



DECEMBER 16, 2024

ARC-24-0117 LETTER OF INTENT SECOND SUBMITTAL

Town of Palm Beach Planning, Zoning and Building Department – Administrative Review

The parcel at 980 South Ocean Blvd. is currently 27,793 s.f. net in lieu of the previous 19,409 s.f. net. The existing 2 story residence with basement, currently under construction was approved at ARCOM and Town Council in 2022. We request review and approval of the proposed modifications, two story addition with basement and alterations to the existing two story residence with basement. Basement and garage are completely contained within first floor perimeter footprint above. No change to basement, garage, first floor, or second floor finish floor elevations, or building height plain, all to remain as approved, permitted. The documents attached support the requested scope of work for your review.

A. LANDMARK PRESERVATION COMMISSION

Not applicable, property not landmarked.

B. ARCOM

The scale of the proposed two story addition to the west is in proportion and within the allowable site area with minor interior alterations to the existing residence. The material palate for the addition will match and complement the main residence. The detailing will also continue from the main house to the addition with the art deco influence seen on The Norton Museum and other Art Deco style residences in our area. The exterior appearance of main house and addition will be of the highest quality and enhance the neighborhood context.. The structure is in harmony with its neighbors and architecturally compatible with the neighborhood.

1. Proposed Two story addition with basement added to the west side of the existing two story with basement residence.
2. Proposed garage location shift to the south from previous approved. Garage finish floor to remain 10'-0" navd. Basement finish floor to remain 8'-0" navd. Previously noted future area to be included in current scope.
3. Proposed relocation of main entry to the west and interior remodel.
4. Proposed relocation, design of the one story pool cabana and basement

5. Proposed Art Deco detailing of 2 story addition to compliment 2 story residence, materials, color, building components.

18-205 Section A(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."

A(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."

A(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."

A(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."

A(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."

A(7) "The proposed addition or accessory structure is subservient in style and massing to the principal or main structure"

A(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)."

A(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.

A(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. Special Exception

Not applicable, special exceptions not required at this time.

D. Site Plan Review

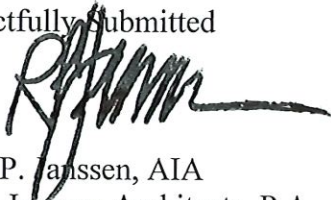
Not required due to Zoning Code update/revision.

E. Variances

Not required due to Zoning Code update/revision.

Please let us know if you need additional information.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "R. Janssen", with a long horizontal flourish extending to the right.

Roger P. Janssen, AIA
Dailey Janssen Architects, P.A.