

# NARRATIVE RESPONSE

## HPB Zoning Review

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Comments issued on April 26 For final submittal files uploaded to Cap shall be named with the submittal deadline following the type of document. Example: for submittal deadline on March 11, 2019, architectural plans and application shall be uploaded as '03-11-2019 Plans' and '03-11-2019 Application'.

Our submittal shall be uploaded as "05-06-2019 Plans" and "05-06-2019 Application".

1. Provide a narrative responding to staff comments.

R/response letter provided.

2. Survey is illegible. Submit an updated survey not older than 6 months from the time of application. Indicate lot area of the property. Survey shall include elevation of the Dune within the property lines.

R/ provided survey with the information requested.

3. FAR drawings are incomplete. Stairs at the roof level count in the FAR. Include roof plans in the FAR. Enlarge FAR drawings. Indicate floor area counted on each floor.

R/ Information has been provided on the plans. Refer to sheet SP-1, SP-2 and SP-2.1.

Floor area counted is indicated on each floor,

4. Provide enlarged plan of all floor of the building including the roof.

R/ Refer to sheet SP-2.1 for this information. See item 3.

5. A variance from the required tower interior side setback of 25'-8" is required. The interior side shall comply with the tower setback equal to pedestal setback X 10% of the building height (96'-3"). The pedestal setback is 8% of the lot width or 200'-0" x 8% = 16'-0". The tower setback is 16'-0" + (10% x 96'-3") = 25'-8".

R/ a variance for the tower interior side setback of 25'-8" shall be required.

6. Revise letter of intent to include hardship criteria in section 118-353(d) and describe how the variance satisfies each aspect of the criteria.

R/letter of intent shall be revised to include the hardship criteria as per section 118-353 (d) describing how the variance satisfies each aspect of the criteria.

7. Based on the 12 units provided, two (2) units shall be between 300-335 sf and 10 units shall be LARGER than 335 sf. As proposed, there are 3 units between 300-335 and 9 units larger than 335. A variance from the requirements to have 85% of the units (10) with an area larger than 335 sf. Is required. Staff would recommend reconfiguring the units to comply with the minimum hotel area required and eliminate this variance.

R/reconfiguration of the units shall be provided to comply with the minimum hotel area requirement. Refer to sheet A-1

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8. Provide detailed plans of the chickee huts in the rear. Indicate dimensions and include elevation drawings with height, materials, etc. Indicate finish floor elevation in NGVD. Note that these structures are located within the Dune Overlay District. See sections 142-771 through 142-775 for review and compliance.

R/ Information has been provided. Refer to sheet CHH-1 and CHH-2.

9. Provide an enlarged plan of the Dune Overlay area and demonstrate that the area complies with 80% open space.

R/ Information on plan, refer sheet CHH-1.2

10. Indicate distance between chickee structures.

R/ Information shown on plans. See sheet CHH-1 and CHH-2.

11. Existing brick walkway shall be replaced with wood material and not exceed 6'-0" in width.

R/ existing brick walkway shall be removed and replace with wood material and the width shall be reduced to 6'-0" in width. Refer to sheet SP-1 and CHH-1.