

**From:** [Bernadette Buccini](#)  
**To:** [Kelly Churney](#); [David Rivera](#)  
**Subject:** RE: ARC-22-129 (ZON-22-089) 515 N. Lake Way, Palm Beach FL 33480  
**Date:** Friday, June 17, 2022 10:56:05 AM

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Dear Palm Beach Architectural Commission:

I am writing to object to the variances being sought by the purchasers of 515 N. Lake Way as set forth in the Notice issued by the Commission with respect to the referenced matter.

Simply put, there is no basis for granting the requested relief.

- There is no unnecessary hardship created by physical circumstances or conditions that are unique to the property or that otherwise arise from strict application of the zoning ordinance.
- Even if a hardship did exist, there is still a reasonable use of the property that complies with applicable codes and ordinances – as a residential dwelling – such that no variance to use and enjoy the property is necessary.
- Since the property has been used as a residential dwelling for decades without incident, any alleged hardship must necessarily have been created by the applicant as none is known to have existed previously.
- Granting the variances will undoubtedly alter the essential character of the neighborhood as the variances will permit improvements on the property that are inconsistent with current improvements in the neighborhood. Other homes in the neighborhood have been constructed and maintained to comply with applicable setback, height and other dimensional requirements of the zoning and building codes. It is not difficult to imagine that doubling the size of the house, which already sits on a small lot, will be inconsistent with the character of the neighborhood and alter it dramatically. Also, many of zoning requirements are safety measures intended to protect the town's residents and guests. Granting the requested variances will needlessly jeopardize the health and safety of pedestrians and vehicles traveling along the property by impairing sight lines at intersections that are already dangerous to maneuver.

Since the applicants will not be able to satisfy the requirements for the requested variances they should all be denied.

Bernadette Buccini  
510 North Lake Way  
Palm Beach, FL 33480

Cell: (302) 420-0900

