



ROGER PATTON JANSSEN, A.I.A.

Re: 292 Orange Grove Road
Palm Beach, Florida 33480

Date: May 11, 2023 (First Submittal)
May 30, 2023 (Second Submittal)
June 13, 2023 (Requested a Deferral)
July 11, 2023 (Final Drop Off)

LETTER OF INTENT (LOI)

ARC-23-088 (ZON-23-086)

We are pleased to submit the accompanying drawings for review of our project at 292 Orange Grove Road. The site is currently occupied by a one-story residence and pool with the finish first floor set at 9.6' NAVD and the garage at 7.05' NAVD (with curb cuts on both 292 Orange Grove Rd and N. Lake Way). Our scope is as follows:

- Construction of a new two-story single-family residence
- Sitewide Landscape and Hardscape improvements, including a swimming pool
- Requiring (1) variance for Cubic Content Ratio (CCR)

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable

B) ARCOM 18-205

We request a hearing before the Architectural Commission and ARCOM approval for the construction of a new 5-bedroom house, a 5,916 square foot 2-story home on the corner of Orange Grove Road and N. Lake way. Including 3,401 square feet of enclosed ground level, and 2,545 square feet of enclosed second level. The house is designed in the Colonial Style and character. The proposed project includes landscape and hardscape improvements throughout the site designed as appropriate for Flood Zone X. The corresponding variance request to be detailed by the representing attorney, Maura Ziska and DJA are in response to the hardship discovered with the existing site conditions. Ownership respectfully requests not locate the FFE closer to the adjacent other flood area located at N Lake Way:

- Cubic Content: (1) Variance request (see next page item F. Variances 134-201)
- Building Height: No variance required
- Overall Building Height: No variance required

C) ARCOM 18-206

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 N/A

E) SITE PLAN REVIEW 134-329 N/A

F) VARIANCES 134-201

Section 134-893(b)(13): Request a variance to construct a residence in the R-B Zoning District with a cubic content ratio of **4.15** in lieu of the **3.96** maximum allowed.

1)The property is located in the R-B Zoning District and is a corner lot. Taking the Town's point of measurement from averaging the crowns of the roads is lower than the natural grade and existing residence finished floor elevation, which necessitates the need for a CCR variance.

2)The applicant was not the cause of the special conditions of the property or residence. The grade of the property is a natural occurrence.

3)The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties as the proposed finished floor is lower than the existing FFE.

4)The hardship, which runs with the land, is that the grade of the property and existing FFE is higher than the Town's point of measurement calculation which would count dirt in the CCR calculation not actual house volume.

5)The variance requested is the minimum necessary to make reasonable use of the land considering the existing FFE and natural grade of the surrounding property.

6)The granting of the variance will not be injurious to the neighborhood.

G) OTHER

See Addendum for the Site History of 292 Orange Grove.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'R. Janssen', with a stylized, flowing script.

Roger P. Janssen, AIA

Dailey Janssen Architects, P.A.