

# SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan  
Florida AAC No. 001285



Re: 1600 South Ocean Boulevard  
Palm Beach, FL 33480

July 13, 2023

LETTER OF INTENT  
ADDITIONS AND ALTERATIONS  
TO A SINGLE-FAMILY RESIDENCE  
AT 1600 SOUTH OCEAN BOULEVARD  
ARC-23-120 ZON-23-088

Please find for review the attached drawings for our project at 1600 South Ocean Boulevard in the R-A Zoning District Palm Beach. This project is currently under construction, having received ARCOM Approvals under Case Numbers B-037-2019 and, more recently, under Case Number ARC-23-067, and having received a Point of Measurement Variance for height and overall building height under Case Number Z-19-00200. Our project proposal is for the construction of a raised roof and parapet wall which will add four feet in height to the existing kitchen/staff/garage wing; an additional 2,341 square feet of enclosed basement garage parking, generator, wine room and general storage beneath a garden terrace; and a 30 square foot one story sauna addition on the south side of the residence.

## **LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161**

Not applicable – This property is not landmarked

### **A) ARCOM 18-205**

We are submitting a proposal that is consistent with the design and detailing of the existing residence and the previously approved elevations. Materials and details will match existing.

1. The plan for this proposed residence is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. The plan for the proposed building or structure is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
  - a. The additional garage interior space reduces the amount of outdoor parking. The enclosed structure housing the generator will decrease outdoor noise. The

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proposed rooftop terrace above the garage will be heavily screened with vegetation and is

3. The proposed building exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
4. The proposed residence is in harmony with the proposed developments on land in the general area and with the compressive plan for the town.
5. The proposed residence is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:
  - a. This proposal does not have apparently visible identical front or side elevations.
  - b. This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.
  - c. We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed residence is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:
  - a. Height of building or height of roof.
  - b. Other significant design features including, but not limited to, materials or quality of architectural design.
  - c. Architectural compatibility.
  - d. Arrangements of components of the structure.
  - e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
  - f. Diversity of design that is complimentary with the size and massing of adjacent properties.
  - g. Design features that will avoid the appearance of mass through improper proportions.
  - h. Design elements that protect the privacy of a neighboring property.
7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure. The design keeps the garage wing subservient to the principal mass.
8. The proposed residence is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
9. Although the proposed development requires side yard setback variances, it is in general conformity with the standards of this code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. The proposed modifications to the design that require variances are no closer to the side yard setback lines than the existing structures.

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10. The project's location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed alterations do not negatively impact any existing natural features, including the grass-covered berm in the front of the property.

## **B) ARCOM 18-206**

Not applicable.

## **SPECIAL EXCEPTION 134-229**

Not applicable.

## **C) SITE PLAN REVIEW 134-329**

SITE PLAN REVIEW: Section 134-1729(2)c.: Site Plan Review to allow installation of a 200 kW generator and required generator building.

1. The Owner of the Property is PB Pavilion Trust and entity in control of the property.
2. The use is a single-family residence and the addition of the generator and addition will not intensify the use.
3. Ingress and egress to the property and to the structures will remain on South Ocean Boulevard.
4. Automotive and pedestrian separation, along with service and emergency access will remain as-is.
5. The location and relationship of off-street parking and off-street loading, along with landscape screening, will remain unchanged.
6. Screens and buffers to preserve internal and external harmony are existing and will remain unchanged.
7. A completely new system of rainwater control for the overall site complying with Town standards is planned.
8. Utilities to the site are existing. The applicant will work directly with the utility providers up to and including providing an easement if necessary.
9. Not applicable.
10. Not applicable.
11. Not Applicable.
12. The overall height of this proposal appears to be a single-story mass that is increasing in height by approximately four feet. The added height, the only portion of the project visible from the street, is no closer to the north side yard setback than the existing wall of the structure. The proposed addition on the south side of the structure is one story in height, and is no closer to the south property line than the existing structure and is not visible from the street.

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## D) VARIANCES

VARIANCE 1: Section 134-843(a): A variance to permit an addition with a south side-yard setback of 15.1' in lieu of the 30' required.

VARIANCE 2: Section 134-843(a): A variance to permit an addition with a north side-yard setback of 28.77' in lieu of the 30' required.

VARIANCE 3: Section 134-843(a): A variance to permit an increase in building height (parapet) within the north side-yard setback.

- 1)The property is located in the R-A Zoning District and the house is currently non-conforming.
- 2)The applicant was not the cause of the special conditions of the property or residence. The non-conformities were created when the house was built in 1983.
- 3)The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties as the setback remains the same as exists today.
- 4)The hardship, which runs with the land, is that the house is nonconforming to today's code which limits the ability to renovate without the need for a variance.
- 5)The variances requested is the minimum necessary to make reasonable use of the land considering the nonconforming aspects house. The proposed additions are to improve the site and livability of the property.
- 6)The granting of the variances will not be injurious to the neighborhood.\_\_\_\_

## E) SITE ZONING HISTORY

The project currently under construction was granted a variance for a point of measurement of 30.80 feet NAVD in lieu of the 17.31 feet NAVD required for lots within the Coastal Construction Control Line by the Town Council at their meeting of July 10, 2019.

Sincerely,



Harold J. Smith  
Principal Architect