

September 17, 2021

Via E mail

Kchurney@townofpalmbeach.com

Architectural Commission
Town of Palm Beach
380 South County Road
Palm Beach fl 33480
Attn: Kelly Churney

Re: 223 Monterey Road PB, ARC -21-017

Dear ARCOM members:

Thank you for acknowledging our previously submitted three concerns/comments regarding the construction next to our primary residence 225 Monterey Road. We recognize the builders desire to build a two story house and appreciate the architects work on other projects.

After reviewing the revised plans we continue to have material concerns and comments regarding this project.

To begin it is worth noting that this proposed speculative house sits in between to its West, East and South three houses designed by Maurice Fatio. When selecting our primary residence the elegance of Monterey Road and its history was very important especially as the third generation to own in Palm Beach. The revised plans submitted clearly show how out of character the size of the house is from both a height and massing perspective especially given its non conforming lot size. It will be the tallest house on the street. In addition we think it's particularly noteworthy that the non conformity of this application has largely to do with the width of the lot. It's 90 feet wide and therefore shy by 10 feet of the required 100 feet. If the house "as planned" were built on a conforming lot, it would be at least 20 feet from the west property line instead of the 15 feet that is proposed. We respectfully suggest board strongly consider insisting on 20 foot set backs vs 15 on both west (my adjacency) and east property lines.

The revised plans give rise to additional concerns:

It is unclear regarding the western wall presented on the renderings and plans whether it is new and in addition to the existing cement wall which sits clearly on our property and not as a shared wall. We understand from the builders representative that they will build a new wall but it is not clear on the drawings submitted. This new wall and any structural wall continues to be a concern given our foundation sits on sand built with wood in 1938. We respectfully ask ARCOM for guidance to suggest and allow a structural engineer to review the impact of this construction on the structural integrity of our house and pool and suggestions for the builder given its proposed lot coverage and new hurricane construction requirements today.

On the same western wall 223 monterey has benefited as well as 225 from 20 feet plus high ficus existing screening that has existed for decades and has adequately screened the 2nd floor master deck and master bathroom at our house. This was a mutually beneficial screening as was maintained on both

sides. The proposed new landscaping plan contemplates removing any overhanging ficus and replacing with screening height that is not close to screening height now. Especially for the 8 windows and deck which will now face our master bathroom bedroom and deck. We respectfully ask a taller screening be added to their plan and where possible we mutually try to screen as high as possible. Additionally, given the mature landscaping at our property along the entire Western side, we request that it be more specifically addressed in plans for the front of the house so there is complete clarity on screening and any potential issues that may arise regarding potential removal of long standing plantings and trees

With regard to the 2 Ac condenser units we suggest that additionally it be entirely surrounded with sound attenuating panels to further dampen the noise

I look forward to being available to address any of these concerns in person and also be available to tour any members that have specific questions regarding our comments.

Very Truly Yours
Steven & Heather Wolf