

D . S T A N L E Y D I X O N

A R C H I T E C T

**Letter of Intent**

**Project Address:** 171 El Pueblo Way

**Project Numbers:** ARCOM ARC-24-061, Town Council ZON-24-068

This proposal is for the construction of a new, two-story, single-family residence at 171 El Pueblo Way, the northeast corner of El Pueblo Way and North Ocean Dr. The site has an existing home which will be fully demolished. In addition to the new residence, upgrades will include a new pool and new landscaping throughout. The main entrance and address of the home is to be changed from El Pueblo Way to North Ocean Way.

The proposal asks for no variances but will require Special Exception and Site Plan Review with the lot size being under the typical minimum of 10,000 square feet (site is 9,960.46 square feet) and minimum lot depth of 100' (site is 70' deep).

Care has been taken to minimize any potential impact on the north side of the home to help protect a specimen tree on the neighboring lot. The existing pool adjoining this neighboring lot will be filled, and an existing wall with remain in place to minimize impact. The new pool is proposed on the opposite side of the lot.

The design of the home pulls inspiration from the local classical and vernacular traditions to provide for a design that is appropriate for its place both in scale and architectural character. The entry of the home, the primary elevation, is a one-story façade designed to welcome at a scale appropriate to the street. The two-story portions of the home are removed from the street.

**Section 18-205**

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. This is done throughout, from the massing of the home to its details, by referencing local architectural character and the urbanism of the neighborhood.
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. The parti of the proposed design places the massing of the building and the pool in prime locations to assist with this.
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 value. Care has been taken to ensure this at all scales from the home's massing to its details as shown in the design sets.
4. The proposed residence 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. The parti of the home and its use both fit properly within its neighborhood and the larger scale of the city.
5. The proposed residence is not excessively similar to other structures existing or within 200 feet of the proposed site in because:
  - a) This proposal does not have 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 other structures existing or within 200 feet of the proposed site in the following cases:

a) Height of building or height of roof. The proposal is scaled appropriately to fit within its context.

b) Other significant design features including, but not limited to, materials or quality of architectural design. The features allow for finishes and design to be at the level the neighborhood deserves.

c) Architectural compatibility. By referencing the location architectural character, the proposed plan fits appropriately in architectural compatibility.

d) Arrangements of components of the structure. As a relatively clear and straightforward massing, all components have been designed to fit within its context.

e) Appearance of mass from the street or from any perspective visible to the public or adjoining property owners. The one and two story massing was arranged to fit within the two scales of the streets.

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. The proportions of the home were studied and designed to accomplish this appropriately.

h) Design elements that protect the privacy of a neighboring property. The parti of the proposed design was designed to accomplish this, placing living and outdoor spaces in strategic areas.

7. N/A

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. The neighborhood and local vernacular were studied and utilized to accomplish this throughout the design.

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. Care was taken at all levels to accomplish this.

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 home's parti was designed to have minimal impact on the neighbors and also to protect a specimen tree on the adjoining property.

### **Special Exception 134-229**

Section 134-893(c) and 134-329: Special Exception with Site Plan Review to construct a new two story residence on a non-conforming lot that is 85 feet wide in lieu of the 100 foot minimum required; and 9,960 SF in area in lieu of the 10,000 SF minimum required in the R-B Zoning District.

1. This proposed use, a single family residence, is a permitted use in the RB Zoning District with special exception approval for a non-conforming lot 15 feet short of the required lot width.

2. The design, location and operation of the proposed residence will not adversely affect public health, safety, welfare or morals.

3. The proposed single family residence will not cause substantial injury to the value of other properties in the neighborhood as there are other residences in this residential district.
4. The proposed single family residence will be compatible with the neighborhood and purpose of the district as it is permitted.
5. The proposed single family residence will comply with all requirements set forth in Article VI of the Zoning Code.
6. The proposed single family residence will comply with the comprehensive plan.
7. The proposed single family residence will not result in substantial economic, noise, glare, or odor impacts on properties within the district.
8. Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted as a result of the proposed residence. The design of the home, landscape, and added garage bay assist with this.
9. There are no signs being proposed.
10. Utility service will be improved, thus there will be no negative impact on health and safety.
11. Refuse and service areas will remain unchanged, thus there will no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. N/A – Town serving
13. The specimen tree on the adjacent property will be protected.
14. The proposed single family residence will not place a greater burden on police or fire protection services as there is currently a residence on the subject property.

**Site Plan Review 134-329**

1. The owner of the property, Kevin Ryan and Carolyn Pressly-Ryan, are in control of the property. A single family residence is a permitted use in the RB Zoning District.
2. The proposed single family residence is the least intense example of development and will not have a negative impact on the neighborhood, which is a residential neighborhood.
3. Ingress, egress, utilities and refuse collection will be via El Pueblo Way, which is capable of handling traffic and other such uses in a residential neighborhood.
4. N/A
5. The proposed site plan and landscape plan provides for buffers and screening from neighboring properties.
6. The proposed drainage plan meets the Town of Palm Beach's drainage requirements.
7. The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.
8. The recreation facilities are private and will be screened from the neighboring properties by landscaping.
9. N/A
10. N/A

11. The proposed two-story residence has been designed to coexist harmoniously with the surrounding structures. It will not present a hindrance on the street or neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stan Dixon', with a stylized flourish extending to the right.

Stan Dixon, Architect