



ARCHITECT + PLANNER

RECEIVED

By elyn at 8:20 am, May 16, 2022

Re:
284 Monterey Road
Palm Beach, Florida 33480
Date:
April 7, 2022

SKA Architect+Planner - LETTER OF INTENT
RELATED TO THE RENOVATION OF AN EXISTING LANDMARK RESIDENCE AT
284 MONTEREY ROAD

We are pleased to submit the accompanying drawings for the renovation of an existing Landmark residence at 284 Monterey Road. Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Renovation and ~450sqft addition to an existing landmark home. Replacement of some existing windows and doors, along with reroof. Final landscape and hardscape to be included.

B) SPECIAL EXCEPTION 134-229

Section 134-893(c): Special Exception with Site Plan Review to renovate a one story landmarked residence and add 456 SF of one story additions that will demolish more than 50% of the cubic footage on a non-conforming lot in the R-B Zoning District, Project also includes: replace some windows/doors, re-roof and landscape/hardscape modifications;

The following criteria is met:

- 1) This proposed use, a single family residence, is a permitted use in the R-B Zoning District with special exception approval for a non-conforming lot that portions of platted lots.
- 2) The design, location and operation of the proposed renovation will not adversely affect public health, safety, welfare or morals.
- 3) The proposed renovation will not cause substantial injury to the value of other properties in the neighborhood as there are other residences in this residential district.
- 4) The proposed renovation will be compatible with the neighborhood as it is permitted.
- 5) The proposed renovation to a single family residence will comply with all requirements set forth in Article VI of the Zoning Code, if applicable.
- 6) The proposed renovation will comply with the comprehensive plan, if applicable.
- 7) The proposed renovation will not result in substantial economic, noise, glare, or odor impacts on adjoining properties there is a residence previously in this location.
- 8) Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted and will be via Monterey Road.
- 9) There are no signs being proposed.
- 10) Utility service will remain unchanged, thus there will no negative impact on health and safety.

11) Refuse and service areas will remain unchanged, thus there will be no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

12) N/A – Town Serving

13) N/A – No historic/specimen trees

14) The proposed renovation will not place a greater burden on police or fire protection services as there is a residence on the subject property.

C) SITE PLAN REVIEW 134-329

1) The owner of the property is DHC Monterey LLC and the entity is in control of the property. A single family residence is a permitted use in the R-B Zoning District.

2) The proposed renovation is the least intense example of development and will not have a negative impact on the neighborhood, which is a residential neighborhood.

3) Ingress, egress, utilities and refuse collection will be via Monterey Road, which is capable of handling traffic and other such uses in a residential neighborhood.

4) N/A

5) The proposed site plan and landscape plan provides for buffers and screening from neighboring properties.

6) The proposed drainage plan meets the Town of Palm Beach's drainage requirements.

7) The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.

8) The recreation facilities are private and will be screened from the neighboring properties by landscaping.

9) N/A

10) N/A

11) A renovation to a one story Landmarked residence will not be overly intrusive on the street and neighborhood.

D) VARIANCES 134-201 N/A

Section 134-893(6): a variance for an angle of vision to be 116 degrees in lieu of the 100 degrees maximum allowed;

Section 134-893(5): a variance to allow a (west) street side yard setback on North Lake Way for the existing house to remain and addition to be 20.1 feet in lieu of the 25 foot minimum required.

Section 134-893(7): a variance to allow an east side yard setback for the existing house to remain the addition to be 4.8 feet in lieu of the 12.5 foot minimum required.

1) The property is located in the R-B Zoning District and nonconforming in width depth and area.

2) The applicant was not the cause of the special conditions of the property or residence. The insufficient depth, width and area was created when the property was originally platted.

3) The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties. Most neighboring properties are subject to the same constraints.

4) The hardship, which runs with the land, is that the property is nonconforming in area depth and width and the residence is a Town of Palm Beach Historic Landmark.

5) The variances requested are the minimum necessary to make reasonable use of the land considering the nonconforming aspects of the lot and house. The proposed additions are to improve the site and livability of the property.

6)The granting of the variances will not be injurious to the neighborhood. A new single family will be beneficial to the neighborhood.

F) OTHER

Sincerely,



Daniel Clavijo