



3312 45th Street West Palm Beach FL 33407

August 1, 2022

Town of Palm Beach
Planning Zoning & Building Department
360 S County Rd.
Palm Beach, FL 33480

RE: Wachman
ARC-22-156 & ZON-22-136
12 Sloans Curve Dr.
Palm Beach, FL 33480

To Whom It May Concern:

We are pleased to provide the attached packet for your review, and we thank you for the support given by the Town of Palm Beach teams to help us produce it. We are requesting a site plan review and variance to extend the existing balcony and ARCOM approval to change the existing balcony aluminum railing to glass.

Our clients, Gary & Joanne Wachman, located at 12 Sloan's Curve Dr. Palm Beach, FL 33480, engaged us in 2021 to undertake an interior remodel which included an Impact window installation on the rear oceanside balcony. During the installation of the windows, it was discovered that the balcony had extensive concrete spalling and degradation which would require re-bar corrosion repair and concrete restoration.

We engaged with Epic engineering and Carousel to prepare for this work and through their guidance and expertise we continued to develop the effort and investment into what will hopefully be a comprehensive restoration and esthetic alteration of the Wachman's balcony.

The Wachman's requested that we explore options to extend the balcony in a trellised area under an existing roofline, extend the balcony 16" past the roofline, and to provide a Glass Rail Option



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to replace the corroded aluminum rail. We immediately sought board approval as this would be the first glass rail at the townhomes. The idea was welcomed by the community members as they understood the townhomes require updates and modernization. They have formally approved our request to change the railings to glass and are prepared to allow other units to go in the same direction as they inevitably update. The choice to use these materials is supported by the single-family homes on the same street all have unique personalities and are also leaning contemporary.

With the community's blessing in mind, we are requesting an ARCOM approval for the glass railing system. We are requesting a Site Plan Review in reference to Section 134-329 and a Variance in reference to Section 134-948 (9)(C) to be able to not only reinforce the damaged concrete but also extend the balcony for a better use of space and the additional support needed to hold the weight of the glass railing system.

Along with the necessary concrete restoration, balcony extension, and the replacement of the dated and corroded aluminum rail with a lower maintenance, more attractive Miami Dade Approved Impact glass and Stainless-steel Rail system allowing an unobstructed lateral view of the Atlantic Ocean is hopefully viewed as both a more practical and aesthetic solution. On behalf of the Watchman's we are all grateful for your consideration.

Sincerely,

Zack Palmisciano
President
Design Floor & Home LLC
CGC #1522440