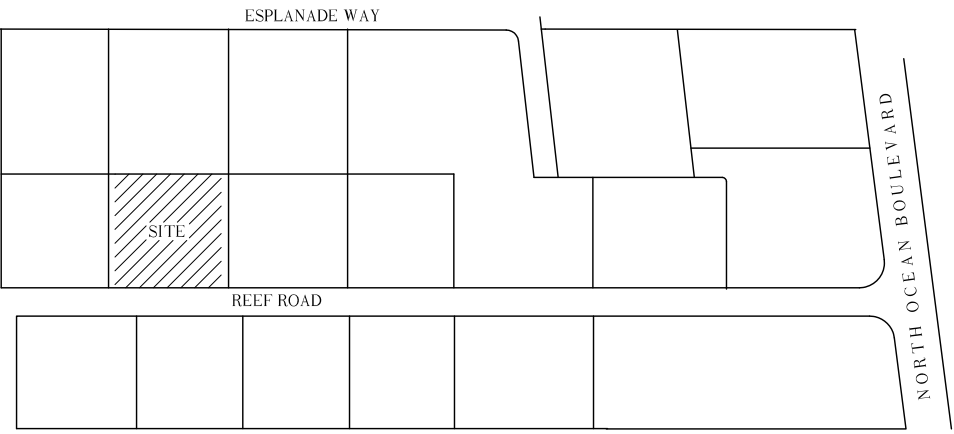


PROPOSED GARAGE ADDITION

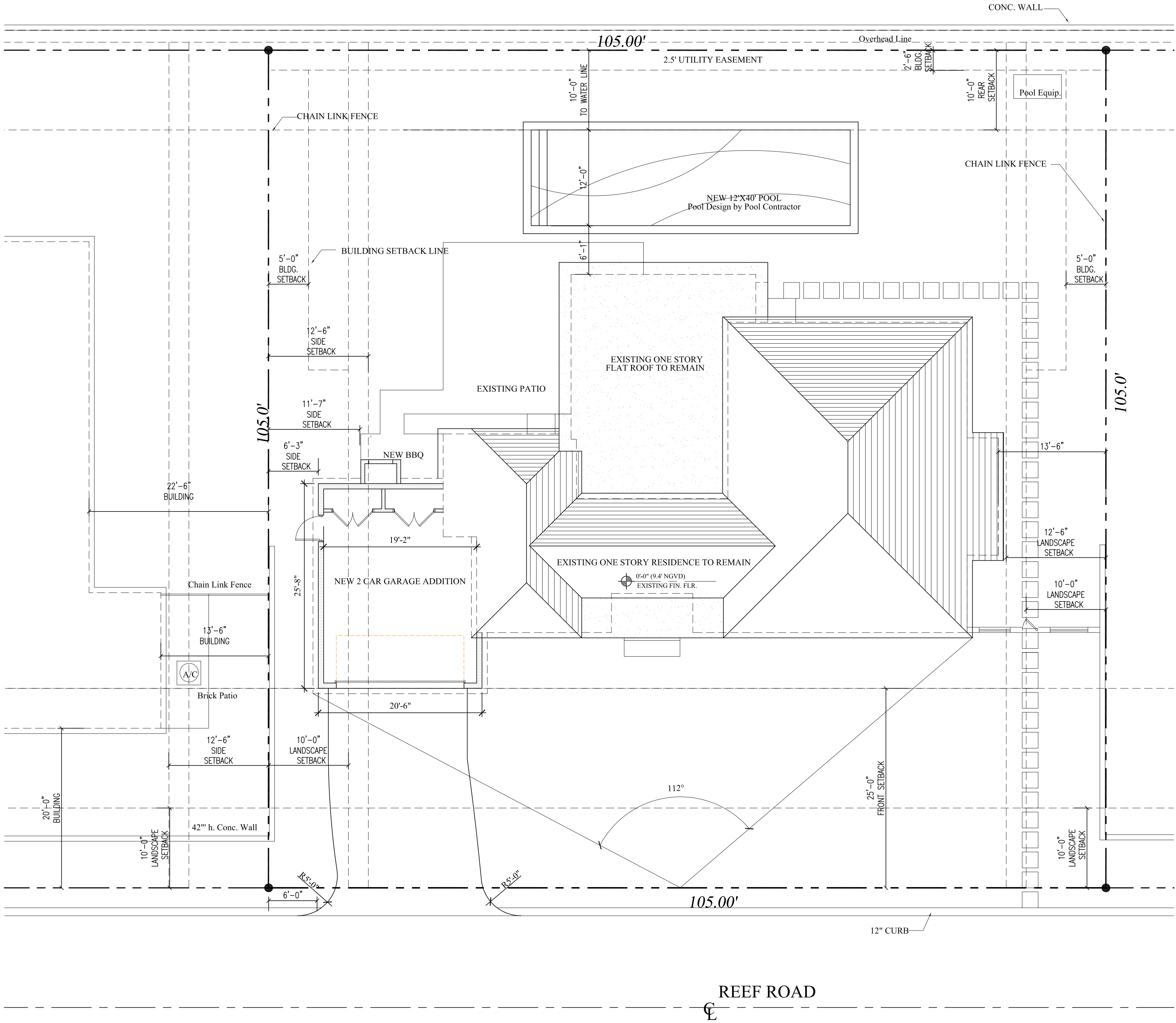
SCALE: 1/4"=1'-0"

SITE DATA			
SITE CALCULATIONS R-B			
SITE AREA	11,025 SQ. FT.		
LOT COVERAGE	2,978 SQ. FT.	27%	
BUILDING FOOTPRINT	2,978 SQ. FT.	27%	
LANDSCAPE AREA	6,507 SQ. FT.	59%	
DRIVE, DRCK AND OTHER IMPERVIOUS AREAS	1,540 SQ. FT.	14 %	
TOTAL	11,025 SQ. FT.	100.0%	
FLOOR AREA RATIO	EXISTING	NEW	
TOTAL A/C	2,427 SQ. FT.		
GARAGE ADDITION FLOOR AREA		501 SQ. FT.	
CUBIC CONTENT RATIO	2.59 NEW	3.97 ALLOWED	
CCR = hsh (exterior dimensions) / lw (lot size)			
BUILDING VOLUME	90' Existing	(applicable to R-B, R-A and R-A-A zoning districts only)	
ANGLE OF VISION	109' New		
CROWN OF ROAD - 7.75' NGVD West Side			

SITE CALCULATIONS- RB Zoning District			
REQUIREMENTS	REQUIRED	EXISTING	
LOT AREA	MIN. 10,000 SF	11,025 SF	
LOT WIDTH	100 FT	105 FT	
LOT DEPTH	100 FT	105 FT	
FRONT YARD SETBACK	25' @ 1-STORY 30' @ 2-STORY	25' @ 1-STORY	
ANGLE OF VISION	100 DEG.	90 DEG. EXISTING 112 DEG. NEW	
SIDE YARD SETBACK	12.5' @ 1-STORY 15.0' @ 2-STORY	13'-6" @ 1-STORY EAST 6'-3" @ 1-STORY WEST	
REAR YARD SETBACK	10' @ 1-STORY 15' @ 2-STORY	10'-0" @ 1-STORY	
BUILDING HEIGHT	14.0' @ BOTT./TOP CHORD 22.0' @ BOTT./TOP CHORD	9'-8" @ BOTT./TOP CHORD	
LOT COVERAGE	40% MAX. 1-STORY 30% MAX. 2-STORY	27%	
LANDSCAPED OPEN SPACE	45% MIN. (4,961sf)	59%	
LANDSCAPED FRONT YARD	40% MIN.	81.1%	
10' PERIMETER LANDSCAPE	50% MIN. (2,480.5sf)	3,416.4 SQ.FT.	



