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39 West 38th Street, 7th Floor
New York, NY 10018
212 273 9712
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Re: 124 Cocoanut Row
Palm Beach, FL 33480

April 8, 2022

LETTER OF INTENT
CONSTRUCTION OF A NEW 2-STORY RESIDENCE
AT 124 COCOANUT ROW
ARC-22-105 & ZON-22-071

Please find for review the attached drawings for our project at 124 Cocoanut Row in the R-A Zoning District Palm Beach. Our project proposal is for the demolition of the existing house and the new construction of 7,599 square foot, 2-story single-family residence influenced by a traditional Colonial style with the adaptation of modern simplicity and casual lifestyle. Please note the following:

A) ARCOM 18-205

We are submitting a proposal that we consider tastefully designed, with harmonious and balanced elevations, providing texture and shadow, and designed for our tropical climate with appropriate materials and details.

1. The plan for this proposed residence 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.
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.
 - a. The plans show that major entertaining spaces, especially the pool, are centrally located on the site placing these spaces far as possible from neighboring properties.
 - b. The proposed generator is located in a walled enclosure behind the garage structure.
3. The proposed building exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed residence is in harmony with the proposed developments on land in the general area and with the compressive 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. This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.
 - c. 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 residence 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:
 - a. Height of building or height of roof.

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- b. Other significant design features including, but not limited to, materials or quality of architectural design.
 - c. Architectural compatibility.
 - 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 that is complimentary with the 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 a neighboring property.
7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure. Not applicable; however, the design keeps the garage wing subservient to the principal mass.
8. The proposed residence 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. The proposed design requires only one variance for point of measurement as noted in section C.
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 residence does not negatively impact any existing natural features.

B) ARCOM 18-206

1. The existing residence to be demolished is not designated a landmark and is not included on a list of properties within the planning, zoning and building department placed under consideration as a landmark structure.
2. That perimeter landscaping and other landscaping considered by the architectural commission to be worthy of saving be left in place and/or preserved in a manner satisfactory to the architectural commission.
3. If construction is not to begin within 30 days subsequent to demolition, the lot shall be completely sodded and irrigated so as to assure that the property will have a neat and clean landscaped appearance.

C) VARIANCES – 134-201 and 134-893

Proposal is for the demolition of the existing residence and construction of a new two story residence that will require the following variances. The point of measurement is proposed at 9.0 feet North American Vertical Datum ("NAVD") for cubic content ratio ("CCR"), building height, and building height plane in lieu of the 7.0 foot NAVD required, due to the natural slope of the site which sites on a coral ridge:

1. Section 134-893(10)b: to exceed maximum building height by .5 feet where 22 feet is allowed when measured from the required 7 foot NAVD.
2. Section 134-893(13): to exceed the maximum allowed CCR by 7633 cubic feet where 78,062.4 cubic feet is allowed when measured from 7 foot NAVD. If measured from the proposed 9 foot

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NAVD, the proposed residence would measure 76457 cubic feet, 1605 cubic feet less than the maximum allowed CCR

3. Section 134-843 (10): To exceed the maximum building height plane by 2 feet.
4. The subject property slopes severely upward from the road. The crown of the road is at approximately 3 NAVD and the property slopes up immediately from that point to the finished floor elevation, which is at approximately 10 NAVD. The properties to the north and south have higher finished floor elevations.
5. The Applicant was not the cause of the special conditions of the property or residence. The severe change of grade of the property that slopes upward from the road exists as a natural condition. The house is located on a coral ridge which is substantially higher than the crown of road.
6. The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties. Similar conditions exist in the neighborhood and variances have been previously granted under similar circumstances for other houses and the subject property.
7. The hardship, which runs with the land, is that the finished floor elevation of the existing residence and grade of the property is 7 feet higher than the crown of the road. The Town's point of measurement is 7 NAVD would place the finished floor of the proposed residence 3-4 feet below existing grade and existing finished floor elevation.
8. The variance request is the minimum necessary to make reasonable use of the land considering the existing grade of the land and finished floor elevation of the existing residence and surrounding residences.
9. The granting of the variance will be in harmony with the general intent and purpose of this ordinance and will not be injurious to the neighborhood.

Sincerely,

Andrew D. Kotchen, Principal
Workshop/APD

Maura Ziska
Kochman & Ziska PLC