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**By elyn at 1:35 pm, Jul 15, 2022**

**FAIRFAX & SAMMONS**  
— ARCHITECTURE —

**515 N. Lake Way – Palm Beach, FL 33480**

Letter of Intent: ARC-22-129 (ZON-22-089)

July 13, 2022

To: Planning, Zoning and Building Dept.

Re: Request for Design Review Approval of 515 N. Lake Way, in Palm Beach, Florida.

Dear ARCOM Board Members and Town Council Members,

The applicant for this property is 515 N Lake Way LLC and the Design Professional is Richard Franklin Sammons.

Let this letter serve as the intent in support of the owner's and applicant's request for ARCOM (Architectural Review Committee) approval for the changes to the existing single-family residence located at 515 N. Lake Way, in Palm Beach.

The changes are as follows:

- (1) Additions (second story) and renovations to the existing one-story residence. The current square footage of the house is 3,867 Sq. ft. (31.97% lot coverage) and the proposed square footage of the house 5,279 sq. ft. (22.63% lot coverage). The lot coverage is reduced by eliminating the portion of the footprint of the existing house. Current cubic content of the exiting house is 34,803 cu. ft. (2.88 ratio) and the proposed cubic content of the house will be 53,377 cu. ft. (4.41 ratio)
- (2) Hardscape and Landscape Improvements, including a new swimming pool, side walls, retaining walls, and elevating the grade of the lot to meet the current FEMA elevation requirements.
- (3) Corresponding variance(s) request – to be spelled out by the representing attorney, Maura Ziska (see attorneys list of variances):



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- a. SPECIAL EXCEPTION WITH SITE PLAN REVIEW: For demolition of more than 50% of structure on a lot nonconforming in depth in the RB zoning district.
- b. Variance #1: Second story front yard setback of 24.5 feet in lieu of the 30 feet required (N Lake Way).
- c. Variance #2: Cubic Content Ratio of 4.41 in lieu of the 2.88 existing and 3.98 maximum allowed.


All architectural changes to match the English Regency character of the existing residence.

I ask for your support and your vote in favor of this application so that we may proceed with the building permit and construction phases for the changes. We ask the ARCOM Board Members and the Town Council Members to approve the application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us.




Respectfully submitted,

Richard Franklin Sammons


# 515 NORTH LAKE WAY - SITE HISTORY



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## ▲ Permits and Inspections: Search Results

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### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Fees Due
<a href="#">A-21-01909</a>	08/10/2021	515 N LAKE WAY	A-ARCOM STAFF APPROVAL	STAFF APPROVAL - REPLACEMENT OF REGULAR 2 SLIDING GLASS DOORS AND 1 FRENCH DOOR FOR IMPACT HURRICANE. NO OPENING CHANGE.	0.00
<a href="#">B-10-10860</a>	06/16/2010	515 N LAKE WAY	E-GENERATOR	INSTALL 48KW GENERATOR FOR EM. POWER ON PRECAST SLAB	0.00
<a href="#">B-10-10861</a>	06/16/2010	515 N LAKE WAY	G-GAS	SUB GEN GAS: CONNECT 48KW GENERATOR TO EXISTING NG METER	0.00
<a href="#">B-10-10863</a>	06/16/2010	515 N LAKE WAY	S-GENERATOR	SUB SITE GEN.: INSTALL MASONRY RETAINING WALL TO CONCEAL THE GENERATOR	0.00
<a href="#">B-10-11529</a>	07/14/2010	515 N LAKE WAY	R-REVISION	REVISED DRAWING FOR 48KW GENERATOR	0.00
<a href="#">B-12-23002</a>	02/29/2012	515 N LAKE WAY	P-REPLACEMENT	REPLACE GAS HEATER IN EXISTING LOCATION	0.00
<a href="#">B-13-37321</a>	12/06/2013	515 N LAKE WAY	B-ROOF REPAIR/RE-ROOF	FLAT HOT MOP BASE SHEET, PLY 4 MODIFIED CAP SHEET (ENGINEERS LETTER ATTACHED(SAME BACK TO SAME)	0.00
<a href="#">B-20-83400</a>	02/28/2020	515 N LAKE WAY	B-RESIDENTIAL OTHER (NO PLANS)	*****PRIVATE PROVIDER***** REMOVE EXISTING FINISHES IN POWDER ROOM AND REPLACE WITH NEW. INCLUDE FLOORING, VANITY AND PLUMBING FIXTURES. NO PLUMBING OR ELECTRICAL TO BE MOVED.	0.00
<a href="#">B-20-84127</a>	05/15/2020	515 N LAKE WAY	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER ***** BATHROOM, KITCHEN, AND LAUNDRY ROOM REMODEL	0.00
<a href="#">B-20-84606</a>	06/23/2020	515 N LAKE WAY	R-REVISION	*****PRIVATE PROVIDER *****REVISION- INTERIOR RENOVATION, MECHANICAL- INTERIOR RENOVATION-NEW GRILL LOCATIONS. ELECTRICAL- INTERIOR RENOVATION-SEE ATTACHED.	0.00
<a href="#">B-21-90650</a>	08/10/2021	515 N LAKE WAY	B- WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	REPLACEMENT OF REGULAR 2 SLIDING GLASS DOORS AND 1 FRENCH DOOR FOR IMPACT HURRICANE. NO OPENING CHANGE.	0.00
<a href="#">B-21-92557</a>	12/17/2021	515 N LAKE WAY	S-POOL/WATER FEATURE	INSTALL POOL WITH DECK	0.00
<a href="#">B-22-93291</a>	02/14/2022	515 N LAKE WAY	E-ELECTRICAL	FPL UNDERGROUND PROJECT	0.00
<a href="#">B-22-94002</a>	04/06/2022	515 N LAKE WAY	FEE CHARGE	FEE CHARGE TO REFUND PERMIT FEES PAID FOR B-21-92557	0.00
<a href="#">X-07-31599</a>	09/11/2007	515 N LAKE WAY	X-LEGACY PERMIT	EXACT CHANGE OUT: 120 BTU GAS FURNACE W/ 5T A/C COIL	0.00