

# MP DESIGN & ARCHITECTURE, INC.

217 PERUVIAN AVENUE, SUITE 4

PALM BEACH, FLORIDA 33480

AA#26001667

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

September 13, 2023

## **Letter of Intent**

**Re:**

**310 Clarke Avenue, Palm Beach, FL 33480**

**ARC-23-137 - ZON 23-104**

Please find attached drawings for 310 Clarke Avenue, Palm Beach FL 33480.

Architectural review – Section 18-205

1. The proposed structure will comply with all criteria for building permits under Section 18-205 for construction screening criteria.
2. Document architectural, hardscape, & landscape changes from previously approved Arcom submittal.

The requested 6 zoning variances include the following and will comply with Section:

- a. Variance 1:Sec. 134-1669. A variance for an equipment yard screening wall height of 7'-8", in lieu of the 7' max permitted, in the west equipment yard. **Justification: With a 3.41' differential between Town mandated equipment point and neighbors Grade, leaving 3'-7" for max. equipment height. This becomes fairly constraining in dealing with modern equipment sizes.**
- b. Variance 2:Sec. 134-1669. A variance for an equipment yard screening wall height of 8'-0", in lieu of the 7' max permitted, in the east equipment yard. **Justification: With a 3.62' differential between Town mandated equipment point and neighbors Grade, leaving 3'-4" for max. equipment height. This becomes fairly constraining in dealing with modern equipment sizes.**
- c. Variance 3:Sec. 134-1728(a)(3). A variance to permit three pieces of a/c equipment in the west side yard setback, in lieu of the max. permitted 2 pieces of equipment. **Justification: Limited mainly with working on a narrow 85' wide lot, with Setbacks dictated for a 100' wide lot.**

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- d. Variance 4:Sec. 134-1728(a)(1). A variance to permit two pieces of a/c equipment with a 2'-3" west side-yard setback, in lieu of the 5' setback required. **Justification: Limited mainly with working on a narrow 85' wide lot, with Setbacks dictated for a 100' wide lot.**
  
- e. Variance 5:Sec. 134-1728(a)(1). A variance to permit two pieces of a/c equipment with a 2'-1" east side-yard setback, in lieu of the 5' setback required. **Justification: Limited mainly with working on a narrow 85' wide lot, with Setbacks dictated for a 100' wide lot.**
  
- f. Variance 6:Sec. 134-1728(c)(2). A variance to permit pool heater equipment with with a 8'-6" east side-yard setback, in lieu of the 10' setback required. **Justification: We are making this request so all Pool Equipment remain 'together', and Pool Heater is not forced out onto the lawn.**

Respectfully,



Michael Perry