



April 5, 2024

Town of Palm Beach
Planning, Zoning & Building Department
360 S. County Road
Palm Beach, Florida 33480

Re: 218 PHIPPS PLAZA – COA 24-14 (ZON 24-50) LETTER OF INTENT

To Whom It May Concern:

The applicant respectfully submits a formal application for a Landmarks Preservation Commission Certificate of Appropriateness and Town of Palm Beach Town Council variance request for the property located at 218 Phipps Plaza, Palm Beach, Florida in the R-B zoning district.

Please note the following as it relates to this application:

- A. Landmarks Preservation Commission Review in accordance with Section 54-122 and/or Section 54-161.
 - a. The applicant submits a Certificate of Appropriateness proposal for the property at 218 Phipps Plaza. This proposal does not directly impact the landmarked structure.
 - b. The proposal provides a private entryway to the owner's property in lieu of the existing pedestrian entrance that is shared with 222 Phipps Plaza. A new pedestrian metal gate with brick piers is also proposed at the East end of the walkway.
 - c. The proposal includes updated landscape and hardscape to accommodate this new entry way.
 - d. The owners request to add an antique European decorative well to their landscape motif. This feature will not be visible from Phipps Plaza.
 - e. At the request of the Commission and Preservation Foundation in 2023, the owners kept a dilapidated accessory structure and are currently in the process of restoring the structure. The owners are requesting a new covered parking structure at the northwest corner of the property, along with new site walls and a gated trash/recycling enclosure. The parking structure will be situated behind a pair of existing brick piers and existing metal vehicular gate at the terminus of an existing private driveway off Seaview Ave. The design of the parking structure was inspired by the beautiful existing metal work found throughout the property (railings, gates, light fixtures) which is one of the attributes that makes this home architecturally significant. The folly-like green metal parking structure incorporates the themes and style of the existing metalwork. The classical ionic capitals on the columns of the parking structure create a visual interest and feminine proportions that work well with the light and feminine scrollwork found in the existing metalwork. At the same time, the structure fulfills a functional and practical need for this property and the owners with community wide benefits, such as reducing on-street parking congestion.
 - f. The proposal includes three variance requests (1) lot coverage, (2) north side-yard setback, (3) west rear-yard setback.
- B. Architectural Review in accordance with Section 18-205 and/or Section 18/206.
 - a. Not applicable.



- C. Special Exception in accordance with Section 134-893(c) is not required for this project.
 - a. Not applicable.
- D. Site Plan Review Approval in accordance with Section 134-329.
 - a. Not applicable.
- E. Variance(s) in accordance with Section 134-893.
 - a. Section 134-893 (11)b: A variance to permit lot coverage footprint of 31.6% in lieu of the 30% maximum permitted for the construction of a covered parking structure in the R-B zoning district.
 - b. Section 134-893 (9)b: A variance to permit a west rear-yard setback of 11" in lieu of the 15-foot minimum permitted for the construction of a covered parking structure.
 - c. Section 134-893 (7)b: A variance to permit a north side-yard setback of 2'-7" in lieu of the 15-foot minimum permitted for the construction of a covered parking structure.

The following criteria is in support of the variance:

1. The special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands is that the residence is a portion of the landmarked house in the R-B Zoning District and part of the property is in the R-C district, both are non-conforming to today's code.
2. The applicant was not the cause of the special conditions as the house was built in 1948 and the applicant purchased the property in 2022 with the special conditions already in existence.
3. The granting of the variance will not confer on the applicant a special privilege as having a singular covered parking structure is a feasible and reasonable request.
4. The hardship, which runs with the land, is that the property is a Town of Palm Beach Historic Landmark and non-conforming to today's code as the zoning code has changed since the house was originally constructed. Renovations and additions to a landmarked home require a delicate approach in making changes.
5. The variance request is the minimum necessary to make reasonable use of the land, building or structure.
6. Not applicable.
7. The granting of the variance requested will be in harmony with the general intent and purpose of this chapter and will not be injurious to the area or detrimental to the public welfare.

In conclusion, the applicant seeks reasonable modifications to a landmarked property and feels the application has met the criteria set forth in the Town Code. We respectfully request your consideration of this application to the Town of Palm Beach. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Patrick Ryan O'Connell, AIA
Patrick Ryan O'Connell Architect, LLC.