

01/09/25

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

Project: 315 Chapel Hill Road
ARCOM Case Number: ARC-24-0085
Zoning Case Number: ZON-24-0044

We are pleased to submit the accompanying drawings for Development Review of our project at 315 Chapel Hill Road, Palm Beach, FL. The scope of work consists of a new 2-story residence and detached 2-story garage with associated new hardscape and landscape. Special Exception, Site Plan Review and (3) Variances are being requested.

Please note the following as it relates to this application:

- A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161 – NOT APPLICABLE.
- B. Architectural Review in accordance with Section 18-205 and/or Section 18/206.
 - a) We consider the plan for the proposed building to be in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
 - b) The plan for the proposed building is consistent with the surrounding properties, relative to reasonable protection against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
 - c) The exterior materials and detailing proposed are of an extremely high quality and enhance the appearance of the local environment. Specifically, similar materials can be found in numerous residences featuring natural and painted brick in their elevation on Pendelton Lane, immediately South of Chapel Hill Road
 - d) The proposed structure is in harmony with the proposed developments on land in the general area.
 - e) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
 - 1. Their front and side elevations are not identical to the surrounding structures.
 - 2. The size and arrangement of doors, windows and porches is not identical to the surrounding structures.
 - 3. The proposed materials are consistent with the architectural style and character of the surrounding area while implementing unique detailing.

- f) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same
 - 1. The proposed height of the building is not excessively dissimilar from the surrounding properties or the existing structure, specifically neighboring residences along the Lake Trail.
 - 2. The architectural expression and exterior detailing are consistent with the proposed architectural style and compatible with the adjacent structures.
 - 3. The proposed work is architectural compatibility with the tropical context and the adjacent structures.
 - 4. The arrangements of the components of the structure are compatible with the adjacent structures.
 - 5. The appearance of mass is broken down in the façade and variety of materiality and detailing.
 - 6. While the general architectural approach is consistent with adjacent properties, the detailing and material selection provides diversity of design without become excessively dissimilar.
 - 7. The proportions of the design features have been carefully studied.
 - 8. Landscape buffer protect the privacy of the neighboring property in a manner consistent with the surround context.
- g) All proposed accessory structures are subservient in style and massing to the principal or main structure.
- h) The proposed architectural style and materials of the structure is consistent with other structures in the immediate area, specifically those along Pendleton Lane to the South.
- i) The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- j) The project's location and design is oriented in a linear organization, with the majority of the rooms oriented to the West in order to protect unique site characteristics, specifically the view of the lake from the property

C. Special Exception in accordance with Section 134-229.

- a) **SPECIAL EXCEPTION PURSUANT TO SECTION 134-843 (3) FOR AN EXISTING NON-CONFIRMING LOT DEPTH OF 148'-2" IN LIEU OF 150'-0" REQUIRED.**
- b) **SPECIAL EXCEPTION FROM SEC. 134-1668 TO REDUCE THE MINIMUM VEHICLE QUEING AREA PERPENDICULAR TO DRIVEWAY GATES FROM 9'-0" BY 18'-0" DEEP TO 9'-0"WIDE BY 8'-8" DEEP MINIMUM.**

D. Site Plan Review Approval in accordance with Section 134-329.

- a) **REQUEST FOR SITE PLAN REVIEW - BY OCEAN BREEZES 2, LLC**
 - 1. Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the Town.

Sufficiency of ownership of the subject property has been demonstrated by the attached copy of the recorded Warranty Deed and Power of Attorney.

2. Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon.

The proposed development intensity of use and/or purpose is consistent with adjacent properties and approval of the site plan will not adversely affect the public interest. In addition, the proposed development program is generally located at the end of a cul-de-sac and will not create any adverse impacts on the adjacent properties. The Property is zoned for single family residences and there is a unity of title for the Property.

3. Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

Ingress and egress to the property will not change as a result of this application, as the three existing curb cuts will be reused and approval of the site plan will not adversely affect the public interest. Separation of automotive traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire has been carefully studied.

4. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

The proposed residence program provides sufficient off-street parking and approval of the site plan will not adversely affect the public interest.

5. Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

The proposed landscape plan will enhance screening and buffers to preserve internal and external harmony and the project will be compatible with surrounding properties. Approval of the site plan will not adversely affect the public interest

6. Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacity.

A paving and drainage plan has been submitted, which demonstrates compliance with the above-referenced standards and approval of the site plan will not adversely affect the public interest

7. Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

Sufficient utility capacity exists to existing services and proposed development at the Property and approval of the site plan will not adversely affect the public interest

8. Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to community-wide open spaces and recreation facilities.

Not applicable to this request.

9. Such other standards as may be imposed by this chapter for the particular use or activity involved.

Not applicable to this request.

10. Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

Not applicable to this request.

11. Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

The subject property is uniquely situated at the end of a cul-de-sac and adjacent to two large commercial structures to the North. The visible size and bulk of the proposed development is consistent with surrounding properties.

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

a) **REQUEST FOR VARIANCE - TO EXCEED THE BUILDING HEIGHT PLANE DUE PURSUANT TO SECTION 134-843 (7) DUE TO THE NON-CONFORMING LOT DEPTH.**

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 existing platted lot is non-confirming in depth, situated on a cul-de-sac and located at the western terminus of Chapel Hill Road.

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

The existing lot was platted in 1980, prior to the Applicant's acquisition of same.

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 existing lot is was platted in its existing configuration and is the subject of a unity of title, permtting one home to be built on a property which would otherwise allow for two homes to be built. This is consistent with the Town's comprehensive plan which seeks to reduce density when possible.

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.

Compliance with the building height plane would further encumber an existing non-conforming lot limiting the development capability. The building height plane is intended to limit bulk along a front yard setback and along a public way. Situated at the end of a cul-de-sac, there is limited pedestrian interaction with the property.

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

The requested variance is the minimum necessary to utilize the property.

6. For granting of a variance to sections 134-387, or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings must be demonstrated pertaining to the nonconforming use for which the variance is requested:
 - a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and
 - b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area, and, further, such variance shall
 1. Be granted only for the continuation of the same hotel or residential use; and,
 2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to the same use as that existing at the time the variance was granted.

Not applicable to this request.

7. 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.

The building height plane is intended to limit bulk along a front yard setback and along a public way. Situated at the end of a cul-de-sac, there is limited pedestrian interaction with the Property.

Very truly yours,



KEITH M. SPINA
CEO