

January 03, 2025

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

**Project : Addition to Bottego  
Veneta**  
239 Worth Avenue  
Palm Beach, Florida 33480  
ARC-24-0118/ZON-24-0071

**LETTER OF INTENT, (Final Submittal) Town Council Development  
Review**

Zoning for the project is C-WA : Commercial Worth Avenue

This Development Review submittal is for a one story addition of 1,137 square feet to rear of **Bottega Veneta**, 239 Worth Avenue. The existing store is 1276.0 SF, total proposed for Bottega Veneta is 2,413 SF. The addition will match the existing building.

A variance is required to allow the expansion without providing parking:

**VARIANCE 1:** Sec. 134-2176: A variance to not provide the required six (6) on-site parking spaces for a 1137 SF retail addition.

**VARIANCE 2:** Sec. 134-1163(11): A variance to reduce overall landscape open space from existing 3,148 SF (25%) to proposed 2,011 SF (16.08%) when 1,875 SF (15%) is required for a one-story addition.

**VARIANCE 3:** Sec. 134-1163(9): A variance to exceed the maximum allowable lot coverage of 9,375 SF (75%) to permit 10,401 SF (83.2%) from existing 9,264 SF (74.12%) for a one-story addition. The proposed expansion of the store square footage is to accommodate an existing retailer who is in need of additional space and storage.

- 1) The applicant was not the cause of the existing needs of the retailer needing more space.
- 2) Granting the variances will not confer on the applicant a special privilege as very few if any small retail shops on Worth Avenue have on-site parking.
- 3) The hardship for not adding on-site parking is because there is not room on the site for surface parking spaces and applicant is unable to add greenspace.
- 4) The granting of the variances will be in harmony with the general intent of the district and will not be detrimental to the public welfare as the customers on Worth Avenue both park on the street or the Apollo parking lot or other parking lots.

Do not hesitate to contact me if any questions arise.

Respectfully submitted,

Jerome I. Baumoehl, NCARB  
Jerome Baumoehl Architect, Incorporated