

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan



Re: 164 Seminole Avenue,
Palm Beach, FL 33480

May 09, 2022

LETTER OF INTENT (LOI)

ARC-22-144

ZON-22-103

PROPOSED ONE-STORY HOUSE ON VACANT R-B PARCEL

Please find for review the attached drawings for our project at 164 Seminole Avenue in the R-B Zoning District of Palm Beach. The proposal is for the construction of a new one-story house on a currently vacant lot. Zoning relief is being sought for Angle of Vision, Allowable Parapet Height, Required Backup Distance at garages, and for the placement of a generator on the roof behind screen walls. We believe the proposal is in accordance with the following guidelines:

ARCHITECTURAL REVIEW IN ACCORDANCE WITH SECTION 18-205 AND 18-206:

Sec. 18-205. - Criteria for building permit.

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 are centrally located on the site placing these spaces far as possible from neighboring properties.
 - b. The pool area is located at the rear of the residence.
 - c. The proposed generator and pool equipment are located in a walled enclosure on the North side of the house.
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.

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- 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.
 - 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. This is 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 meets the zoning code without requiring variances.
- 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.

Sec. 18-206. - Criteria for demolition permit.

Not applicable – This property was vacant when the initial design was ARCOM approved.

Section 134-201 – Variances – The following variances are being requested:

- a. Section 134-893(b)(6): A variance for an Angle of Vision of 116 degrees in lieu of the 108 degrees maximum allowed.
- b. Section 134-1729(1)(j): A variance to install a 60KW generator on the roof of a building where generators are prohibited.

1) The property is located in the R-B Zoning District and due to the nature of the proposed design of the residence special circumstances exist the necessitate requesting variances.

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- 2) The applicant was not the cause of the special conditions of the property or proposed design of the residence as it is applicant's position that the residence is a "one story" thus would eliminate the need for many of the variance requests.
- 3) The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties. There is discussion of changing the code to allow generators on the roof with limitations.
- 4) The hardship, which runs with the land, is that the proposed design is a one story but being interpreted as a two story as there is a maintenance access stair leading to the roof.
- 5) The variances requested are the minimum necessary to make reasonable use of the land considering the innovative design of the proposed residence.
- 6) The granting of the variances will not be injurious to the neighborhood. A innovative, uniquely designed, single family residence will be beneficial to the neighborhood.

Sincerely,

A handwritten signature in dark ink, appearing to be 'DK' with a long horizontal stroke extending to the right.

Daniel Kahan

Principal Architect