LOCATION MAP



PROPOSED SITE PLAN

VAR 11-2011 143 REEF ROAD

Scale: 1/8" = 1'-0"



PROPOSED GARAGE ADDITION FOR
HRUDA RESIDENCE

143 REEF ROAD
PALM BEACH, FLORIDA 33480

A. A. # 001345
A. R. # 10,181

REVISIONS:



SHEET NUMBER:

SP-1

DATE: 05/19/11

JOB # 00000

SKA

SKA ARCHITECT + PLANNER

OFFICE (661) 655-1166 FAX (661) 832-7928

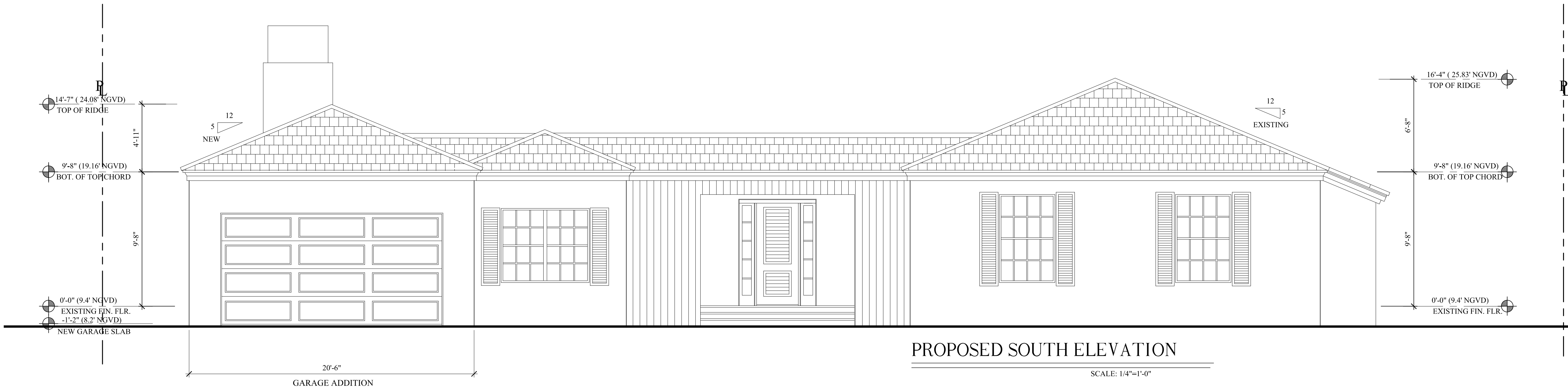
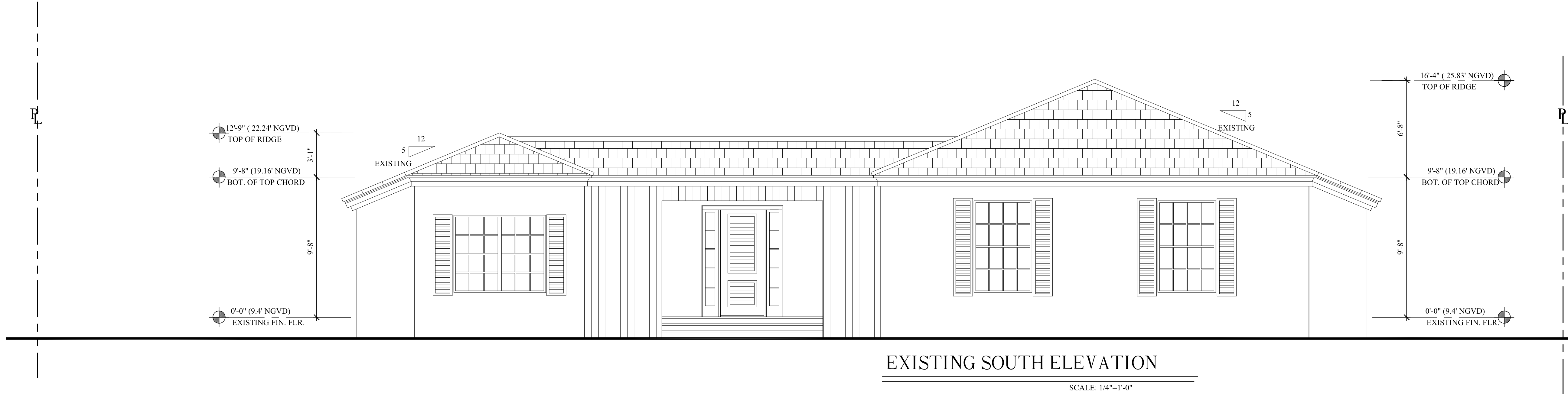
324 ROYAL PALM WAY, SUITE 211, PALM BEACH, FL 33408

PROPOSED GARAGE ADDITION FOR
HRUDA RESIDENCE
143 REEF ROAD
PALM BEACH, FLORIDA 33480

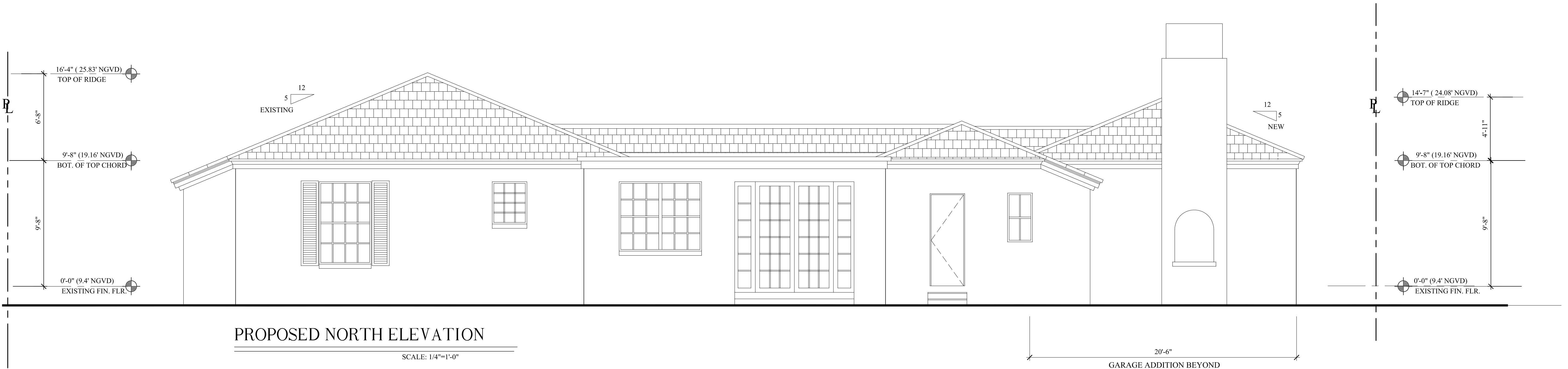
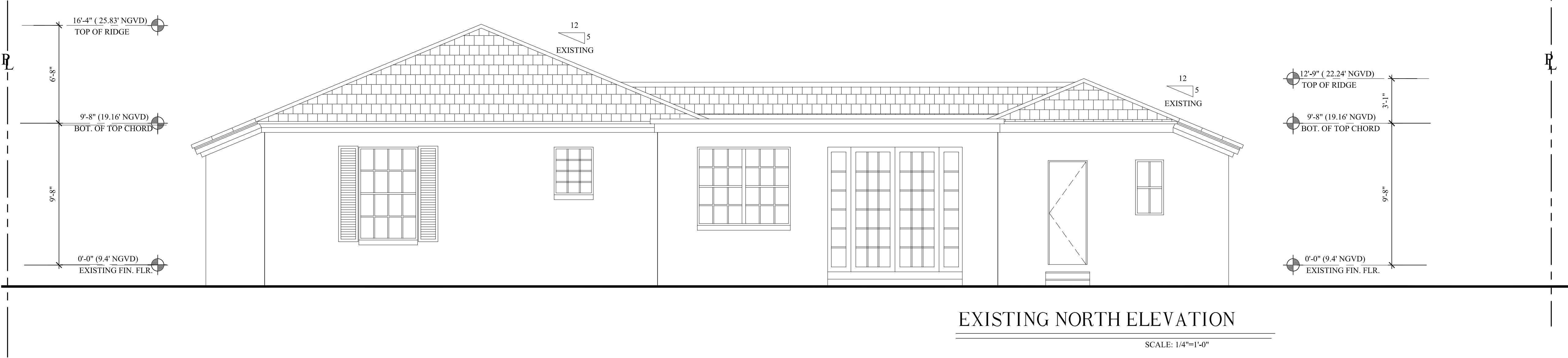
A. A. # 001345
A. R. # 10,181

