

November 26, 2024

Revision: December 16, 2024

Town of Palm Beach Planning, Zoning & Building Department
P.O. Box 2029
360 S. County Rd.
Palm Beach, FL 33480

RE: **AR-24-0120**
224 Atlantic Avenue
Palm Beach, FL
Letter of Intent
PCN: 50-43-43-15-03-000-026

Job Number: 2024-104

On behalf of our client, we are requesting the following modifications to an existing single-family residence at 224 Atlantic Avenue.

The residence located at the above address was previously a two-unit condominium built in 1980 with open parking below. In 2013 the Town approved the conversion of these units into a single-family residence with open parking below.

The scope of work requested for this approval is the enclosure of an open air existing garage to accommodate 3 (three) cars and additional storage ~~with a gardener's bath~~ **(the Gardner's Bath has been removed from the scope of work.)** and relocation of the pool pump.

The existing open garage will be fully enclosed to comply with current code:

As per Section 134-2179 Utilization of yards, section (b), Residential districts in the R-AA, R-A, R-B, R-C, R-D (1) and R-D (2) zoning districts, one- and two-family dwellings shall provide the required parking set for in section 134-2176. The following number of those required off street parking spaces shall be located in an enclosed garage:

- (1) Lots which are 75 feet or more in width shall provide two parking spaces.
- (2) Lots under 75 feet in width shall provide one parking space, however, lots 50 feet or less in width shall not be required to provide any of the required off street parking spaces in a garage.

As per Sec. 134-2176 Schedule a single-family dwelling shall have two off street parking spaces per 3,000 square feet of floor area or less, plus one additional space per each 3,000 square feet or portion thereof of floor area above 3,000 square feet. The current home has a second floor of 3,029 square feet, which shall require three off street parking units.

The proposed enclosed space will provide parking for 3 (three) cars as required by code and the remainder of the space will become storage with a gardener's bathroom and enclosed mudroom. The pool pump in

the garage will be relocated to the east portion of the property line maintain the required code of 5' from property line.

The proposed garage enclosure would not impact the existing site landscaping.

The proposed garage enclosure would be set back to the front property line and follow the existing footprint and will not require any modifications to the existing driveway and landscaping.

The proposed street facing façade (north) will have a new custom garage door clad with cedar slats and aluminum windows that will match the existing. In addition, the enclosed garage will be clad with matching cedar slats to match the new garage door. The existing plantings will remain. The rear façade (south) will include sliding glass doors and windows to match the existing. The side elevation (west) will include the addition of new windows to match the existing for the garage.

Sincerely,



Roger Hansrote, RA
Principal

FLAR License No. 14300