

BRASSEUR & DROBOT ARCHITECTS, P.A.

May 30, 2022

Town of Palm Beach
Planning, Zoning and Building Department
360 South County Road
Palm Beach, Florida 33480

Re: ZON-22-100 and COA-22-035, 800 South County Rd, Letter of Intent

To whom it may concern,

This is a letter of intent for the renovation of a previously approved 20,221 sq. ft. two story residence including the renovation of the original 10,819 S.F. two story residence designed by Addison Mizner in 1923.

The project consists of:

1. Removal of an existing fence and masonry column at the northeast corner of the property.
2. The relocation of the existing entry columns and gate to the east.
3. The addition of a site wall to match existing along S County Rd.
4. The addition of a 227 sq. ft. 150 KW generator building with a 60 ton cooling tower enclosure at the northeast corner of the property which will require the following variances:
 - A. Variance 1: Section 134-843 (5): A variance for a front yard setback of 31.6 ft. in lieu of 35 ft. minimum required, for a new generator building.
 - B. Variance 2: Section 134-843 (8): A variance for a side yard setback of 10.9 ft. in lieu of the 30 ft. minimum required for lots over 60,000 sq. ft., for a new generator building.
 - C. Variance 3: Section 134-843 (11): A variance for a lot coverage of 25.36% in lieu of the 24.99% previously approved and 25% maximum allowed, for a new generator building.
 - D. Variance 4: Section 134-843 (12): A variance for a landscape open space of 42.8% in lieu of 43.48% previously approved and 50% minimum required, for a new generator building.
 - E. Variance 5: Section 134-1728(b)(1): A variance to permit a 60-ton cooling tower in a required side yard.
 - F. Variance 6: Section 134-1729: A variance to allow a 150kW generator within the required front yard, where generators are prohibited.

Justification for the above variances per section 134-201:

- 1) The special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands is that the site plan has been carefully studied for a proper location to place a generator building and cooling tower. Combining a the cooler tower location and generator building behind the existing large, highly visible, FPL equipment located at the Northeast corner of the property is the best location. North of

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the existing North gate entry provides a place which gives us the opportunity to create the appearance and aesthetic of a small guard house balanced by the Tennis Pavilion/Guest house on the South side of the North gate entry. This location retains the appealing historic vista to the intra-coastal waterway which the Town enjoys from the street. The owner has been working closely with their neighbor to the North and it is the neighbor's preference that this structure be as far East as possible. is a three story landmarked house in the R-C Zoning District that is non-conforming to today's code.

- 2) The applicant was not the cause of the special conditions as the house is a landmark and a delicate approach is required when considering design and placement of equipment.
- 3) The granting of these variances will not confer on the applicant a special privilege as having updated air-conditioning equipment and generator is essential to protect a historic home.
- 4) The hardship, which runs with the land, is that the property is a Town of Palm Beach Historic Landmark and equipment location for a house this size requires special consideration. If traditional air-conditioning units were to be used, multiple units would be required which would be a challenge, take up more space and not be aesthetic.
- 5) The variance requests are the minimum necessary to make reasonable use of the land, building or structure. The air conditioning equipment requirements have been studied and designed by our Mechanical engineer. They have determined the best approach for this historic property is a cooling tower with condenser water. A cooling tower will take up the least amount of space compared to other systems which would require multiple pieces of exterior equipment. As this is a significant historic and landmarked property which requires a 30 ft. side yard setback (because the property is 62,295 sq. ft.), as opposed to the neighbors 15 ft. side yard setback, it would be inappropriate and a hardship to place the cooling tower in a location that visually blocks the main part of the historic residence.
- 6) The granting of the variances requested will be in harmony with the general intent and purpose of this chapter and will not be injurious to the area or detrimental to the public welfare. The neighbor to the north who would be most affected is supportive of this request.

The Certificate of Appropriateness application will be submitted on May 30, 2022 for the July 20, 2022 Landmark Preservation Commission meeting.

It is this offices opinion that the request complies with Section 54-122 and Section 54-161 of the Landmark Manual. Materials used will match that which was previously approved by the Landmarks Commission in October of 2020. Stucco, cast stone and finishes will match existing. The proposed door and window openings are similar in proportion to existing openings.

This office reviewed the archived plans received from the Town of Palm Beach's Archive Department. To the best of our knowledge, Zoning related requests on after January 1979 include:

1931: Alterations were made by the original architect, Addison Mizner. These included the addition of the round stair tower, changing Living Room windows to French doors, and miscellaneous interior renovations that required some minor fenestration changes.

1977: a Pool Cabana was added. The Cabana was constructed in conjunction with the installation of a swimming pool and raised deck at the west edge of the property.

1988: the original French doors and windows were replaced with matching wood units.

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1992: a Covered Loggia with open deck above, designed by Michael Johnson, and was added to the southwest corner of the house.

Please let me know if you have any questions. My office number is (561) 820-8088.

Respectfully, 

Jason P. Drobot
Architect

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