



KIRCHHOFF & ASSOCIATES
ARCHITECTS

LETTER OF INTENT
DEMOLITION OF EXISTING PERGOLA
REPLACEMENT WITH ROOFED LOGGIA
AT 227 ANGLER AVENUE
ARC-24-040
ZON-24-046

Please find for review the attached drawings for our project at 227 Angler Avenue in the **R-B** Zoning District. The site has an existing two-story main residence and an attached one-story Pergola structure with a masonry fireplace. The Clients purchased the home in 2013. The Pergola was constructed along with a new pool and other sitework in 2019. The existing pergola is detailed with an awning roof, fixed screen panels (or swing screen doors), and roll-down kevlar protection. The structure as constructed has had numerous construction issues primarily due to its relationship to the adjacent residence and rainwater. The proposed work is to demolish the existing Pergola and construct a roofed Loggia substantially in the same footprint.

The existing structure does not currently include a Loggia space elsewhere on the property.
The Proposed Loggia will include a Variance for lot Coverage and Cubic Content.

As per the commissioner's comments at the March meeting the following revisions have been made:

1. The columns' diameter was reduced from 10" to 8"
2. The roof was revised to match the existing rafters' shape
3. Roof material revised to be standing metal

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

(a) 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 details consistent with the existing.

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.

April 8th 2024

ARC-24-040, ZON-24-046

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

1. The property is not designated a landmark and is not included on a list of properties within the structure.

D) SITE PLAN REVIEW 134-329

Not Applicable.

E) VARIANCES

- 1) Section 134-893(11) A request for a variance to allow the addition a new 550 SF roofed Loggia that will have a lot coverage of 5,013 SF (33.26%) in lieu of the 30% maximum allowed.
- 1) Section 134-893(13) A request for a variance to allow the addition of a roofed Pergola to have a Cubic Content Ratio of 4.46 in lieu of the 4.08 existing and the 4.15 maximum allowable.

F) OTHER

Not applicable.

Sincerely,


Thomas M Kirchhoff
Principal Architect