



March 11, 2024

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

Re: Letter of Intent COA 23-043 (ZON 23-117) 235 BANYAN RD

To Whom it May Concern:

The applicant respectfully submits a formal application for the Landmarks Preservation Commission for the construction of a new, two-story addition, new open trellis, and updates to the hardscape and landscape. The proposed project requires (3) variances due 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.

- a. We are submitting a design for a two-story addition that is visually compatible with existing buildings and environment. The proposed design consists of a new two-story addition that is thoughtfully designed, and complimentary to the main residence and original architecture and architect. The proposed addition will be built with the highest quality materials.
 - i. New 2-story addition
 - ii. New open trellis structure
 - iii. New hardscape, and landscape
- b. The proposed project continues the rhythm created by existing building masses.
- c. The updated hardscape and landscape plan improves and gives a new life to uninspiring and underutilized areas in the southwest corner and west side yard of the property.
- d. A new street façade blends in directionally with other buildings and keeps the dominant horizontal expression.
- e. We took inspiration from the architectural details of the main house and incorporated them with this proposal. There is a balanced representation of Mediterranean revival charm, this helps preserve and enhance the inherent architectural characteristics of this landmarked home.

B. Architectural Review in accordance with Section 18-205 and/or Section 18/206.

- a. Not applicable.

C. Special Exception in accordance with Section 134-229.

- a. Not applicable.

D. Site Plan Review Approval in accordance with Section 134-329.

- a. Not applicable.

E. Variance(s) in accordance with Section 134-201.



- a. Section 134-843 (7) Building Height Plane: Variance request to allow relief from the building height plane requirement of two feet of front setback for each one foot in building height in the R-A Zoning District. See page 14 for detailed drawings of the request.
- b. Section 134-843 (5) Front Yard: Variance request to permit a front-yard setback of 30'-3 ¾" in lieu of the 35'-0" required in the R-A Zoning District.
- c. Section 134-843 (8) Side Yard Setback: A variance request to permit a side yard setback of 12' in lieu of the 15' required in the R-A Zoning District.

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-A Zoning District, and it is one of the smaller homes in this part of Town. The owner would like to provide additional bedrooms for his family and grandchildren. Since the house is landmarked, the best solution is this addition for extra space.
- 2). The applicant was not the cause of the special conditions of the property as this was a landmarked house since 1985.
- 3). The granting of the variances will not confer a special privilege to the applicant that is denied to the neighboring properties as the proposed addition is a minor request.
- 4). The hardship, which runs with the land, is in order to design a house with an addition, 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 addition and the zoning requirements that are imposed for a house.
- 6). The granting of the variances will not be injurious to the neighborhood. The addition is minor in size and screened by heavy landscaping.

In conclusion, the applicant seeks Landmarks Preservation Commission 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
Patrick Ryan O'Connell Architect, LLC.