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Town of Palm Beach Planning, Zoning and Building Department

1540 S. Ocean Blvd. Letter of Intent – ARC-23-024 (ZON-23-033)

We are pleased to submit the accompanying drawings and information for the Second Submittal of the proposed beach parcel improvements at 1540 S. Ocean Blvd.

A. LANDMARK PRESERVATION COMMISSION

Not applicable, this property is not landmarked.

B. ARCOM

Proposal to modify the existing 136 square foot one-story cabana structure and add a new plunge pool, deck and landscaping on the beach parcel east of S. Ocean Boulevard.

C. SPECIAL EXCEPTION (with site plan review – see below)

Sec. 134-840 and Sec. 134-1472. To allow modification to the existing beach cabana that requires the following variances (see item E below)

D. SITE PLAN REVIEW

To allow modification to the existing beach cabana that requires the following variances (see item E below)

E. VARIANCES

- a. Variance 1: Sec. 134-1476. Height, width and length limit of properties in districts other than R-B. Variance request to allow the existing beach cabana on a lot with a frontage of 62.5 feet in lieu of the 125 feet required.

Hardship: The frontage of the property is an existing condition which is less than the minimum allowed lot frontage.

- b. Variance 2: Sec. 134-1702. Structures adjacent to the ocean bulkhead. Variance request to allow the proposed wood stair to have a setback of 82 feet 8 inches from the ocean bulkhead line in lieu of the 150 feet minimum required.

Hardship: The west property line of the beach parcel is 118 feet 6 inches from the ocean bulkhead line making all proposed work closer to the bulkhead line than the 150 feet minimum required.

Please let us know if you need additional information.

Respectfully Submitted,

Roger P. Janssen, AIA
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