

Beth Lesniak & Alexandr Khizver  
285 Colonial Lane  
Palm Beach, FL 33480

May 15, 2022

Architectural Committee ("ARCOM") Members: Jeffrey Smith, Richard Sammons, John David Corey,  
Maisie Grace, Betsy Shiverick, Thomas Kirchoff, & Kenn Karakul  
Town of Palm Beach – PZB Dept. and ARCOM  
P.O. Box 2029  
Palm Beach, FL 33480

Dear ARCOM Members,

We are writing this letter to express our severe concern about and objection to the construction at **281 Monterey Rd** as it relates to the proposed garage and driveway that would spill out onto Colonial Lane. Our remonstrances are as follows:

1. The proposed garage would be directly facing our front gate and the front entrance to our home at 285 Colonial Ln. This is not only an aesthetic eyesore but also a negative externality that impacts property value.
  - a. The photo showing our home is the top right on P1.05. The photo shows our driveway, but the proposed garage at 281 Monterey will be located much further west facing our front gate and front entry way as noted above.
2. Colonial is a "Lane" and thus by definition narrower than other streets. Additional traffic and car parking, especially on days with heavy service vehicle presence for the homes of actual residents of Colonial Lane, will add unwanted and impractical congestion.
3. If the garage entry is used as service entry, it will spawn additional delivery truck noise and disturbances throughout the day for all neighbors.
4. The Landscape plan (ARCOM # ARC-22-104, ZON-22-067) reveals that the size of the driveway vis a vis the available space will allow for little landscaping to "camouflage" the fact that there is a driveway vs. a home façade directly across from our us (in contrast to 270 Queens Ln, a double lot which has done an acceptable job of keeping the quality and character of Colonial Lane intact). We do not want Colonial to become the next Laurian Ln.
5. A picture rendering of the garage as seen in the plans shows a gravel driveway. In addition to gravel being a rather tawdry and vulgar choice for any driveway in the Town of Palm Beach, it also carries with it the hindrance of debris sloshing into the street and getting kicked up by vehicular traffic and potentially causing damage to cars.
6. To be or not to be...a garage? A cabana? What is really going on here? The plans call the structure of concern both a "cabana" and a "garage". A cabana, as per the town's Code definition, is an accessory structure used in connection with outdoor bathing and containing no sleeping rooms. Logically, it would face the pool and not need an entrance from Colonial as it can't be used as a

guesthouse. If it is instead a garage, our objections have already been outlined per items 1 through 5 above).

As we understand it, "The task of the architectural commission is . . . to **preserve various elements of urban beauty and require that new projects enhance the existing elements**" in order "to achieve a pleasant and comprehensive cohesiveness in community development" and to ensure new structures are "in harmony with the proposed developments on land in the general area" and "**not excessively dissimilar in relation to any other structure existing . . . within 200 feet of the proposed site in respect to . . . architectural compatibility, . . . arrangement of the components of the structure, . . . appearance of mass from the street...**" (emphasis added).

Section 18-205(a) identifies ten criteria for the commission to consider, and we believe the garage at 281 Monterey Rd conflicts with the following criteria:

- (6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
  - c. Architectural compatibility.
  - d. Arrangement of the components of the structure.
  - e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
  - f. Diversity of design that is complimentary with size and massing of adjacent properties.
  - g. Design features that will avoid the appearance of mass through improper proportions.
  - h. Design elements that protect the privacy of neighboring property.
- (8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

For the above reasons, we sincerely hope ARCOM reconsiders the plans for 281 Monterey as it relates to the proposed garage and driveway on Colonial Ln.

Sincerely,



Beth Lesniak  
(919) 451-5438  
[beth.lesniak@gmail.com](mailto:beth.lesniak@gmail.com)



Alexandr Khizver  
(310) 560-5212  
[akhizver@gmail.com](mailto:akhizver@gmail.com)

STATE OF FLORIDA, COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me this 11 day of May, 2020, by

Beth Lesniak

(Name of person making statement)

Personally Known      OR Produced Identification ✓

[Signature]

Signature of Notary Public – State of FL

Type of Identification I.D

Print, Type of Stamp Commissioned Name of Notary Public

