

# MP Design & Architecture, Inc.

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

April 10, 2023

Re: 1020 N Lake Way Palm Beach, FL 33480  
ARC-23-079

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 a 674 SF, 2<sup>nd</sup> floor addition over the existing garage area and kitchen area. The proposed addition will be inside the existing mansard roof area with the only exterior modification to be the addition of new dormer windows at the east, north and south faces of existing mansard roof.

Proposed installation of 46 new, 30" x 54", solar panels above existing flat roof areas.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161

Not applicable.

B. ARCHITECTURAL REVIEW – Section 18-205

Proposed 2<sup>nd</sup> floor, 674 SF, two bedrooms and bathrooms addition above existing garage and kitchen areas. Proposed addition to be inside existing mansard roof.

Allowed CCR is  $4.50 + 0.225$  (5% Loggia credit) = 4.725

Proposed CCR to be  $4.35 + 0.21$  (Loggia) = 4.56

Addition of 6 new dormer windows on the east, north and south faces of existing mansard roof above the garage.

Proposed installation of 46 new, 30" x 54", solar panels above existing flat roof areas.

C. ARCHITECTURAL REVIEW – Section 18-206

There will be no demolition on site.

D. SPECIAL EXCEPTION – Section 134-22

Not applicable

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E. SITE PLAN REVIEW – Section 134-329

Not applicable

F. VARIANCE – Section 134-201

Not applicable

G. OTHER

Not applicable.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Michael Perry', with a stylized, flowing script.

Michael Perry