REVISIONS:
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SHEET NUMBER:
A-1
DATE: 05/19/11
JOB # 00000



EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS

VAR 11-2011 143 REEF ROAD

Scale: 1/4" = 1'-0"

PROPOSED GARAGE ADDITION FOR
HRUDA RESIDENCE
143 REEF ROAD
PALM BEACH, FLORIDA 33480

A. A. # 001345
A. R. # 10,181

REVISIONS:

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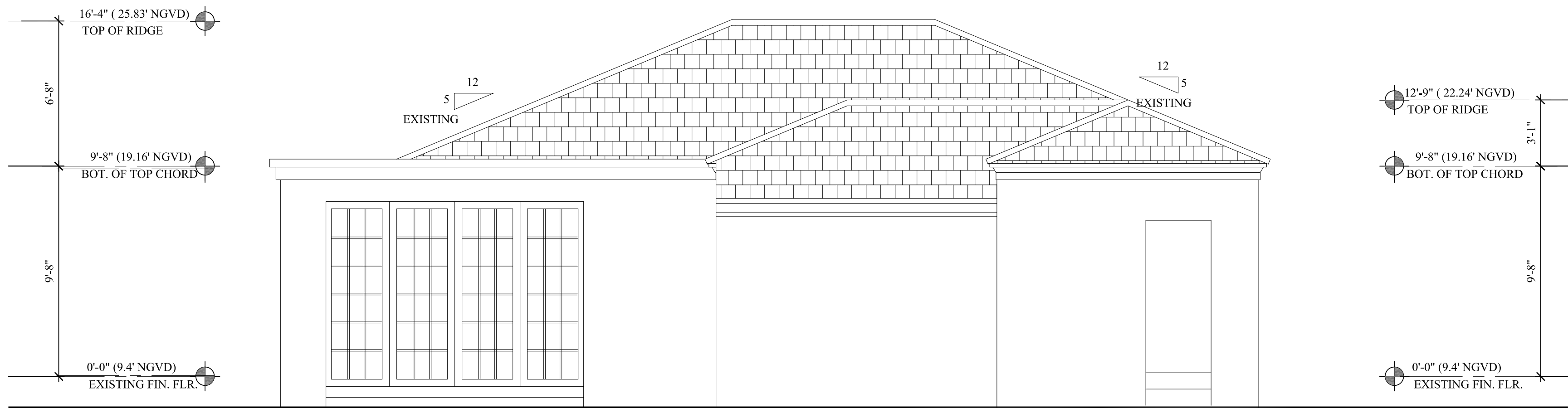
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DATE:
05/19/11

JOB #
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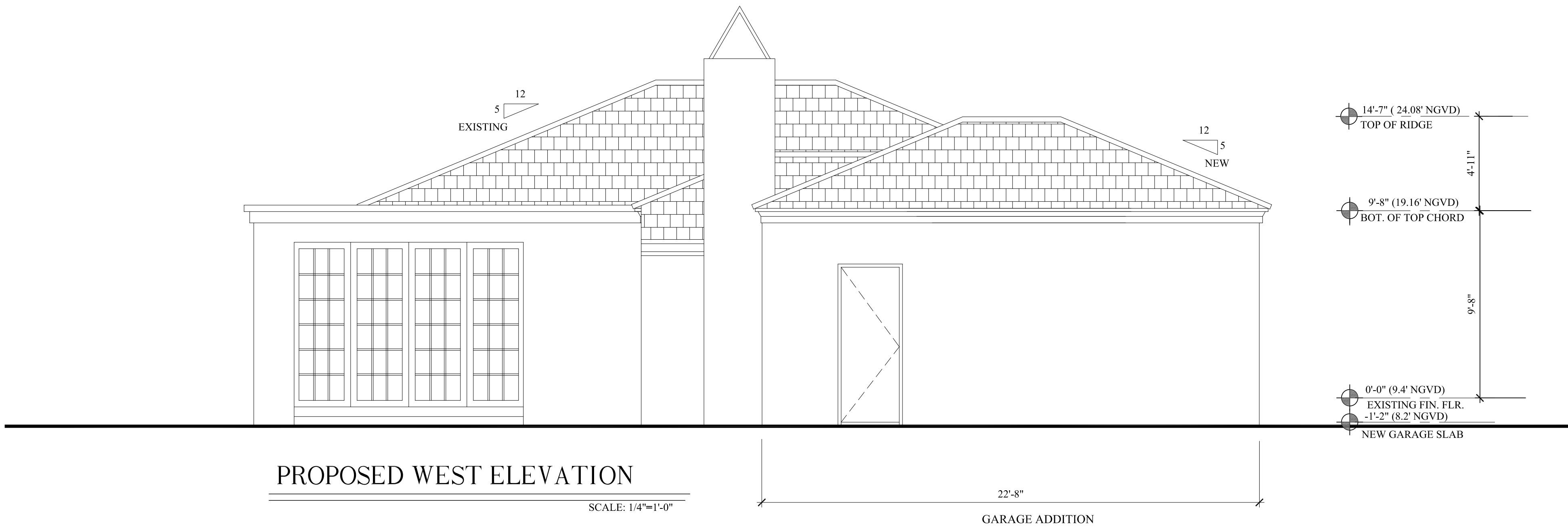
PROPOSED GARAGE ADDITION FOR
HRUDA RESIDENCE

143 REEF ROAD
PALM BEACH, FLORIDA 33480



EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

22'-8"
GARAGE ADDITION

EXTERIOR ELEVATIONS

VAR 11-2011 143 REEF ROAD

Scale: 1/4" = 1'-0"

A. A. # 001345
A. R. # 10,181

REVISIONS:

- △
- △
- △
- △

SHEET NUMBER:

A-3

DATE: 05/19/11

JOB # 00000

LAW OFFICES
ALLEY, MAASS, ROGERS & LINDSAY, P.A.

340 ROYAL POINCIANA WAY, SUITE 321

POST OFFICE BOX 431

PALM BEACH, FLORIDA 33480-0431

(561) 659-1770

FACSIMILE (561) 833-2261

DOYLE ROGERS
ALAN LINDSAY
PAUL B. ERICKSON
DAVID H. BAKER
WILLIAM W. ATTERBURY III
LOUIS L. HAMBY III
ROBB R. MAASS
M. TIMOTHY HANLON
WARREN D. HAYES, SR.
STUART J. HAFT
BRUCE A. McALLISTER

RAYMOND C. ALLEY (1893-1975)
HAROLD G. MAASS (1923-2006)
DWIGHT A. MILLER (1945-2010)
KAREN S. MARX (1964-1994)

EDWARD D. LEWIS (OF COUNSEL)

CAROL S. WAXLER
1331 SE OCEAN BOULEVARD
STUART, FLORIDA 34996
P (772) 287-4404
F (772) 287-4044

July 8, 2011

**VIA E-MAIL &
REGULAR MAIL**

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

RECEIVED

By MORAKIS at 4:11 pm, Jul 08, 2011

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

Dear Mayor Coniglio and Members of Town Council:

This firm has been retained to represent Mrs. Gayle Petersen, who lives at 151 Reef Road. Mrs. Petersen lives immediately west of the property located at 143 Reef Road, which is the subject of Variance Application #11-2011 to be considered by you at your June 13, 2011 meeting.

Mrs. Petersen vehemently objects to the application because her bedroom is located at the point on her property closest to the proposed construction of the two car garage. Mrs. Petersen has suffered from sleep deprivation for the last several years due to the long term illness of her husband Raymond, and both the construction and completed garage would cause further noise and interruption to her attempts to sleep and could result in additional negative health issues.

Legally, there is no legal hardship presented in the application or applicable to this property. This lot is very similar to most of the other properties on Reef Road, and the owners were certainly aware (or should have been aware) of these size limitations when they purchased the property. In addition, a reasonable use of the property already exists and under applicable case law no variance should be granted. Mrs. Ziska acknowledges that no garage is currently required because the property is "grandfathered." Furthermore, the application states that the applicant "would like" a two car garage, but no hardship exists and a reasonable use of the property has existed for numerous years.

