



June 15, 2022

Town of Palm Beach Planning, Zoning and Building Department

143 Reef Road Letter of Intent – ARC-22-043 (ZON-22-073)

We are pleased to submit the accompanying drawings and information for Final Submittal Rev. 01 review of the proposed two story residence at 143 Reef Road, Palm Beach.

- A. LANDMARK PRESERVATION COMMISSION
Not applicable, this property is not landmarked.

B. ARCOM

We are proposing a new 4,571 square foot two-story residence with pool, hardscape and landscape. The style of the proposed residence is island colonial with a smooth white stucco finish, coral stone trim, blue-gray aluminum clad wood windows and doors and a cedar shingle roof.

Demolition of the existing residence was approved the October 27th, 2021 ARCOM meeting. ARC-21-060. The residence has not yet been demolished.

- C. SPECIAL EXCEPTION

- D. SITE PLAN REVIEW
Not applicable at this time.

E. VARIANCES

VARIANCE #1: Grading has been modified to eliminate this variance request ~~Sec. 134-1600: To exceed the maximum amount of fill by 1.12' to 2.33' in lieu of the 1.24' maximum allowed.~~

~~Hardship: We are proposing to elevate the finish floor of the residence to 9' NAVD to account for rising tides and future design flood changes that will be implemented by FEMA. The requirement to keep the fill at a low elevation creates grading conflicts throughout the site. In order to meet code we would need to have 4 to 6 steps down from all exterior doors. This change in elevation would create an unsafe condition for the gathering spaces around the pergola and pool deck.~~

VARIANCE #2: Sec. 134-893(b)(13): To exceed the maximum Cubic Content Ratio (CCR) by 2,732 cubic feet for a total of 46,722 cubic feet in lieu of 43,990 cubic feet allowed.

Hardship: We are proposing to elevate the finish floor of the residence to 9' NAVD to account for rising tides and future design flood changes that will be implemented by FEMA. The excess in cubic content occurs due to the requirement to measure from 8.09' NAVD (.91' below our finish floor). If the finish floor elevation was set at the required measuring point of 8.09' NAVD the cubic content would be 43,770 cubic feet (220 cubic feet below allowable).

Please let us know if you need additional information.

Respectfully Submitted,

Roger P. Janssen, AIA
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