

July 7th, 2022

Town of Palm Beach

Planning, Zoning, & Building Department

306 S. County Road, Palm Beach, Florida 33480

**Letter of Intent: ARC-22-161**

**Project Address:** 335 Cocoanut Row, Palm Beach FL 33480

The proposed work only pertains to architectural. Landscape and site work to pertain to the Landscape package by Environment Design Group. Civil work by Gruber Consulting Engineers.

The proposed changes include:

- Demolition of an existing 2,357 SF two-story home.
- Demolition of an existing one-story accessory structure.
- Design and build a new two-story Coastal Craftsman style home and swimming pool.
- Landscape Architect will be Environment Design Group.
- General Contractor will be Conkling & Lewis.
- Area calculations as follows:
  - o 3,109 SF conditioned space on two floors
  - o 1,796 SF – 29.93% lot coverage

**Variance Request: ZON-22-108**

- Variance 1: section 134-948(1) & (2): A request for a variance to construct a new 3,347 sf,

Two story residence on a lot with a width of 40-feet in lieu of the 75-foot minimum

Required and a lot size area of 6,000 sf in lieu of the 10,000 sf minimum required in the r-c

Zoning district.

- Variance 2: section 134-948(6): Request for a variance to have a 5-foot north side yard

Setback in lieu of the 10-foot minimum required in the r-c zoning district.

- Variance 3: section 134-948(6): Request for a variance to have a 5-foot south side yard

Setback in lieu of the 10-foot minimum required in the r-c zoning district.

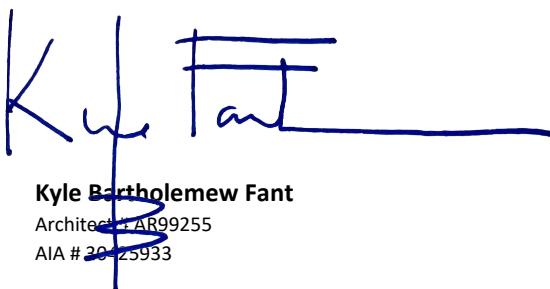
- Variance 4: section 134-948(11): Request for a variance to have 33% landscaped open

Space in lieu of the 45% minimum required in the r-c zoning district (existing LOS is 27%)

**Site History:**

- 1925: Main house was built.
- 1948: Guest house design approved by Palm Beach Council.

- 1949: Guest house construction permit was submitted.
- 1958: Unvented gas heater inspection.
- 1966: Re-roofing of 2<sup>nd</sup> floor of main house.
- 1970: Mechanical permit for new AC unit.
- 1975: Added 5" of concrete to existing sidewalk.
- 1979: Plumbing permit and roof leak repair.
- 1980: Re-roofing
- 1993: Structural repair to exterior wood and stucco frame.
- 1994: Water heater permit.
- 1995: Electrical and Mechanical permit
- 1997: Awning replacement at main house and mechanical permit.



**Kyle Bartholemew Fant**  
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