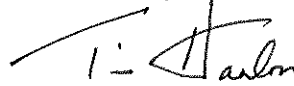
In addition, it is odd that Mrs. Petersen was approached by Sean Heiniger, a former owner of this property (he deeded the property to the Hrudas in 2004), who requested Mrs. Petersen's consent to the variance to accommodate Mr. Heiniger and his children. Mr. Heiniger is neither the property owner nor the applicant, and we respectfully request that you inquire about this inconsistency.

Interestingly, Mrs. Ziska represented Mrs. Petersen in her purchase of 151 Reef Road and she appears to have a conflict of interest in this matter.

For all of the reasons described above, on behalf of Mrs. Petersen, we respectfully request that you deny Variance Application #11-2011.

If you have any questions, do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Timothy Hanlon". The signature is stylized with a large, sweeping initial "M" and a clear "Hanlon" at the end.

M. Timothy Hanlon

MTH/cmm

cc: Mrs. Gayle Petersen

From: Anne metzger <amet44@aol.com>
Subject: **143 Reef Road**
Date: July 8, 2011 7:57:31 AM EDT
To: annegm44@gmail.com
Cc: Anne metzger <amet44@aol.com>, Bill Metzger <JWMETZGER@aol.com>



July 8th, 2001

To the Members of the Town Council:

We live at 277 Esplanade Way and were noticed about the proposed changes to the house at 143 Reef Road, which is in our neighborhood. The requested variance would allow the standard 12.5-foot setback to be reduced by 50%, resulting in a 6.25-foot setback. We believe this would be too narrow a set back and would compromise privacy in the neighborhood. Additionally, we are concerned about the precedent that might be established by allowing structures to be built so close to adjoining neighbors' property.

Thank you,

Anne Metzger
Bill Metzger

Anne and Bill Metzger

RECEIVED
JUL - 8 2011
TOWN OF PALM BEACH
PZB DEPT

July 1, 2011

RECEIVED pf

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

July 11, 2011

VIA FACSIMILE: 561-835-4621

RECEIVED

By Deborah A. Morakis at 5:09 pm, Jul 11, 2011

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

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

Dear Mayor and Town Council:

On behalf of the property owner, I would like to request a deferral of the above-referenced matter from the July 13, 2011 until the August 10, 2011 Town Council meeting. The reason for the deferral is so the applicant can have time to work out issues with the neighbors.

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

00011258

EXHIBIT F

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

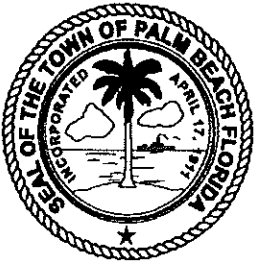
MAZ/mr

cc: Paul Castro

Pat Seagraves

00011412

EXHIBIT G



TOWN OF PALM BEACH

Planning, Zoning & Building Department

July 25, 2011

Ms. Maura Ziska, Esq.
222 Lakeview Avenue
Suite 1500
West Palm Beach, FL 33401

Subject: Variance #11-2011, 143 Reef Road

Dear Ms. Ziska:

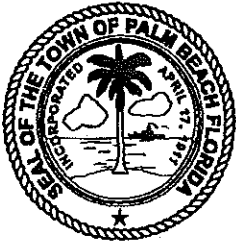
The Town Council, at its July 13, 2011 meeting, deferred the subject application at your client's request. The Town has subsequently received your client's request to withdraw the subject application. The Town Council will consider that request at the August 10, 2011 Council meeting.

If you have any questions, please feel free to contact me at 227-6406,

Sincerely,

Paul Castro, AICP
Zoning Administrator

cc: John S. Page, Director, Planning, Zoning & Building
Jeff Taylor, Building Official
John Lindgren, Planning Administrator
zf & pf



TOWN OF PALM BEACH

Planning, Zoning & Building Department

August 23, 2011

Ms. Maura Ziska, Esq.
222 Lakeview Avenue
Suite 1500
West Palm Beach, FL 33401

Subject: Variance #11-2011, 143 Reef Road

Dear Ms. Ziska:

The Town Council, at its August 10, 2011 meeting, accepted your client's request to withdraw the subject application. If you have any questions, please feel free to contact me at 227-6406.

Sincerely,

Paul Castro, AICP
Zoning Administrator

cc: John S. Page, Director, Planning, Zoning & Building
Jeff Taylor, Building Official
John Lindgren, Planning Administrator
zf & pf

ZONING APPLICATION
TOWN OF PALM BEACH



Z-20-00269
(Zoning Case Number)

This application includes requests for:

- ☐ Site Plan Review
- ☐ Special Exception
- ☒ Variance

TO BE HEARD BY THE TOWN COUNCIL ON SEPTEMBER 9, 2020 AFTER 9:30 A.M., IN THE TOWN OF PALM BEACH COUNCIL CHAMBERS LOCATED ON THE 2ND FLOOR, 360 SO. COUNTY ROAD, PALM BEACH. Pursuant to the Town Zoning Code of Ordinances, Sections 134-172 (Special Exceptions and Variances) and/or 134-328 (Site Plan Review), this application is being sent to all property owners within 300' of the location of the subject zoning application. A copy of this application along with all exhibits such as large drawings and other supporting documents that are not attached to this application are available for inspection at the Town's Planning, Zoning & Building Department, 360 S. County Rd., east entrance, weekdays between the hours of 8:30 a.m. and 4:30 p.m.

All interested persons may appear and be heard at said Public Hearing and may likewise submit written statements prior to and at said Public Hearing. If any person decides to appeal any decision made by the Town Council with respect to this matter, he/she will need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

I. SUBJECT ADDRESS: 143 Reef Road Zoning District: R-B

Fee Simple Property Owner's Name: John K. Criddle

Legal Description: Lot 45, Plat of North Shore Addition to Palm Beach, according to the Plat thereof, recorded in Plat Book 20, Page 63, as recorded in Public Records in and for Palm Beach County, Florida.

Name and address of person who can receive service of process for purposes of litigation in Palm Beach County: Maura Ziska, Esq. 222 Lakeview Ave, Suite 1500 West Palm Beach, FL 33401

Applicant Name: John Criddle and Franny Frisbie

Contact phone: c/o Maura Ziska 561-802-8960

II. **DESCRIPTION OF THE REQUEST TO BE HEARD BY TOWN COUNCIL, citing applicable Town Zoning Code Section Number(s):**

A. Applicable Zoning Code Section Number(s):

1. Section 134-201. Findings prior to authorization.
2. Section 134-893. Lot, yard and area requirements – Generally. (7) Side yard; and (6) Angle of Vision.

Z-20-00269

Zoning Case Number

B. Description of request by Zoning Section Number(s):

The applicant is proposing to construct a new 597 square foot one story garage to the west of the existing residence. The following variances are being requested:

- 1. Section 134-893(7): The applicant is requesting a variance for a west side yard setback of 5 feet in lieu of the 12.5 foot minimum required for a one story building.**
- 2. Section 134-893(6): The applicant is requesting a variance for an angle of vision of 105 degrees in lieu of the 100 degrees maximum allowed.**

III. **APPLICATIONS CONTAINING VARIANCES**

If the application contains requests for variances, please respond to the questions below, and complete **Exhibit A** (Findings for authorizing a variance as stated in the Town's Zoning Code at Section 134-201).

a. Applicant should provide a brief description of the special conditions which when subjected to a literal enforcement of the provisions of the zoning ordinance will result in unnecessary and undue **HARDSHIP**. This explanation should be a summary of information provided in Exhibit A.

The hardship, which runs with the land, is that the residence was built without a garage and the zoning code has changed since that time requiring a two-car garage for single family residences. The applicant would like to make their house conforming and provide a place for their automobiles and bicycles. Because of the existing configuration of the house, the only location for the garage is on the west side of the house and would slightly encroach into the setback.

b. Applicant should address how granting of a variance for these special conditions will not be contrary to the public's interest.

The variances being requested will not be contrary to the public's interest as the proposed garage will hide the cars and bikes from the street where they are currently out in plain view.

IV. **SITE HISTORY**

Please provide a detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 applicable to this property.

