



SKA
Architect + Planner

Re:
ARC-23-146 (ZON-23-119)
995 Ocean Blvd
Palm Beach, FL 33480

September 25, 2023

We are pleased to submit the final submittal of the accompanying drawings for our project at 995 S Ocean Blvd in Palm Beach. We are requesting the following:

Section 18-205:

- A second story 214.7 sq. ft. art studio to be added above an existing one-story area. Both the building height and the overall building height will be lower than the existing 2-story areas.
- The existing flat roof of the garage will be removed and a sloped roof with a lower eave line will replace it.
- The homeowner is an artist that requires a dedicated space for her hobby. A second floor location was selected because a first floor addition would require lot coverage and landscape open space variances. The small second floor addition has minimal impact to the site.

The following variances are being requested:

Variance 1: Section 134-843(5): Variance to permit a west front yard setback of 21.08 feet in lieu of the 35-foot front setback required.

Variance 2: Section 134-843(5): Variance to permit a second story front setback of 29.75 feet in lieu of the 35-foot front setback required.

Variance 3: Section 134-843(8): Variance to permit a south side yard setback of 9.92 feet in lieu of the 15-foot side yard setback required.

Variance 4: Section 134-843(7): Variance to permit a building height plane setback of 27 feet in lieu of the 31.08 foot setback required.

Criteria for granting the variances is listed below:

- 1) The property is located in the R-A Zoning District and the residence was constructed in 1950 and non-conforming to today's code and is on an undersized, shallow lot.
- 2) The applicant was not the cause of the special conditions of the property or residence. The non-conformities and irregularities of the lot were existing prior to the applicant owning the property.

- 3) The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties.
- 4) The hardship, which runs with the land, is that the residence and property is nonconforming to today's code and the property is undersized and a shallow lot.
- 5) The variances requested are the minimum necessary to make reasonable use of the land considering the desire to add an art studio for the owner who has lived there for 21 years and would like the opportunity to bring the home up to today's living standard.
- 6) The granting of the variances will not be injurious to the neighborhood. A renovated single family residence will be beneficial to the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Albarran', with a stylized flourish at the end.

Jacqueline Albarran, Architect P.A.