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ROGER PATTON JANSSEN, A.I.A.

Date: JAN 03, 2024 (pre-application)
MAR 14, 2024 (First Submittal)
APRIL 01, 2024 (Second Submittal)
April 15, 2024 (Final Submittal)

LETTER OF INTENT RELATED TO PROPOSED NEW CONSTRUCTION AT
620 N LAKE WAY, PALM BEACH, FLORIDA, 33480
ARCOM: ARC-24-035 TOWN COUNCIL: ZON-24-043

We are pleased to submit the accompanying drawings for the first submittal review of our project at 620 N Lake Way. The site is currently vacant. Our project is for the proposed construction of a 2-Story residence including pool, hardscape and landscape.

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161 - N/A

B) ARCOM 18-205

We are submitting a design that we consider tastefully designed, with harmonious and balanced elevations and to be built with the highest quality materials.

1. New 2-Story Residence.
2. New swimming pool.
3. New hardscape and landscape.

B) ARCOM 18-206 – N/A

C) SPECIAL EXCEPTION 134-229 – N/A

D) SITE PLAN REVIEW 134-329 – N/A

E) VARIANCES 134-201

Variance 1: Sec. 134-893(b)(10)b.: A variance for a building height of 23' – 8" in lieu of the 22" maximum building height permitted.

Variance 2: Sec. 134-893(b)(13)a.2.: A variance for a maximum CCR of 4.33 in lieu of the 3.92 Maximum CCR permitted.

- 1)The property is located on the ridge and the elevation of the land is substantially higher than the town's point of measurement which is a special condition related to this site.
- 2)The applicant was not the cause of the special conditions of the property. The change in the elevation sloping up from the road is a natural condition.
- 3)The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties as there are other properties on the ridge that need the same zoning relief.
- 4)The hardship, which runs with the land, is that the lay of the land and changing grade of the property is a natural condition which justifies the variances.
- 5)The variances requested are the minimum necessary to make reasonable use of the land considering the change of grade and ability to design a house that utilizes the site conditions.
- 6)The granting of the variances will not be injurious to the neighborhood as there are other two story houses in the neighborhood and on North Lake Trail.