

MP Design & Architecture, Inc.

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Town of Pam Beach
360 S. County Rd.
Palm Beach, FL 33480

August 8, 2022

Re: 1020 N Lake Way Palm Beach, FL 33480
ARC-22-209
ZON-22-146

We are submitting the attached drawings and application for the review of our project at 1020 N Lake Way Palm Beach, FL 33480. The scope of work consists of minor cosmetic modification to existing front elevation, fenestration modifications on west (rear) and north (side) elevations and enlarge existing loggia.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Not applicable.

B. ARCHITECTURAL REVIEW – Section 18-205
Removal of existing window awning on front elevation.
Fenestration modifications on west (rear) and north (side) elevations.
Removal of existing metal spiral stair on south (side) elevation.
Enlarge existing loggia and 2nd floor terrace at rear of residence.
Remove existing hard cover at north and south pergolas

C. ARCHITECTURAL REVIEW – Section 18-206
There will be no demolition on site.

D. SPECIAL EXCEPTION – Section 134-22
Not applicable

E. SITE PLAN REVIEW – Section 134-329
Not applicable

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F. VARIANCE – Section 134-201

VARIANCE (1): Section 134-893(b)(11): A variance for lot coverage of 31.7% in lieu of the 30% maximum allowed in order to extend the loggia by 275 SF.

- 1) The property is located in the R-B Zoning District. Due to the previously constructed and covered 3 pergolas on the lake side of the property the existing lot coverage is non-conforming to today's code. This is a special circumstance that necessitates requesting a variance to modify the structures in the back yard including opening the pergolas and extending the loggia.
- 2) The applicant was not the cause of the special conditions of the property or existing non-conformities of the residence as the applicant just recently purchased the property.
- 3) The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties.
- 4) The hardship, which runs with the land, is that the house is already over on lot coverage and the modifications to the property bring it more conforming to code. .
- 5) The variance requested are the minimum necessary to make reasonable use of the land considering the reduction in the existing lot coverage.
- 6) The granting of the variance will not be injurious to the neighborhood. The request is diminimus.

G. OTHER

Not applicable.

Respectfully,



Michael Perry