

07-15-24

Town of Palm Beach  
360 S. County Road  
Palm Beach, FL 33480

Project: 238 Phipps Plaza, Palm Beach, FL  
Landmarks Case Number: COA-24-0012  
Zoning Case Number: ZON-24-0016

We are pleased to submit the accompanying drawings for Development Review of our project at 238 Phipps Plaza, Palm Beach, FL. Construction of previously approved work is currently underway at the existing Landmark Structure. The proposed work in the accompanying drawings indicates a New 84 SF awning in the rear second floor porch and a change of exterior door color on the rear elevation from white to blue to match the previously approved front door.

Please note the following as it relates to this application:

- A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161.
  - a. We are submitting modifications to the previously approved project that we consider to be visually compatible with the buildings and environment.
    - i. There are no modifications proposed to the gross volume and the proportion between width and height of the façade.
    - ii. There are no modifications proposed to the proportions and relationship between doors and windows.
    - iii. There are no modifications proposed to the rhythm of solids to voids created by openings in the façade.
    - iv. The proposed modifications are consistent with the previously approved design.
    - v. There are no modifications proposed to the texture inherent in the façade.
    - vi. The colors, pattern and trim used in the awning are visually compatible with the surrounding buildings and environment.
    - vii. There are no modifications proposed to the design of the roof.
  - b. There are no proposed modifications to the existing rhythm created by existing building masses and space between them.
  - c. There are no proposed modifications to the landscape.
  - d. There are no proposed modifications to the architecture of the street façade.
  - e. There are no proposed modifications to the previously approved architectural details.
- 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. N/A
- D. Site Plan Review Approval in accordance with Section 134-329. N/A

E. Variance (s) in accordance with Section 134-948(5)a

1. Section 134-9748(5)a: Request for a variance for a new 84 SF awning in the rear second floor porch with a rear setback of 6'-4" proposed in lieu of the 10'-0" required and 5'-4" existing building. New awning does not project further than existing ground floor of building.

Hardship relate to this variance includes the location of the existing non-confirming historic building in relation to the property line.

2. Section 134-9748(5)a: Request for a variance for a new 84 SF awning in the rear second floor porch with a West side yard setback of 3'-6" in lieu of 10'-0" required and 0'-0" existing building. New awning does not project further than existing ground floor of building.

Hardship relate to this variance includes the location of the existing non-confirming historic building in relation to the property line.

Very truly yours,

A handwritten signature in black ink, appearing to read 'KMS', with a horizontal line extending from the end.

KEITH M. SPINA  
CEO