



KIRCHHOFF & ASSOCIATES
ARCHITECTS

LETTER OF INTENT
CONSTRUCTION OF A NEW TWO STORY RESIDENCE
POOL, HARDSCAPE AND LANDSCAPE
AT 600 TARPON WAY
ARC-23-109

Please find for review the attached drawings for our project at 600 Tarpon Way in the R-A Zoning District Palm Beach. The site has an existing two-story main residence and detached pergola structure. Our project is to demolish the existing two-story structure of red brick in the Monterrey style, with a finish floor below FEMA requirements, including the existing pool, hardscape and landscape. We propose to construct a new Two-story Residence, pool, hardscape with detached Pergola, and Landscaping in substantially the same plan but in a more formal style with French influence.

Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not Applicable

B) ARCOM 18-205

We are submitting a proposal that we consider tastefully designed, with harmonious and balanced elevations, providing texture and shadow, and designed for our tropical climate with appropriate materials and studied details.

1. The plan for the proposed building or structure is 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.
2. The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
3. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
4. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

5. 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:
 - a. Apparently visibly identical front or side elevations.
 - b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
 - c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.
6. 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 permit application 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. Arrangement of the 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 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 neighboring property.
7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.
8. The proposed building or structure 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. 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.
10. The project's location and design adequately protects unique site characteristics such as those related to scenic views rock outcroppings, natural vistas, waterways, and similar features.

C) ARCOM 18-206 – CRITERIA FOR DEMOLITION PERMIT

N/A

D) SITE PLAN REVIEW 134-329

1. Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, se 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.

2. Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.
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.
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.
5. Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.
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 capacities.
7. Utilities, with reference to hook-in locations and availability and capacity for the uses projected.
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 communitywide open spaces and recreation facilities.
9. Such other standards as may be imposed by this chapter for the particular use or activity involved.
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.
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.

E) VARIANCES


1. Section 134-843 (7) A variance to provide a building height plane of 43'-10" in lieu of the 52'-8" required for the garage roof.

2. Section 134-843 (7) A variance to provide a building height plane of 46'-1" in lieu of the 59'-2" required for the southeast corner of the residence.
3. Section 134-1728 (a) A variance to locate air conditioning equipment within the front yard setback.
4. Section 134-1729 A variance to locate a 60kW generator within the front yard setback.
5. Section 134-1728 (c) A variance to locate pool equipment within the front yard setback.
6. Section 134-1728 (c) A variance to locate pool equipment within a required setback at a distance greater than 25 linear feet from the pool water's edge.
7. Section 134-1667 A variance to construct a mechanical screening wall within a front yard with a height of 9'-1" in lieu of the 6' maximum.

F) SPECIAL EXCEPTION

- G) Section 134-1668 A request to install a vehicular gate with a 12' setback in lieu of the 18' required on a dead end street.

Sincerely,



Thomas M Kirchhoff
Principal Architect