

Town OF Palm Beach
360 S. County Road
Palm Beach, FL 33480

6.27.2022

To: The Town of Palm Beach Planning and Zoning
Re: Letter of Intent

The owners of 233 Bahama Lane respectfully request approval to construct a 437 s.f. addition on the north-west corner of the residence which includes enlarging the existing Kitchen, Bedroom 1 and new Dining room. Exterior work to include:

1. new wood columns flanking the entrance portico,
2. new cast stone surround at front door,
3. new wood columns flanking the triple window at master closet exterior,
4. new mitered concrete tile roof,
5. new impact rated casement windows,
6. new impact rated over-head door, 7.
7. new impact rated front entrance door,
8. new impact rated garage and master bedroom side swing doors,
9. new decorative louvers at window locations.

In addition we believe, the following criteria have be met.

Sec. 18-205. - Criteria for building permit.

1.The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

2.The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

3.The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

4.The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

5.The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;

- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

6.The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

7.The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

8.The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

9.The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

10.The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

Sec. 18-206. - Criteria for demolition permit. N/A

Sec. 134-329 Site Plan Review

Section 134-8939B)(3): Site Plan Review to allow the renovation of an existing one story residence by demolishing more than 50% cubic footage and adding 437 SF to the northwest corner of the residence on a lot with a depth of 91.77 feet in lieu of the 100 foot minimum required in the R-B Zoning District.

- 1) The owners of the property are Richard and Lori Jabara and are 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 Bahama Lane, 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 residence will not be overly intrusive on the street and neighborhood.

Sec. 134-201 Variances

Section 134-895(2): A request for a variance to permit a rear terrace to encroach 5.5 feet into the required rear yard setback in lieu of the 4 foot maximum allowed.

Section 134-893(b)(12): A request for a variance to have 37.6% Landscaped Open Space in lieu of the 37.5% existing and the 45% minimum required in the R-B Zoning District.

- 1) The property is located in the R-B Zoning District and nonconforming in depth.
- 2) The applicant was not the cause of the special conditions of the property or residence. The insufficient depth 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 depth and the residence was built in 1951 and non-conforming to today's code.
- 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 addition is to improve the site and livability of the property.

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

Sincerely,

Rafael Rodriguez, Architect
Studio SR Architecture and Design Inc.