

BRASSEUR & DROBOT ARCHITECTS, P.A.

September 23, 2024

Town of Palm Beach
Planning, Zoning and Building Department
360 South County Road
Palm Beach, Florida 33480

Re: ARC-24-0080 (ZON-24-0042), 141 Atlantic Ave., Letter of Intent

To whom it may concern,

The project includes modification and addition of an existing single-family residence. Removal of the existing 174.8 square foot front porch, and adding in its place, a 109.85 square foot addition to the existing living room and a 43.59 square foot covered entry; proposed pool, pool deck, walkways, driveway, curb cut and front site wall. The project also requests relief from Public Works to allow a 17'-0" wide driveway in lieu of the allowable 14'-0" (max.) driveway and allow the driveway to start from the east property line in lieu of the required 6' driveway setback from a property line.

The project is required to be reviewed by the Architectural Commission per Section 18-205 and/or Section 18-206.

- a. It is our opinion that the proposed addition is consistent with the existing building and previously approved designs. The elevations are symmetrical, balanced and feature detailing which is consistent with the existing built environment located within the Town of Palm Beach.
 - i. The plan for the proposed addition to the existing building conforms to good taste and traditional design. In general, the addition compliments the image of the Town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.
 - ii. The plan for the proposed addition has been designed in a manner which the structures are protected from external and internal noise, vibrations, and other factors which can make the environment less desirable.
 - iii. The finish materials on the exterior and detailing is in keeping with the character and quality of the surrounding built environment.
 - iv. The composition and massing of the proposed addition is in keeping with the surrounding built environment.
 - v. The 1-story addition matches detailing of the existing structure and that which was previously approved.
 1. The proposed materials are in keeping with the existing structure. The proposed detailing includes classical profiles in order to not compete but complement the existing structure.
 - vi. The proposed addition to the existing building is not overly dissimilar to the surrounding built environment.
 1. The exterior detailing is consistent and compatible with the surrounding built environment.
 2. The proposed work is architecturally compatible with the tropical context and adjacent structures.

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3. The components of the proposed addition have been coordinated to be consistent with the existing and adjacent structures.
4. Proposed addition respects the location of the existing structure and the setbacks of the adjacent properties.
5. Proposed design features are compatible with the existing massing.
6. The proposed addition does not impact the privacy of neighboring properties.
- vii. The proposed addition one story and incorporates classical detailing that is compatible to the style and massing of the existing structure.
- viii. The proposed addition incorporates detailing which is compatible with the existing structure and consistent with the surrounding built environment.
- ix. The proposed addition requires (1) Variances which are subsequently described.
- x. The proposed driveway requires review and relief from Public Works to allow for an expansion of the existing curb cut from the existing east curb cut to 21'-9" west in lieu of from the existing curb cut to 17'-7 1/2" west.
- b. The proposed addition does not impact the surrounding unique site characteristics and is more consistent with adjacent properties.

VARIANCE 134-201:

VARIANCE (1): Section 134-893(7)b: A request to allow an east side yard setback for the one story front porch addition of 10'-7" in lieu of the 12.5-foot minimum setback required.

The criteria for granting the variances are as follows:

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

The property is located in the R-B Zoning District and is non-conforming in width and area than what is required in the R-B Zoning District. Further, when the house was constructed the setbacks were different than today's code thus the existing house is currently non-conforming to setbacks.

2. Indicate how the special conditions and circumstances do not result from the actions of the applicant.

The Applicant was not the cause of the special conditions of the property or residence, as the characteristics of the residence and land have been in existence since the house was designed and built in 1936.

3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

The granting of the variance will not confer on the Applicant a special privilege. There are other properties in the neighborhood with non-conforming setbacks as many of the residences were constructed prior to today's zoning code requirements.

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4. Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The hardship for the variance, which runs with the land, is that the residence was built in 1936 and is non-conforming to today's code as the width of the lot is 50 feet in lieu of the 100 foot minimum required and 4,993 square feet in area in lieu of the 10,000 square foot minimum required.

5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance requested is the minimum necessary to make reasonable use of the land in order to create a modest porch addition.

6. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting the variance will not be injurious to the neighborhood, as the request is minor.

Please let me know if you have any questions. My office number is (561) 820-8088.

Respectfully,

Jason P. Drobot
Architect

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