

242 Park Avenue
Palm Beach, Florida 33480
Date:
June 18, 2024

LETTER OF INTENT
EXISTING HOUSE AT 242 PARK AVENUE
(ARC-24-0029 – ZON-24-0023)

I am pleased to submit the accompanying drawings for a review of a pool addition and fenestration change on an existing house at 242 Park Avenue. Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161 – Not applicable.

B) ARCOM 18-205

Removal of windows and addition of doors on the front (north) elevation. Addition of a small plunge pool which requires setback variances.

B) ARCOM 18-206 - Not applicable – No whole structure demolition is being requested

C) SPECIAL EXCEPTION 134-229 – Not applicable.

D) SITE PLAN REVIEW 134-329 – Not applicable.

E) VARIANCES 134-201

VARIANCE 1: Sec. 134-1757: A variance for a swimming pool with a 3 ft West side-yard setback in lieu of the 10 ft side-yard setback required.

VARIANCE 2: 134-1728(C)(1): A variance to permit the replacement of an existing swimming pool pump and filter equipment with a 2.58 ft setback, in lieu of the 5 ft setback required.

VARIANCE 3: 134-1728(c)(2): A variance to permit the replacement of an existing swimming pool heater equipment with a 2.58 ft setback, in lieu of the 10 ft setback required.

VARIANCE 4: Sec. 134-1728(c)(7): A variance to forgo the requirement of a swimming pool heater to be completely screened by a concrete wall as high as the heater by not providing a concrete wall.

1. The property is located in the R-C Zoning District and is 50' x 70' in size for a total of 3,500 square feet. The plan is to add a plunge pool and equipment.
2. The applicant was not the cause of the special conditions of the property or residence. The insufficient depth, width and area was created when the property was originally platted.
3. The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties. Most neighboring properties are subject to the same constraints.
4. The hardship, which runs with the land, is that the property is nonconforming in size and depth, in that a minimum of 10,000 square feet for lot areas is required in the R- C Zoning District and only 3,500 feet exists, and a minimum of 75 feet for lot width is required in the R-C Zoning District and only 50 feet exists, and a minimum of 100 feet for lot depth is required in the R-C Zoning District and only 70 feet exists.
5. The variances requested are the minimum necessary to make reasonable use of the land considering the nonconforming aspects of the lot and house. The proposed additions are to improve the livability of the property.
6. The granting of the variances will not be injurious to the neighborhood.

Sincerely,

Daniel Clavijo