



October 8, 2024

Village of Wellington
Planning & Zoning
12300 Forest Hill Boulevard
Wellington, FL 33414

RE: **13808 Fairlane Court, Wellington, FL**
Justification Statement

To whom it may concern,

Please find enclosed drawings requesting Architectural Review Board approval for a 44% flat roof coverage over a new single-family residence located at the above-referenced address. The proposed flat roof areas are intended to reduce the overall massing of the residential structure in order to maintain a scale that is contextually appropriate to the surrounding properties and community. There is no equipment located on the flat roofs, and the flat roofs are not visible from the street or neighboring properties as they are located behind a decorative perimeter parapet. The Mallet Hill community association has reviewed and approved the proposed design for this project.

Please accept this letter as an affirmation of the following, to the best of our knowledge:

1. The proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.
2. The proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.
3. The proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site, and is appropriate for the site and surrounding area. As proposed, the use of flat roofs is intended to maintain a residential scale for the building, in keeping with the neighboring properties and zoning regulations. As proposed, pending approval of the flat roof square footage, the project meets all zoning requirements for the area. The flat roof areas are not visible from the street or adjacent properties.
4. The proposed request is consistent with Wellington neighborhood aesthetics. The flat roof areas are concealed behind a low decorative parapet intended to maintain the aesthetic of the neighborhood and the residential scale of the building. There is no equipment proposed on the flat roof areas, all equipment is located at ground elevation where it is screened from adjacent properties.

Respectfully,

Carlos Esteban
Sr. Project Manager