

September 23, 2021

Mr. Peter S. Broberg  
220 Monterey Road  
Palm Beach, FL 33480

Sent via electronic mail to [psb@coebroberg.com](mailto:psb@coebroberg.com) and [KChurney@TownofPalmBeach.com](mailto:KChurney@TownofPalmBeach.com)

**Re: Letter to ARCOM for ARC-21-017 + Z-21-00385 223 Monterey Road**

Dear Mr. Broberg,

Thank you for your letter and comments concerning the proposed new 2-story residence at 223 Monterey Road. It is our understanding that Mr. Stephen Cohen provided you with an abridged copy of our presentation file, and we aspire to address your concerns expressed in your letter to the ARCOM members. We are sorry to hear that you have had to endure lengthy construction at this property per the previous owners' renovations, as we intend to mitigate the proposed construction as not to infringe on your family's quality of life. We will be diligent and hope that though this process you will continue to bring up any immediate concerns so we may address your concerns as quickly as possible.

With regard to your first item - that you feel that the house is too tall- please note we were previously aware of your concerns regarding the overall height of the homes on Monterey. With that being said, we started our schematics in the beginning of the year and had several versions with gables, which we felt made the house read too tall so we went back to the drawing board. Additionally, both immediate neighboring homes (designed by Maurice Fatio) are non-confirming, with the property to the west only having a 10' side setback for their 2-story structure, and the property to our east having roughly a 6' side setback for their 1-story structure. Therefore, we had many items in the existing fabric to address. We did explore lowering our roof pitch to 6:12 and found that it would not work given that the 1-story low pitch roof at the rear would exceed the height of the adjacent 1-story gable. In lieu of lowering the pitch, a flat roof could be proposed at the top portion but that is not desirable for our clients given the nature of flat roofs in our tropical environment. We would hope that you would consider that we are lower than the overall height of the home located at 1086 N. Ocean, two properties to our east. Furthermore, our proposed overall height of 27'-6" is a small triangular portion of our roof, which is 2'-6" lower than the allowable 30'-0" overall height.

As to your second item, you feel that the massing is too big for the neighborhood and that our lot coverage at 30% does not fit with in the neighborhood characteristics. Per our neighborhood analysis on sheet SP-1.04, we looked at the 2-story houses that have the applicable 30% max lot coverage and found that nearly 1/3 of the 2-story houses are in excess of 29% lot coverage, assuming this is due to the neighborhood consisting of many small non-conforming lots. Also, many of the older homes have non-conforming setbacks including at the side yards whereas their massing is very wide relative to their lot width. For instance, the total width of the proposed

2-story house is 62'-4" wide, and the 2-story massing totals only 40'-8" in width on a 90'-0" wide lot. The house adjacent and to the west, 225 Monterey, has a total 2-story massing of 70'-0" wide on a 90'-0" lot which is, overall much wider than our proposal. Moreover, 221 Monterey (property immediately to our east) has a total 2-story massing at 41'-0" wide, and the 1-story massing is 73'-0" wide on a 90'-0" wide lot. This is still wider than our proposal but you will find similar 2-story massing. Therefore, we would conclude that our proposed massing is not overly large for the neighborhood and fits within the characteristics, and hope that you will consider these comparisons.

We look forward to being your neighbor, and hope that we can meet to discuss any concerns you may have during construction as it is our intention to come to a solution in everyone's best interest. Thank you, we appreciate your time and input.

Sincerely,

*Molly Mitchell*

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