08/10/2011 – Variance #11-2011 – Requests variances to construct a two car garage with a 6.25 feet West side yard setback in lieu of the 12.5 feet required; and an angle of vision of 112 degrees in lieu of the 100 degrees allowed. WITHDRAWN per letter dated July 21, 2011.

Respectfully submitted,


Applicant's Signature

Maura Ziska, Attorney for John Criddle
Typed name & telephone # 561-802-8960


Property Owner's Signature
(or his/her duly authorized attorney)

Maura Ziska, Attorney for John Criddle
Typed name & telephone # 561-802-890

EXHIBIT A - REQUEST FOR VARIANCE

CRITERIA FOR AUTHORIZING A VARIANCE

The Town Council must find the application in conformance with a number of criteria. Please address each of the criteria completely in order to provide the Council with sufficient information to make a determination on your application.

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

The existing house is nonconforming to today's code by not having a two car garage. The Applicant would like to have a garage to park their cars and store their bicycles.

2. Indicate how the special conditions and circumstances do not result from the actions of the applicant.

The applicant was not the cause of the special conditions of the property or residence as the non-conforming lack of garage existed prior to the applicant owning the property.

3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties as many properties and residences in the area have garages and non-conforming setbacks as the residences were built before the current zoning restrictions were in place.

4. Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The hardship, which runs with the land, is that the residence was built without a garage and the zoning code has changed since that time requiring a two-car garage for single family residence construction. The applicant would like to make their house conforming and provide a place for their automobiles and recreational equipment and vehicles. Because of the existing configuration of the house, the only location for the garage is on the west side of the house and would slightly encroach into the setback.

5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Since the structure will be covering an existing driveway and not greenspace, it will not be detrimental to the landscaping or drainage. The non-conforming setback is minimal for a one story structure that is screened from the neighbor with landscaping.

6. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The granting of the variances will be not be injurious to the neighborhood since the code today would require a two car garage and it will improve the aesthetics of the site.

Z-20-00269

Zoning Case Number

EXHIBIT B - PARKING STATEMENT

Please provide a detailed parking statement which includes details of all available off-street parking, including information regarding the number of parking spaces designated for service use (for example: lawn service, pool service, etc), staff/employee use, etc.

COMMERCIAL PROPERTIES MUST:

PROVIDE NUMBER OF OFF-STREET PARKING SPACES AVAILABLE
FOR EMPLOYEES ON THE SUBJECT PROPERTY: _____

PROVIDE NUMBER OF EMPLOYEES/STAFF PER SHIFT: _____

INDICATE LOCATION WHERE EMPLOYEES PARK OFF SITE: _____

All construction vehicles and/or visitors will park on site or in the permitted right of way.

PROPOSED ALTERATIONS AND ADDITIONS AT:

143 REEF ROAD

TOWN OF PALM BEACH

B-045-2020; ARCOM: 26 AUGUST, 2020

PALM BEACH COUNTY, FLORIDA

Z-20-00269 TOWN COUNCIL: SEPT 9, 2020



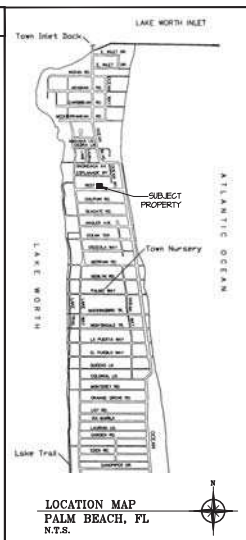
SCOPE OF WORK:			
1-	ALTERATIONS AND ADDITIONS TO EXISTING		
2-	HISTORY RESIDENCE		
3-	NEW HARDSCAPE		
4-	NEW LANDSCAPE		
5-	CIVIL, STORM WATER MANAGEMENT PLAN		
LOT INFORMATION:			
PROPERTY ADDRESS: 143 REEF ROAD			
PALM BEACH, FL 33401			
ZONING DATA: RS			
FLOOD: ACHD AND LINE A, FLOOD: 100/500FT			

ZONING TABULATION			
ZONE (ITE)	REQUIRED/ALLOWED	EXISTING	PROPOSED
ZONE DISTRICT	RS	RS	RS
LOT AREA	10,000 SF MIN.	11,028 SF	-
LOT FRONT	100' MIN.	100'-0"	-
LOT DEPTH	100' MIN.	100'-0"	-
DENSITY	2.5 UNITS/ACRE	-	-
FRONT YARD SETBACK	10' STORY: 20'-0" 1ST STORY: 8'-0" 2ND STORY: 20'-0"	10'-0"	10'-0"
REAR YARD SETBACK	10' STORY: 10'-0" 2ND STORY: 10'-0"	10'-0"	10'-0"
SIDE YARD SETBACK	10' STORY: 10'-0" 2ND STORY: 10'-0"	10'-0"	10'-0"
ANGLE OF VISION	10' AS SHOWN FOR DA BY OVER LOT	100'	100'
MAX. BUILDING HEIGHT	10' STORY: 14'-0" 2ND STORY: 22'-0"	14'-0"	14'-0"
MAX. OVERALL HEIGHT	22'-0" 10' STORY TO BE 22' 2ND STORY TO BE 22'	14'-0"	14'-0"
CUBIC CONTENT	318 G.C.R. 450% OF ALLOWED	2946 CF	4530 CF
LOT COVERAGE	ONE STORY: 40% 2ND STORY: 20%	27%	27%
LANDSCAPE OPEN SPACE	40% MIN.	20% MIN.	40% MIN.
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	40% MIN.	20% MIN.	40% MIN.

STYLE AND DESCRIPTION:	
STYLE:	EXISTING
DESCRIPTION:	
NUMBER OF STORIES:	ONE
ROOF MATERIAL:	CEMENT TILE
CEILING:	YES
FRAME:	NO
COLORS:	BENJAMIN MOORE CHANTILLY LACE OC-65
RAILINGS:	N/A
ROOF:	WHITE
TRIM:	BENJAMIN MOORE DOVE KING OC-65
SHUTTERS:	BENJAMIN MOORE JAMES RIVER GRAY AC-25
HATCHES:	WHITE ALUMINUM

INDEX OF DRAWINGS

- A-0.00 COVER SHEET
- A-0.01 LARGE SCALE SITE PLAN
- SP-1.01 EXISTING SITE PLAN
- SP-1.02 PROPOSED SITE PLAN
- A-1.01 EXISTING FLOOR PLAN
- D-1.01 DEMOLITION PLAN - GROUND
- A-1.02 PROPOSED FLOOR PLAN
- A-1.03 EXISTING ROOF PLAN
- D-1.02 DEMOLITION PLAN - ROOF
- A-1.04 PROPOSED ROOF PLAN
- A-2.01 EXSITING & PROPOSED ELEVATIONS
- A-2.02 EXSITING & PROPOSED ELEVATIONS
- A-2.03 EXSITING & PROPOSED ELEVATIONS
- A-2.04 EXSITING & PROPOSED ELEVATIONS
- A-2.05 SITE SECTION
- A-2.06 DETAIL SHEET
- A-2.07 DETAIL SHEET
- A-2.08 DETAIL SHEET
- A-0.02 STREETScape Drawings/ NEIGHBORHOOD
- L-1-L-12 LANDSCAPE PLANS
- C-1 SITE GRADING & DRAINAGE PLAN
- EC-1 EROSION CONTROL PLAN
- A-0.03 CCR PLAN
- SURVEY



CONSULTANTS AND ENGINEERS:				CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:	JOB NUMBER:
				GRUBER CONSULTING ENGINEERS, INC. 2475 HENGER AVE. SUITE 505 WEST PALM BEACH, FL 33411 561-912-2041	ENVIRONMENTAL DESIGN GROUP 194 NORTH COUNTY ROAD SUITE 204-B, PALM BEACH, FL 561-852-4600	WALLACE SURVEYING CORP. 5555 VILLAGE BOULEVARD WEST PALM BEACH, FL 33411 561-640-4951	20-108 ISSUED FOR TOWN COUNCIL/ ARCOM APPROVAL: 07.16.20 ARCOM APPROVAL: + TC APPROVAL: + ISSUED FOR PERMIT: + ISSUED FOR CONSTRUCTION: +

