

February 6, 2023

**To: Town of Palm Beach
Architectural Review Commission members, Town Council members and Planning
Department Staff**
**RE: Request for ARCOM Approval for New Residence located at 248 Colonial Lane.
ARC-22-216 / ZON-22-140.**

We have enjoyed working with the owners of 248 Colonial Lane to design a cottage replacing an existing 2,209sf structure which falls short of their daily requirements. The proposed home will comprise of 3,410 sf on two floors and will be in keeping with the regulatory parameters of the land.

Our proposal is to be designed in the colonial style with materials and finishes borrowed from Colonial Lane. These include a terra cotta, cedar shake style roof and a combination of stucco and siding for the façade complimented by double hung windows and shutters. The design of the shutters is derived from a detail on the existing home as is the apron of the bay window and front entry canopy.

CRITERIA FOR BUILDING PERMIT 18-205

1. The plan for this proposed residence is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. The plan for the proposed building or structure is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
3. The proposed building exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed residence is in harmony with the proposed developments on land in the general area and with the comprehensive plan for the town.
5. The proposed residence is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:
 - a) This proposal does not have apparently visible identical front or side elevations.
 - b) This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.
 - c) We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed residence is not excessively dissimilar in relation to any other structures existing or 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) Arrangements of 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 the 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 a neighboring property.
7. N/A
8. The proposed residence 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 projects' location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed residence does not negatively impact any existing natural features.

SPECIAL EXCEPTION 134-229

SPECIAL EXCEPTION W/ SITE PLAN REVIEW: Sec. 134-893 (c) and Sec. 134-329 Special Exception with Site plan Review. to allow the construction of a residence on a non-conforming platted lot which is 82' feet in width in lieu of the 100' minimum width required and lot area (8,360 SF) in lieu of the minimum lot area (10,000 SF) in the R-B Zoning District.

- 1. This proposed use, a single family residence, is a permitted use in the RB Zoning District with special exception approval for a non-conforming lot 18 feet short of the required lot depth.
- 2. The design, location and operation of the proposed residence will not adversely affect public health, safety, welfare or morals.
- 3. The proposed single family residence will not cause substantial injury to the value of other properties in the neighborhood as there are other residences in this residential district.
- 4. The proposed single family residence will be compatible with the neighborhood and purpose of the district as it is permitted.
- 5. The proposed single family residence will comply with all requirements set forth in Article VI of the Zoning Code, if applicable.

6. The proposed single family residence will comply with the comprehensive plan, if applicable.
7. The proposed single family residence will not result in substantial economic, noise, glare, or odor impacts on properties within the district.
8. Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted as a result of the proposed residence.
9. There are no signs being proposed.
10. Utility service will remain unchanged or be improved, thus there will be no negative impact on health and safety.
11. Refuse and service areas will remain unchanged, thus there will no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. N/A – Town serving
13. N/A – We are preserving an existing Gumbo Limbo tree in the front yard of the property.
14. The proposed single family residence will not place a greater burden on police or fire protection services as there is currently a residence on the subject property.

SITE PLAN REVIEW 134-329

1. The owner of the property, 306 Livingston Street Holdings I, LLC (Matthew Mirones), is in control of the property. A single family residence is a permitted use in the RB Zoning District.
2. The proposed single family residence 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 Colonial 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. The proposed two story residence has been designed to coexist harmoniously with the surrounding structures. It will not present a hindrance on the street or neighborhood.



VARIANCES 134-201

VARIANCE 1: Sec 134-2179 (b) Residential districts. In the R-B zoning districts, one and two-family dwellings shall provide the required parking set forth in section 134-2176. The following number of those required off-street parking spaces shall be located in an enclosed garage: (1) Lots which are 75 feet or more in width shall provide two parking spaces.

1. The special condition peculiar to this property and residence is that proposed home is on a one way street in a neighborhood with very smaller lots with many homes that have no garages or only one-car garages.
2. The special conditions and circumstances do not result from the applicant. The applicant intends to construct a residence for their family that will be architecturally-appealing to the neighborhood and a two-car garage would be too overwhelming for the street.
3. The granting of the variance will not confer on the applicant a special privilege. There are many homes in the neighborhood with one car or no garages.
4. The hardship, which runs with the land, is in order to design a modest new home that will be sensitive to the neighborhood, a two-car garage is overly burdensome on this non-conforming lot.
5. The variance requested is the minimum necessary to make reasonable use of the land considering the applicant's intention to have a one-car garage and to construct a visually-appealing residence for their family.
6. Granting the variance will be in harmony with the general intent and purpose of this chapter. Allowing a one-car garage will enable the applicant to achieve his goal of a modest home with substantial greenspace.

Sincerely,

Dinyar Wadia