



**VIA HAND DELIVERED COPIES & DIGITAL FILING**

November 9, 2023

Town of Palm Beach Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480

**Re: Letter of Intent ARC 23-052 (ZON 23-092) 300 COLONIAL LN – SECOND SUBMITTAL**

To Whom it May Concern:

The applicant respectfully submits a formal application for an Architectural Commission Review for the construction of a new, two-story, single-family residence with final landscape and hardscape with a swimming pool, and a detached, unenclosed accessory structure, requiring (7) variances to the hardship discovered with the existing site conditions.

Please note the following as it relates to this application:

- A. Landmarks Preservation Commission Review in accordance with Section 54-122 and/or Section 54-161.
  - a. Not applicable.
- B. Architectural Review in accordance with Section 18-205 and/or Section 18/206.
  - a. We are submitting a design for a new two-story residence influenced by Bermudian architecture that is charming, thoughtfully designed, and complimentary to neighboring properties. The proposed residence will be built with the highest quality materials.
    - i. New 2-story residence
    - ii. New lap pool, hardscape, and landscape
    - iii. New unenclosed accessory structure – Botanical Slat House
- C. Special Exception in accordance with Section 134-893(c) is not required for this project. A lot width of 100 ft. where 100ft is required and a lot depth of 101 ft where 100 is required.
- D. Site Plan Review Approval in accordance with Section 134-329.
  - a. Not applicable.
- E. Variance(s) in accordance with Section 134-201.
  - a. Variance 1: Sec. 134.891 (b)(3) A variance to permit a south rear-yard setback of 8.75 ft. in lieu of the 10 ft. minimum rear-yard setback required for a detached unenclosed accessory slat house structure. (Botanical Slat House)
  - b. Variance 2: Section 134-1576 (a): A variance to permit a west street side-yard setback of 8.2 ft. in lieu of the 25 ft. setback required for construction of a detached unenclosed accessory slat house structure. (Botanical Slat House)
  - c. Variance 3: Section 134-893 (6) A variance request to allow 128° angle of vision in lieu of the 100° angle of vision required, related to the construction of an accessory slat house structure. (Botanical Slat House)

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- d. Variance 4: Section 134-893 (b)(11)a: A variance request to permit a lot coverage of 32% in lieu of the 30% maximum permitted, for the construction of a new-single family residence with a detached accessory slat house structure.
- e. Variance 5: Sec. 134-893(b)(7)a: A variance request to permit a one-story east side-yard setback of 10 ft. in lieu of the 12.5 ft. minimum one-story side yard setback required.
- f. Variance 6: Sec. 134-893(b)(7)b: A variance request to permit a two-story east side-yard setback of 13.6 ft. in lieu of the 15 ft. minimum two-story setback required.
- g. Variance 7: Sec. 134-1728: Mechanical Equipment: Variance request to allow three pieces of equipment in the east side-yard setback where two pieces of air conditioning equipment is the maximum permitted.

The following is the criteria to justify the granting of the above variances pursuant to Section 134-201:

- 1). The property is located in the R-B Zoning District and is a corner lot which requires front yard setbacks on both streets and pinches the design of a new residence when contemplating an unenclosed accessory structure.
- 2). The applicant was not the cause of the special conditions of the property being a corner lot and the desire to add a small slat house.
- 3). The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties as the proposed slat house which triggers the additional lot coverage; angle of vision variance; and street yard setback encroachment are minor requests.
- 4). The hardship, which runs with the land, is in order to design a house with a detached, unenclosed accessory structure on a corner lot, relief from the zoning code would be warranted.
- 5). The variances requested are the minimum necessary to make reasonable use of the land considering the minor addition of the slat house and the zoning requirements that are imposed for a house.
- 6). The granting of the variances will not be injurious to the neighborhood. The slat house is minor in size and screened by landscaping.

In conclusion, the applicant seeks Architectural Commission Review approval and Town Council approval and feels the application has met the criteria set forth in the Town Code. We respectfully request your consideration of this application to the Town of Palm Beach. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

**Patrick Ryan O'Connell, AIA**  
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