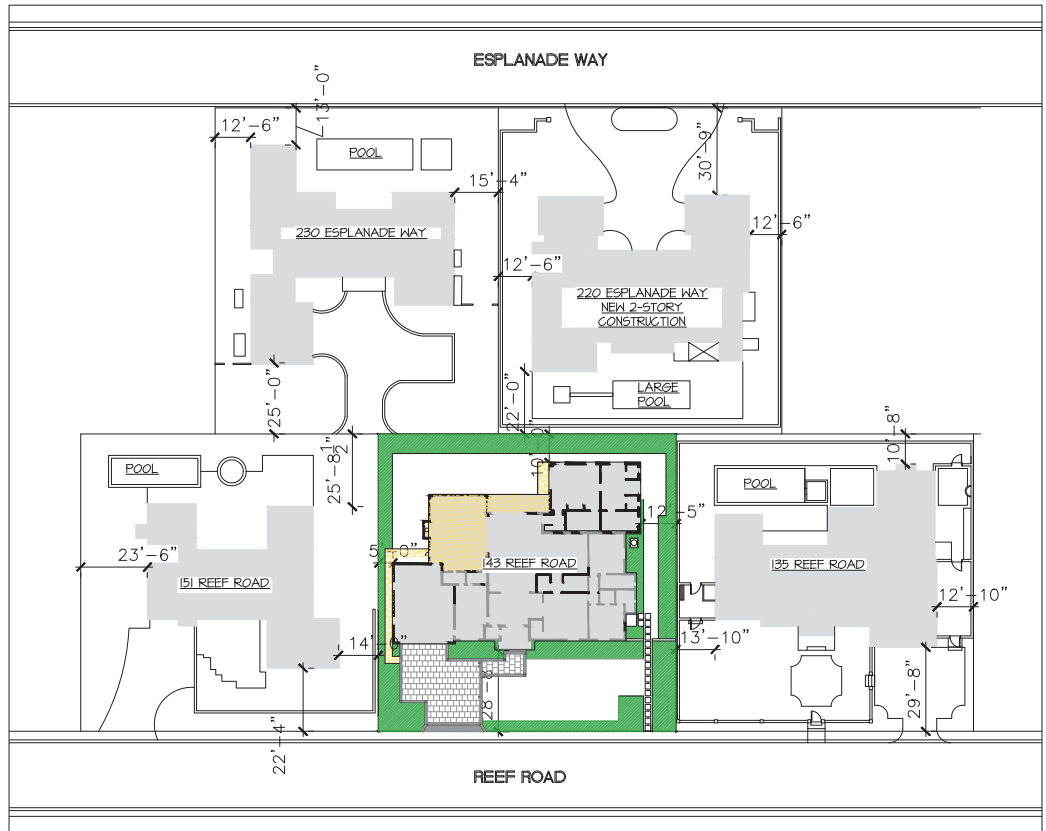
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D.J.A. DAILEY JANSSEN ARCHITECTS
LICENSE #A40001974
400 CLEMENTS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33411
TEL: 561-653-1177

Proposed Alterations and Additions
143 REEF ROAD
TOWN OF PALM BEACH

DATE: 07/16/20
DRAWN: J. JANSSEN
CHECKED: J. JANSSEN
SCALE: 1" = 10'-0" (SEE PLAN)
JOB NO. 20-108

Sheet
1 of 12
Drawing No.
A-0.00



1

NEIGHBORHOOD SITE PLAN

SCALE: 1" = 20'-0"



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DJA DAILEY JANSSEN ARCHITECTS
400 CLERMONT STREET, SUITE 300
WEST PALM BEACH, FLORIDA, 33411
TEL: 561.853.1177
FAX: 561.853.1177

Proposed Alterations and Additions
143 REEF ROAD
POOL RENOVATION

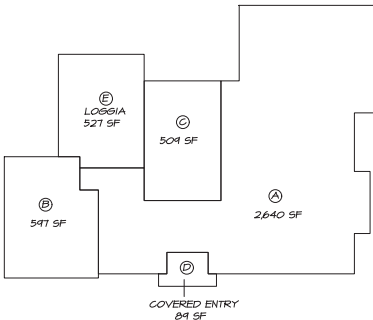
DATE: 05/20/2020
DRAWN BY: DJA
CHECKED BY: DJA
DATE: 05/20/2020

Job No.
20-100

Sheet
1 of 1

BY: DJA
DATE: 05/20/2020

Drawing No.
A-0.01



CUBIC CONTENT RATIO DATA FOR R-B DISTRICT - PROPOSED			
LOT SIZE, 1040 SF	SQ. FT. AREA	HEIGHT	CUBIC FOOT VALUE
A- ENCLOSED ONE STORY	2640 SF	8'-0"	21120 CF
B- ENCLOSED ONE STORY	547 SF	8'-0"	4376 CF
C- ENCLOSED ONE STORY	504 SF	8'-0"	4032 CF
TOTAL ENCLOSED			39528 CF
D- COVERED UNENCLOSED ENTRY	84 SF	8'-0"	672 CF
E- COVERED UNENCLOSED LOBBY	527 SF	8'-0"	4216 CF
TOTAL UNENCLOSED			4888 CF
CALCULATIONS ARE TAKEN FROM 6.5' NAVD TO THE BOTTOM OF THE TOP CURB.			
* Working height of application only in R-B district means the vertical distance from the top of the floor slab (including garage) to the bottom of the top chord of the roof framing member where it intersects the plane of the outside face of the exterior wall for pitched roofs.			
MAX. ALLOWABLE CURB = 150' (150000/1000) * 100000 X 0.01			
= 3.41 OR 48.89' CF			
PROPOSED TOTAL ENCLOSED AREA OF CURB = 4808 CF OF 4888 CF MAX. ALLOW.			
TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 5.0% OF CC OR 245' CF MAX. ALLOWED.			

CUBIC CONTENT - PROPOSED

ZONING TABULATION			
EXISTING DISTRICT	PROPOSED DISTRICT	EXISTING HEIGHT	PROPOSED HEIGHT
RESIDENTIAL	RESIDENTIAL	8'-0"	8'-0"
LOT AREA	1040.00 SQ. FT.	1040.00	1040.00
LOT FRONT	100.00 FT.	100.00	100.00
LOT DEPTH	104.00 FT.	104.00	104.00
FRONT YARD SETBACK	30.00 FT.	30.00	30.00
REAR YARD SETBACK	30.00 FT.	30.00	30.00
ANGLE OF VISION	100°	100°	100°
MAX. BUILDING HEIGHT	30.00 FT.	30.00	30.00
MAX. OVERALL HEIGHT	30.00 FT.	30.00	30.00
CUBIC CONTENT	4888 CF	4888 CF	4888 CF
LOT COVERAGE	100.00%	100.00%	100.00%
LOT COVERAGE (TYPICAL)	100.00%	100.00%	100.00%
LANDSCAPE OPEN SPACE	10.00%	10.00%	10.00%
MINIMUM OPEN SPACE	10.00%	10.00%	10.00%
MINIMUM OPEN SPACE	10.00%	10.00%	10.00%

SCOPE OF WORK	
1. ALTERNATIVE: NO ADDITIONS TO EXISTING	
2. NEW/RENOVATE	
3. CIVIL/STORM WATER MANAGEMENT PLAN	
GENERAL NOTES	
1. REFER TO PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION.	
2. REFER TO PLANS BY CIVIL ENGINEER FOR ALL DRAINAGE INFORMATION.	
SYMBOL LEGEND	
+ 0.0	EXISTING ELEVATIONS
0.0	PROPOSED ELEVATIONS
LOT INFORMATION	
PROPERTY ADDRESS: 143 REEF ROAD	
ADDRESS DATA: NO	
FLOOD ZONE: AND X: FURM 100/200	
ALL SURVEY INFORMATION BASED ON SURVEY BY MALLACE BENTLEY CORP. 2003 VILLAGE BOULEVARD WEST PALM BEACH BRISTOL FLORIDA 33411-4001	
DATE OF FIELD SURVEY: 01/01/2020	
DATE OF SURVEY: 01/01/2020	
DATE OF SURVEY: 01/01/2020	

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS	1040 S.F.
1ST FLOOR	3441 S.F.
2ND FLOOR	3441 S.F.
TOTAL AGG.	6882 S.F.
COVERED ENTRY	84 S.F.
LOBBY	527 S.F.
GRAND TOTAL	4382 S.F.
DISCUSSION	
REFER TO LANDSCAPE AND HARDSCAPE PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION.	

