



SKA
Architect + Planner

July 15, 2024

Re: COA-24-0013
70 Middle Rd, Palm Beach, FL 33480

We are pleased to submit the final submittal of the accompanying drawings for our project at 70 Middle Road in Palm Beach. We are requesting the following:

Due to structural deficiencies uncovered during construction it was determined by the structural engineer that wall replacement in certain areas is required.

Section 54-125 (b) Partial demolition:

- (1) In the event of a request for a partial demolition, in addition to the above criteria, the commission shall consider the impact of the proposed demolition on the architectural and historical integrity of the remaining structure.

Response: The demolition is only impacting a portion of wall areas at the rear of the structure and at the interior courtyard. Most of the structure remains intact, including both street-facing facades.

- (2) If a determination is made by the commission that a demolition permit will not be granted on the basis of those items specified in subsection (a) of this section, the applicant may within 30 days of notice of the decision of the commission apply for an exception of extreme economic hardship on the basis that the denial of the permit will result in the loss of all reasonable and beneficial use of or return from the property.

Response: Not allowing the repairs would result in loss of the beneficial use of the structure.

Although the clay tile is being replaced with more structurally-sound concrete block, the finished walls and details will match the original.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Albarran', written over a horizontal line.

Jacqueline Albarran, Architect P.A.