

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan
Florida AAC No. 001285



Re: 218 Tangier Avenue
Palm Beach, FL 33480

March 10, 2025

LETTER OF INTENT
GUEST BEDROOM ADDITION
218 TANGIER AVENUE
ARC-25-0009 ZON-25-0007

Please find for review the attached drawings for our project at 218 Tangier Avenue in the R-B Zoning District Palm Beach. The site has an existing 6,067 square foot one-story main residence, a rear yard pool, and a single-entry driveway/parking court in the front yard. Our project proposal is to construct a 441 square foot one-story bedroom, bath and closet addition on the front of the house, giving the owner a total of 6508 square feet of floor area. Please note the following:

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

Not applicable – This property is not landmarked.

B) ARCOM 18-205

We are submitting a proposal that we consider tastefully designed, in the same architectural language as the existing residence. The addition is designed implementing appropriate materials and details consistent with the existing 1990 residence on the property.

1. The addition 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. The single-story addition has very little impact on the streetscape.
2. Not Applicable.
3. The design and appearance are not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
4. The proposed residence is in harmony with the proposed developments on land in the general area and with the comprehensive plan for the town.
5. The proposed residence is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:
 - a. This proposal does not have apparently visible identical front or side elevations.
 - b. 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 addition is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:

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- a. Height of structure. The height of the addition will match the height of the existing bedroom and garage wings of the residence.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility. The lower massing of the one-story residence and addition are compatible with other structures in the neighborhood.
- d. Arrangements of 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 is complimentary with the size and massing of adjacent properties. The single-story structure has less impact on the streetscape than most of the surrounding two-story structures.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of a neighboring property.
7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.
 - a. The proposed massing and details will be congruent with but subservient to those of the principal central mass of the existing structure.
 - b. The details and proportions will also be in keeping with the main structure.
8. The proposed addition 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. All building materials will match those of the existing original residence as constructed in the 1990s.
9. The proposed addition, though not in conformity with the angle of vision standards of this code, will be set back beyond the required front yard setback line by 1.7 feet. The balance of the residence meets all other dimensional requirements of the code.
10. The projects' location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed addition will not negatively impact any existing natural features.

C) ARCOM 18-206

Not applicable.

D) SITE PLAN REVIEW 134-329

Not applicable.

E) VARIANCES 134-893(b)(6)d

Section 134-893(b)(6)d

A variance for an angle of vision of 112° in lieu of the 94.5° existing and 104° maximum permitted.

1. Special conditions and circumstances exist that are peculiar to the land, building or structure which are not applicable to other lands in the same zoning district. The homeowner wishes to

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retain the massing and character of the one-story home built in 1990. There is no other location on the site for construction other than building atop the existing home. Any second-floor addition would cause the need for a lot coverage variance, as the existing lot coverage is currently 34.6% where 30% would be allowed.

2. The special conditions and circumstances do not result from the actions of the applicant.
3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district. Granting the variance would allow the applicant to more comfortably utilize the enclosed living spaces by their growing family.
4. Literal interpretation of this chapter would deprive the applicant of their right to enjoy the property.
5. The variance granted is the minimum variance that will make possible reasonable use of the land, building or structure.
6. N/A

Sincerely,



Harold J. Smith
Principal Architect