STYLE AND DESCRIPTION:

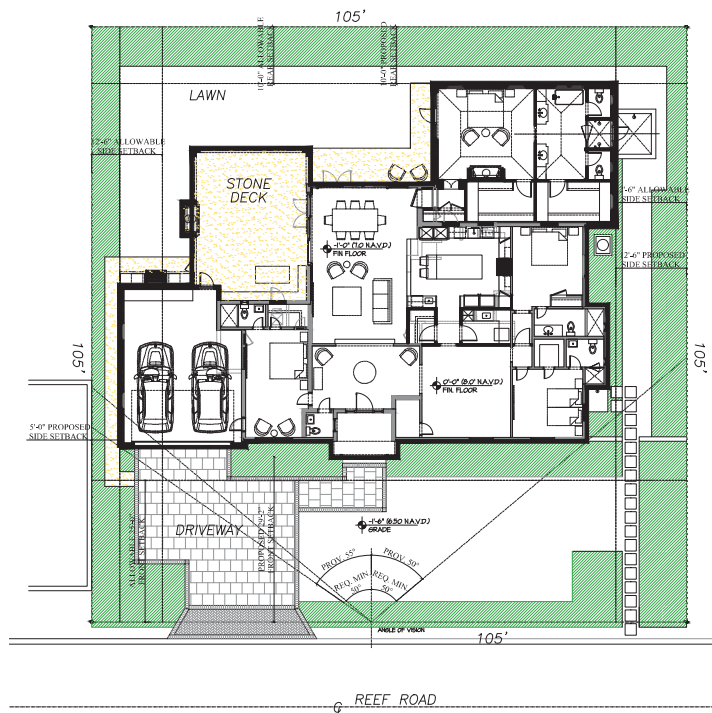
STYLE	EXISTING
DESCRIPTION	ONE
NUMBER OF STORIES	CEMENT TILE
ROOF MATERIAL	YES
FRAME	NO
COLORS:	
BUILDING	BENJAMIN MOORE CHANTILLY LACE OC-65
BUILDING	NO
ROOF	WHITE - CEMENT TILE
TRIM	BENJAMIN MOORE DOVE HING OC-10
SHUTTERS	BENJAMIN MOORE JAMES RIVER GRAY AC-25
WINDOVS	WHITE ALUMINUM

SITE DATA

Side Setback:
5'-0" vs 12'-6" allowable

Angle of vision
105° vs 100° allowable

VARIANCES



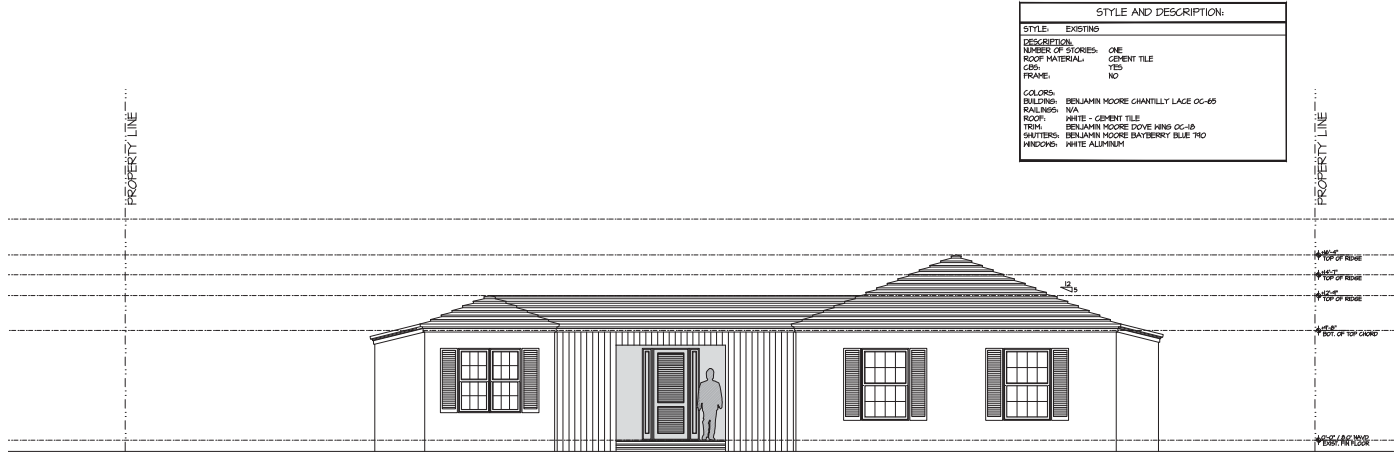
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DJA DAILEY JANSSEN ARCHITECTS
400 CLEMENTS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33411
TEL: 561.853.1177

143 REEF ROAD
PROPOSED Alterations and Additions
TYPE OF PLAN: BOUNDARY

DATE: 01/01/2020
DRAWN: J. JANSSEN
CHECKED: J. JANSSEN
SCALE: 1/8\"/>

Job No.
80-100
Sheet
1 of 1
Drawing No.
SP-1.02



STYLE AND DESCRIPTION:	
STYLE:	EXISTING
DESCRIPTION:	
NUMBER OF STORIES:	ONE
ROOF MATERIAL:	CEMENT TILE
CIDS:	YES
FRAME:	NO
COLORS:	
BUILDING:	BENJAMIN MOORE CHANTILLY LACE OC-65
RAILINGS:	W/
ROOF:	WHITE - CEMENT TILE
SKIN:	BENJAMIN MOORE DOVE WING OC-15
SHUTTERS:	BENJAMIN MOORE DAYBERRY BLUE T50
WINDOWS:	WHITE ALUMINUM

EXISTING FRONT (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"

DETAILS	
■	WHITE FLAT CEMENT TILE ROOF
■	SHUTTERS: SPHERE FINISH STUCCO
■	PAINTED WHITE
■	PAINTED WHITE COLUMNS
■	PAINTED WHITE LOUVERS
■	HALF-ROUND COPPER GUTTERS
■	STUCCO TRIM PAINTED WHITE
■	WHITE IMPACT PAINTED DOUBLE HUNG
■	WINDOWS - ALUMINUM
■	LIGHT BLUE SHUTTERS
■	PAINTED BLUE GARAGE DOORS

PROPOSED FRONT (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"

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DJA DAILEY JANSSEN ARCHITECTS
143 REF ROAD
WEST PALM BEACH, FLORIDA 33411
TEL 561 853-1177
LICENSE #A40001974

Proposed Alterations and Additions
143 REF ROAD
WEST PALM BEACH, FLORIDA 33411
TYPE OF PROJECT

DATE: 03/15/2020
DRAWN BY: J. JANSSEN
CHECKED BY: J. JANSSEN
SCALE: 1/4" = 1'-0"

Job No.
20-100

Sheet

143 REF

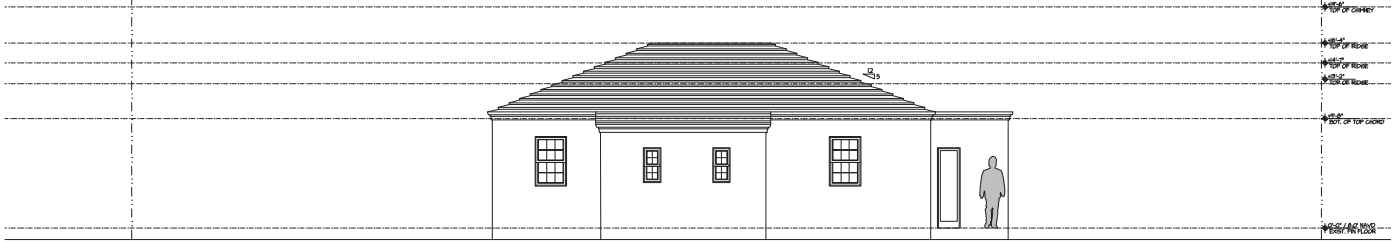
DAILEY JANSSEN ARCHITECTS, P.A.

