

Dean and Christine Goodman
270 Colonial Lane
Palm Beach, FL 33480

May 23, 2022

Architectural Commission (ARCOM)
Town of Palm Beach, Florida
Members: Jeffrey Smith, Richard Sammons, John David Corey, Maisie Grace,
Betsy Shiverick, Thomas Kirchhoff and Kenn Karakul
360 South County Road
Palm Beach, FL 33480

RE: ARC-22-104 (ZON-22-067) 281 Monterey Rd. (COMBO) Special Exception W/Site Plan Review

Dear Architectural Commission Board Members:

Our home at 270 Colonial Lane lies directly to the east of, and adjacent to the northern portion of the property located at 281 Monterey Road, which is the subject of the above referenced request for a Special Exception and approval of the proposed improvements which have been submitted.

We have very serious concerns about the proposed project in general, and are especially concerned about the proposed improvements as they are planned. We feel very strongly that having only a garage on a narrow strip of land on a facing and abutting the homes on this picturesque, traditional Palm Beach lane clearly violates many of the Criteria for Building Permits set forth in the Code of Ordinances, Town of Palm Beach, Florida, Chapter 18, Article III, Section 18.205.

1) The plan for the proposed building or structure is not 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.

2) The proposed building or structure is, 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.

3) The proposed building or structure is excessively dissimilar in relation to any other structures existing within 200 feet of the proposed site in respect to:

- a. Significant design features including, but not limited to, materials and the quality of architectural design.
- b. Architectural compatibility.
- c. Arrangement of the components of the structure.
- d. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- e. Diversity of design is complimentary with size and massing of adjacent properties.

f. Design elements that protect the privacy of neighboring property.

4) The proposed building or structure is not 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.

5) The proposed development is not in conformity with the standards of the Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

Having only a garage facade on a narrow, substandard strip of land with a gravel driveway and no room for meaningful landscaping is wholly inappropriate on a lane containing beautiful traditional homes. Additionally if the structure is used as a service entry it will inevitably lead to congestion, noise and parking on the street, on this quiet, narrow lane.

For all of the above stated reasons we urge ARCOM to deny approval of this project.

There has also been a request to build a wall in the vicinity of our western property line. As to the matter of the wall alone, we would like to point out that a prior owner of the Applicant's property wrongly constructed a wall on my property which was not only a trespass, but was unsightly and caused landscape damage. If the Applicant's request for approval of new wall should be considered for approval we request that as a condition of said approval that the Applicant is required, at his expense, to remove the wall currently wrongly constructed on my property, repair the grounds, replace grass damaged in the process and place a hedge on my side of the wall for the entire length of their property adjoining mine.

Thank you for considering my comments and concerns.

Respectfully submitted,



Dean Goodman



Christine Goodman