



Susan Leas
292 Colonial Ln.
Palm Beach, FL 33480-3213★



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Town of Palm Beach
c/o David Rivera
360 South County Rd
Palm Beach, FL
33480

33480-673560



Susan Leas
292 Colonial Lane
Palm Beach, FL 33480

May 20, 2022

Dear Arcom Members,

My name is Susan Leas and I reside at 292 Colonial Lane which is adjacent to 281 Monterey. I am writing today to address some concerns I have about the new home that Mr. and Mrs Denmark are planning to build.

We are extremely apprehensive about the superstructure that is being built to the east and south of our property on Colonial Lane.

We are reluctant to agree on the height of the proposed wall that is going to be put on the perimeter of the property. Because we have a odd shaped lot, the proposed 7 foot wall would be abutting our property on three sides. This would give us a sense of feeling as if we were living in a walled city. The wall would restrict any air flow and sunlight needed for the current vegetation. The plans show the wall on the east side of our property is to be knocked down and replaced with a wall twice its height. Was there no consideration given to the landscaping along the existing wall that has been there for 25 years? Is there some sort of compensation for the loss of vegetation along the property ? Who is responsible for replacing what's been there for 25 years? We have a water filtration system along that wall so who is responsible for replacing the water filtration system that was put along that wall due to the fact that that is where the water enters our home from the street. Who is responsible for replacing all the piping that was put there 25 years ago? Driving around the north end we started looking at other new builds and have not come across any massive walls unless it was on the North Lake Way side which would make sense to block the traffic noise.

Another concern we have is the proposed development of the garage that is to be built on Colonial Lane. The fact that the garage is not compatible with the neighborhood and does not fit into the existing character of the street would be horrible addition to a quaint street.

Because Colonial is a Lane and is quite narrow it has been granted one-way status. The proposed garage would only add to the undesirable congestion and noise throughout the day and would have a potential adverse impact on the adjacent areas.

We are concerned that pulling out of our driveway being a couple feet away from a garage would cause a safety concern for everyone involved, especially due to the fact that the garage would be bound by a massive wall. As stated, in order to administratively approve a site plan, a determination must be made that the proposed site plan review meets concurrency; does not create negative impacts on an abutting property owner or right-of-way. Again, the proposed

garage would be a hazard and would be an grotesque addition to a residential street. In turn it would have negative impacts on the surrounding property values. Colonial Lane should not be used as a car park. Due to the fact that the width of the plot of land where the garage is to be built is only 50 feet wide, sufficient landscaping to hide the garage would be tricky at most. The plans show that the garage is to be built in line with our home closest to our bedrooms. The garage would cause an undo nuisance from the light on the west side of the building, due to the constant glare which would trigger a problem in getting the quality of sleep we all need.

The plans show gravel is to be used for the driveway. The gravel would be loud next to our bedrooms and the crunching sound would be extremely annoying.

We are also am concerned about the easement. According to the plans it looks as if the easement is being claimed as part of the development instead of being a shared space. Courts generally assume easements are created to last forever unless otherwise indicated in the document creating the easement. An easement appurtenant benefits an adjoining or adjacent piece of land and continues regardless of the ownership of the land. By taking the easement as his own property and erecting a wall would condense the size of the garden area by our south bedroom and would confine us even more. Ordinance No. 11-2015 states Retaining walls shall not occupy easements or road rights.

Unfortunately the McMansion culture of our town seems to win out over the long time residents which has made a huge impact on the town and its culture. Its sad to see our beautiful quiet small town being overtaken, so please give consideration to the above mentioned.

Sincerely,

Susan Leas
susanleas@comcast.net