Drawing No.

A-2.01

PROPERTY LINE

PROPERTY LINE



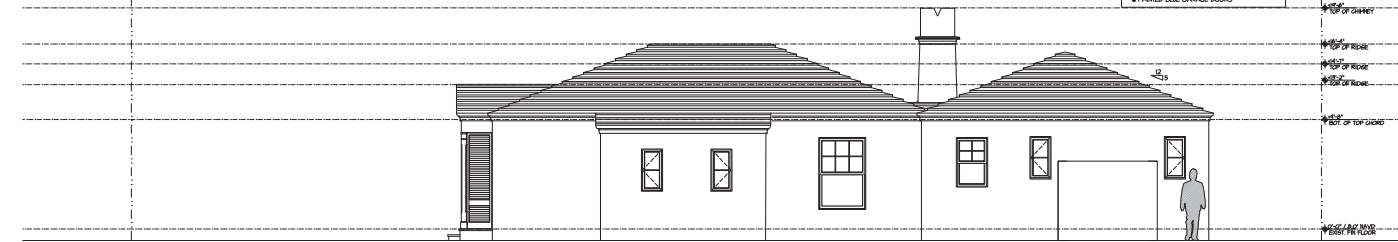
EXISTING SIDE (EAST) ELEVATION

SCALE 1/4" = 1'-0"

PROPERTY LINE

PROPERTY LINE

- DETAILS
- WHITE FLAT GABLET TILE ROOF
 - SMOOTH SPONGE FINISH STUCCO
 - PAINTED WHITE
 - PAINTED WHITE COLUMNS
 - PAINTED WHITE COLUMNS
 - HALF-ROUND COPPER GUTTERS
 - STUCCO FINISH PAINTED WHITE
 - WHITE IMPACT SAVED DOUBLE HUNG WINDOWS - ALUMINUM
 - WHITE IMPACT SAVED DOUBLE HUNG WINDOWS - ALUMINUM
 - PAINTED BLUE GARAGE DOORS



PROPOSED SIDE (EAST) ELEVATION

SCALE 1/4" = 1'-0"

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D.J.A. DALEY JANSSEN ARCHITECTS
143 REF ROAD
WEST PALM BEACH, FLORIDA 33411
TEL 561 853-1177

Proposed Alterations and Additions
143 REF ROAD
WEST PALM BEACH, FLORIDA 33411
TYPE OF PROJECT

DATE: 01/15/2003
DRAWN BY: J. JANSSEN
CHECKED BY: J. JANSSEN
SCALE: 1/4" = 1'-0"

Job No.
00-100

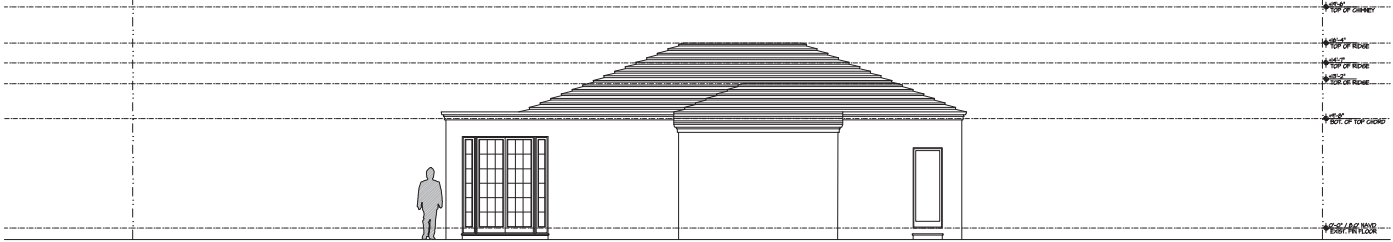
Sheet

BY: J. JANSSEN
DATE: 01/15/2003

Drawing No.
A-2-03

PROPERTY LINE

PROPERTY LINE

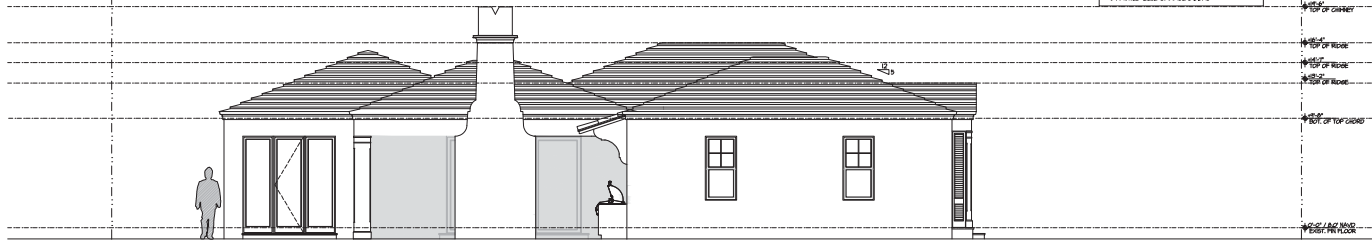


EXISTING SIDE (WEST) ELEVATION

SCALE 3/4" = 1'-0"

PROPERTY LINE

PROPERTY LINE



PROPOSED SIDE (WEST) ELEVATION

SCALE 3/4" = 1'-0"

DETAILS	
■	WHITE FLAT GABLE TILE ROOF
■	SMOOTH BROWN FRESH STUCCO
■	PAINTED WHITE
■	PAINTED WHITE COLUMNS
■	PAINTED WHITE LOWERS
■	HALF-ROUND COPPER GUTTERS
■	STUCCO TRIM PAINTED WHITE
■	WHITE IMPACT SALED DOUBLE HUNG WINDOWS - ALUMINUM
■	PAINTED BLUE SHUTTERS
■	PAINTED BLUE GARAGE DOORS

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D.J.A. DALEY JANSSEN ARCHITECTS
400 CLEMENTS STREET, SUITE 300
WEST PALM BEACH, FLORIDA, 33411
TEL: 561.853.1177

Proposed Alterations and Additions
143 REF ROAD
TOWN OF PALM BEACH

DATE: 05/20/2020
DRAWN BY: J. JANSSEN
CHECKED BY: J. JANSSEN
SCALE: 3/4" = 1'-0"
JOB NO.: 20-100

Sheet

BY: J. JANSSEN
DATE: 05/20/2020

Drawing No.
A-2.04

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**

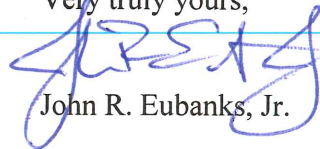
Dear Mr. Small:

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

EXHIBIT J

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.

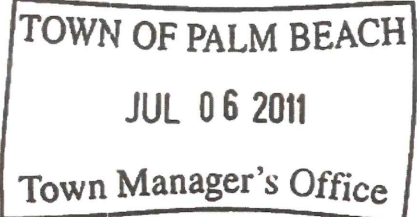
It would seem that the appropriate size garage for this street would be a one car garage, considering the size of the home and property, fitting in with the rest of the street, and the north end.

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

From: [Anne Metzger](#)
To: msmall@smallawpalmbeach.com; RNG@garrisonarch.com; alexives@hotmail.com; amginny@aol.com; [John David Corey](#); betsyshiverick@gmail.com; catlinkt@gmail.com; dan.floersheimer@icloud.com; edward.cooney@gmail.com; info@fairfaxandsammons.com
Cc: [Wayne Bergman](#); [Kelly Churney](#)
Subject: Concerns re: 143 Reef Road - ARCOM meeting Today
Date: Wednesday, August 26, 2020 7:57:10 AM

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Dear Members of the Architectural Commission,

This letter is in regard to the proposed plans for 143 Reef Road that you are considering today.

We live one block to the north on Esplanade Way and are very familiar with the subject property. We walk our dog on Reef Road almost every day.

In our opinion, the proposed plans for the house need to be scaled back. The two car garage will look very squeezed so close to the west property line.

We are concerned that this will set an undesirable precedent in our neighborhood.

In addition, the front door looks out of scale for the house.

Please ask for the plans to be restudied.

Thank you,
Anne and Bill Metzger
277 Esplanade Way
Palm Beach