

Town of Palm Beach

360 S. County Rd

Palm Beach, Fl., 33480

To the Attention of: Planning/Zoning, Architectural Commission and Town Council

Re: Letter of Intent (Revised 3.14.23) for 259 Oleander Avenue

Project Numbers: **ARCOM: 23-043, TOWN COUNCIL: 23-042**

The Owner of 259 Oleander Avenue seeks approval for Demolition of an existing non-conforming 3-unit, multi-family complex and approval and construction of a new single family residence with variances on a 3,360 square feet non-conforming lot in the RC Medium Density District.

**SECTION 134-201; The requested variances:**

- 1) A variance request to permit development of a lot which is 3,360 square feet in lieu of the 10,000 square feet required. **RESPONSE: The condition meets Section 134-201 (Findings of Prior Authorization) and Sub Sections: 1, 2, 3,4,5,6a and 7.**
- 2) A variance request to permit development of a lot which is 60 feet in width in lieu of 75 feet required. **RESPONSE: The condition meets Section 134-201 (Findings of Prior Authorization) and Sub Sections: 1, 2, 3,4,5,6a and 7.**
- 3) A variance request to permit development of a lot which is 56 feet in depth in lieu of 100 feet. **RESPONSE: The condition meets Section 134-201 (Findings of Prior Authorization) and Sub Sections: 1, 2, 3,4,5,6a and 7.**
- 4) A variance request to permit a south front yard setback of 12 feet in lieu of 25 feet required. **RESPONSE: The condition meets Section 134-201 (Findings of Prior Authorization) and Sub Sections: 1, 2, 3,4,5,6a and 7.**
- 5) A variance request to permit a west side yard setback of 2.5 feet in lieu of 10 feet required. **RESPONSE: The condition meets Section 134-201 (Findings of Prior Authorization) and Sub Sections: 1, 2, 3,4,5,6a and 7.**
- 6) A variance request to permit an east side yard setback of 5 feet in lieu of 10 feet. **RESPONSE: The condition meets Section 134-201 (Findings of Prior Authorization) and Sub Sections: 1, 2, 3,4,5,6a and 7.**
- 7) A variance request to permit a north rear yard setback of 7.5 feet in lieu of 15.0 feet. **RESPONSE: The condition meets Section 134-201 (Findings of Prior Authorization) and Sub Sections: 1, 2, 3,4,5,6a and 7.**
- 8) A variance request to permit a lot coverage of 41.0% in lieu of the 30% maximum. **RESPONSE: The condition meets Section 134-201 (Findings of Prior Authorization) and Sub Sections: 1, 2, 3,4,5,6a and 7.** The Town Council Review requested approvals are made in accordance with section 134-201. No other variances are anticipated in this request.

## **SECTION 18-205; Criteria for Building Permit**

- 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.

Respectfully,  
Raphael Saladrigas  
StudioSR Architecture + Design, inc.

44 Cocoanut Row I Suite T-6 I Palm Beach, FL 33480 I Phone 561.818.1152

