# DAILEY JANSSEN ARCHITECTS, P.A.

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Date: October 24, 2022 (Pre-App Submittal) November 7, 2022 (First-Submittal)

November 7, 2022 (First-Submittal)
November 28, 2022 (Second-Submittal)
December 15, 2022 (Third-Submittal)
January 12, 2023 (Final Drop Off)
March 6, 2023 (Final Drop Off)
April 10, 2023 (Final Drop Off)

# LETTER OF INTENT RELATED TO PROPOSED NEW CONSTRUCTION AT 325 VIA LINDA PALM BEACH, FLORIDA, 33480

We are pleased to submit the accompanying drawings for a pre-application review of our project at 325 Via Linda. The site is currently occupied by a 2-story residence proposed to be demolished in entirety, see addendum for site history report. This project is for the proposed construction of a 2-story residence with garage and basement, including a 2-story Guest House (detached accessory structure) with garage and basement, a pool pergola structure (Pool Folly) with canvas awning, pool(s)/water feature(s), associated hardscape and landscape with entry gates and site walls (and emergency generator). The proposed total footprint equals 11,455 SF (with basement as required) and total square footage of new construction of 27,568 SF, including proposed dock and seawall alternations to be submitted under a separate permit.

# A) <u>LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161</u>

Not applicable

#### B) ARCOM 18-205

We are submitting a design that we consider tastefully designed, with harmonious and balanced elevations and to be built with the highest quality materials.

- 1. New 2-story Residence with garage and basement, 2-story guest house (detached accessory structure) with garage and basement, and pool folly (pergola/structure with awning).
- 2. New swimming pool and water feature(s).
- 3. New hardscape and landscape, including entry gates and site walls (+ emergency generator)
- 4. Dock and seawall alterations, by others under separate permit.

#### C) <u>ARCOM 18-206</u>

The property is not designated a landmark and is not included on a list of properties within the planning, zoning and building department placed under consideration as a landmark structure, and will meet all criteria for demolition permit.

### D) SPECIAL EXCEPTION 134-229

SPECIAL EXCEPTION WITH SITE PLAN APPROVAL: Sec. 134-1668: Special Exception with Site Plan Review for the installation of vehicular gate and columns with an 8 ft setback from the edge of pavement in lieu of the 18 ft required, on a cul-de-sac street.

Section 134-1668. – Gateposts and gates located in front, street side and rear street yard areas.

A request for a special exception to add two swinging gates on Via Linda, which is a dead-end street/cul-de-sac. The proposed gates would be 8'-0" from the street pavement in lieu of the 18-foot minimum required. (The current residence has two swinging gates per driveway agreements O.R.B. 4745, PG. 1751 & O.R.B. 14916, PG. 198 as noted on our survey.)

Pursuant to Section 134-1668 of the Code, driveway gates closer than 18 feet from the street pavement are permitted if the property is located on a dead-end street/cul-de-sac, with Special Exception approval by the Town Council.

The driveway gates are proposed to be operated so as to not adversely affect public health, safety, welfare or morals. Since the property is on a dead-end street/cul-de-sac used mostly by the residents of the street, the use of the gate will not create an unsafe condition as there will not be any traffic build up from cars travelling past the property.

The proposed driveway gates will not adversely affect the value of other properties in the neighborhood as it is not relevant to the neighboring property values.

The proposed driveway gate s will be compatible with the neighborhood as other property owners in the neighborhood have similar gates with non-conforming setbacks.

The proposed driveway gates will comply with all other yard, other open space and any special requirements set forth in Article VI of the Zoning Code.

The proposed driveway gate s will comply with the comprehensive plan, if applicable. The proposed driveway gates will not result in substantial economic; noise, glare, or odor impacts on adjoining properties and properties generally in the district.

N/A

N/A

N/A

N/A

N/A

N/A

The proposed driveway gate s will not place a greater burden on police or fire protection services since the property is on a dead-end street/cul-de-sac and is not heavily travelled and the use of the gates will not create an unsafe traffic condition as they are setback a significant distance from the street.

# E) SITE PLAN REVIEW 134-329

SPECIAL EXCEPTION WITH SITE PLAN APPROVAL: Sec. 134-1668: Special Exception with Site Plan Review for the installation of vehicular gate and columns with an 8 ft setback from the edge of pavement in lieu of the 18 ft required, on a cul-de-sac street.

The proposed site plan will not adversely affect the public interest and we certify that the specific zoning requirements governing the individual use have been meet.

Details same as item D above per Section 134-1668.

# F) <u>VARIANCES 134-201</u>

Not Applicable

Respectfully Submitted,

Roger P. Janssen, AIA

Dailey Janssen Architects, P.A.