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KIRCHHOFF & ASSOCIATES
ARCHITECTS

Re: 102 Flagler Drive
Palm Beach, FL 33480
May 02, 2022

LETTER OF INTENT
RENOVATION TO EXISTING TWO-STORY MAIN HOUSE,
TWO-STORY GUEST HOUSE, AND ONE-STORY CABANA
AT 102 FLAGLER DR
ARC-22-117/ZON-22-075

To Whom it May Concern:

Please find for review the attached drawings for our project at 102 Flagler Drive in the R-B Zoning District Palm beach. The site has an existing two-story residence with a connected two-story Garage/Guest and a one-story cabana accessory structure.

Earliest documents located and received from the Town are labeled "Van Ecris Residence" by Allen David Architect, Inc.; dated May 8, 1989.

The existing Property 31,617 square feet, in an odd-shaped 250 foot depth, 244 foot width, ell-shaped property.

The existing structures are non-conforming as follows:

1. Existing Cubic Content
2. Existing Front Yard setback
3. Existing Side Yard Setbacks
4. Existing Rear Yard Setback

Scope of work proposed:

1. Replace the existing shed roof that connects the main house and the guest house with a walkway. Beams, posts, and railing to match existing. Requires a Variance due to non-conformity in building setback.
2. Change in fenestration from previously approved ARCOM set: revisions to Guest House windows and doors, adding windows in Main House Living Room, changing design of door to grade under Main House stairs, of doors in Dining Room, Family Room, and cabana. Adding skylight above stair hall.

3. Adding a butterfly/folly structure in the northeast corner of the lot. Requires a Variance for encroachment into building setback as well as cubic content.

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

Not applicable – this property is not landmarked.

B) ARCOM 18-205

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.
2. The plan for the proposed building or structure is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
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. All materials to match existing in the highest quality.
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.
5. The proposed building or structure is not excessively similar to any other structure within 200 feet of the proposed site.
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.
7. The proposed addition and accessory structure is subservient in style to the principal or main structure. The new balcony will match the details of the existing. New windows and doors will match the existing windows and doors.

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).
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. All non-conformities as to set backs and cubic content are existing. The renovations require the variances requested.
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) ARCOM 18-206 – CRITERIA FOR DEMOLITION PERMIT

Not applicable – renovations requested only

D) SITE PLAN REVIEW 134-329

Not applicable

E) VARIANCES

Variance 1: Sec 134-893(b)(7)(b): a variance to add a second floor walkway within the 15' two-story setback due to existing non-conforming building location.

The existing 2-story house already sits within the 2-story setback. The deck we have designed is within the existing footprint of the house, but therefore it is also within the setback. The deck does not increase lot coverage or cubic content; it converts a shed roof structure into a walkway. The neighbors to the south who are most affected by this addition have indicated no objection to the new deck.

Variance 2: Sec 134-891(a): a variance to build an accessory butterfly/folly structure within the street-side and side yard setback.

The accessory structure is in the proposed location due to the odd-shaped lot and location of the house. The main entrance of the home is on the southeast side of the property, one would always enter through the garages. However, the client will use the entrance on the north side more often as it travels through the gardens with a better experience and would like to create more of a sense of entrance, a place where they can leave a bike or golf clubs before heading out etc. The location allows the parking area to be maintained which is important for our client.

Variance 3: Sec 134-893(b)(13): a variance to exceed cubic content in order to build an accessory butterfly/folly structure.

The existing main house, guest house, and cabana already exceed the maximum cubic content ratio. The proposed structure is a small octagonal site wall that is transparent, with door and window openings and an open slat roof structure. This is a de minimis request to provide a proper entrance to the property.

Variance 4: Sec 134-893(b)(7)(b): a variance to install three skylights within the 15' two-story setback due to existing non-conforming building location.

The existing 2-story house already sits within the 2-story setback. The skylight we have designed is within the existing footprint of the house, but therefore it is also within the setback. The skylight only sits a few inches above the roof deck.

F) OTHER – SITE HISTORY

1. Van Ecris Residence renovation: Allen Davis Architect, Inc, 1989.
2. Hirschmann Residence renovation: Brower Architectural Associates, Inc, 1996.
3. Himmel Residence renovation: Kirchhoff & Associates, Architects, 2014.

Sincerely,



Thomas M Kirchhoff
Principal Architect