



**SKA**  
**Architect + Planner**

May 10, 2024

Re: ARC-24-0011  
ZON-24-0006  
1741 S Ocean Blvd, Palm Beach, FL 33480

We are pleased to submit the final submittal of the accompanying drawings for our project at 1741 S Ocean Blvd in Palm Beach. We are requesting the following:

Section 18-205:

- The existing 2-story house will have an existing 636 sq. ft. second floor area removed and a new 2,511 sq. ft. second floor will be added above an existing one-story area. The new second floor will be set back from the existing one-story front facade to maintain the original look. More than 50% of the roof will be removed to add the new second floor.
- In order to add outdoor covered space, which the house currently lacks, we are creating a covered terrace at the west side of the house overlooking the pool and Lake Worth. We are converting a portion of existing interior space to be part of the terrace so as to limit the amount of added lot coverage. We are also adding a pergola off the kitchen/breakfast area for outdoor dining.
- Detailing will be in keeping with original Palm Beach Regency style.
- Existing interior space will be completely renovated.
- The existing 50' x 22' pool will be replaced with a much-smaller 32' x 15' pool, and part of the concrete pool deck will be removed, to expand the green space at the rear of the house.

The following variances are being requested per Section 134-201:

- a. Section 134-843(11): VARIANCE: to allow a lot coverage of 25.34% in lieu of the 24.76% existing and the 25% maximum allowed in the R-A Zoning District;
- b. Section 134-843(5): VARIANCE: to allow an existing front yard setback of 30.2 feet to remain after demolition of more than 50% of the structure in lieu of the 35 foot minimum required in the R-A Zoning District.
- c. Section 134-843(8): VARIANCE: to allow an existing side yard setback of 14.3 feet to remain after demolition of more than 50% of the structure in lieu of the 15 foot minimum required in the R-A Zoning District.
- c. Section 134-843(12): VARIANCE: to allow a landscaped open space 45.77% in lieu of the 39.44% existing and the 50% minimum required in the R-A Zoning District (IMPROVEMENT).

1. The special circumstances that are peculiar to the land and residence is that the property is located on a cul-de-sac and irregular in shape and has existing non-conformities that when demolishing over 50% to do the additions/construction any non-conformity that exists needs to be re-vested.
2. The applicant was not the cause of the special conditions of the property, as the nonconformities and configuration of the house and property has existed since the house was constructed.
3. The granting of the variance will not confer on the applicant a special privilege. There are other situations that would justify re-vesting non-conformities.
4. The hardship, which runs with the land, is that the property is non-conforming to setbacks and the residence is on an irregular shaped lot on a cul-de-sac which makes it difficult to construct an addition.
5. The variances requested to re-vest existing non-conformities is a minor request considering the non-conforming nature of the property.
6. The variances requested for the lot coverage is minor and is reasonable considering the renovation to upgrade and update a residence built in 1980.



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Sincerely,

A handwritten signature in black ink, appearing to read 'J. Albarran'. The signature is fluid and stylized, with a large initial 'J' and a long, sweeping underline.

Jacqueline Albarran, Architect P.A.