

# McALPINE

November 04, 2022

441 Australian Avenue  
Palm Beach, Florida  
ARC 22-187  
ZON 22-129  
Re: Letter of Intent

To whom it may concern:

This letter is to introduce the proposed new construction of main house and entry cabana at the property of 441 Australian Avenue. The design of the new single family residence is intended to fit within the existing neighborhood in its scale, massing, materials, style, and coloration. The property is entered through the cottage-scaled cabana porch and into a central courtyard – only then is the two story main house presented. The massing of cabana and main house are similar to the existing neighboring two story residence and smaller than the multi-family buildings that flank the two single family residences. Combined, the proposed new residence provides 4 bedrooms and 4.5 baths within a height and mass compatible with the varied residential structures in this neighborhood. Proposed landscape planting is layered to maintain the streetscape edge and to also soften and obscure landscape walls, steps, and handrails, providing a lush green environment around the white buildings. Stylistically, the new construction builds from classic Palm Beach Modern and Art Deco structures, embracing the thin canopies, parapets, and round windows frequently found in these styles and grounding the structures in the community while enhancing a stylistically diverse streetscape. Materially, the sawn wooden siding provides a light texture drawn from Palm Beach wooden bungalows, meant to soften the strong lines of the rectangular massing. The proposed lush and layered landscape planting works to ground the structures within a tropical, modern aesthetic.

The new structures will be of highest quality construction method and materials, utilizing concrete block exterior walls, exterior rain screens, and interior furring to meet structural codes and minimize sound transfer. HVAC units will be installed at main floor level and screened. Existing utilities and future power transformer locations can be maintained with the proposed site plan. The proposed drive will allow for on-property turning for a safer, forward facing auto street access while maintaining the existing number of street parking spaces immediately in front of and adjacent to the property. The main house is accessible through the entry cabana and from the exterior on both sides of the entry cabana. Gates between the motorcourt and courtyard are included for safety and ease of maintenance. Utilities can be accessed at the side yards of the cabana without entering the main house courtyard. Planting along a new, low perimeter retaining wall maintains appropriate site drainage, screens the proposed structures from neighbors and blends the new landscape with existing neighboring landscape planting.

The proposed new construction is to be built on an existing property of 50'x140' (7000 square foot area) dimension which has been the site of an existing single story residence since 1956 or earlier. The property dimensions cause it to be considered non-conforming due to the required R-C zoning 75' lot width. Therefore, a variance is requested, referencing Sec. 134-948(2)a and Sec. 134-446(b). The property dimensions also cause it to be considered non-conforming due to the required R-C zoning 10,000 square foot area. Therefore, a second variance is requested, referencing Sec. 134-948(1)a and Sec. 134-

351 PEACHTREE HILLS AVE NE  
SUITE 325  
ATLANTA GA 30305  
404 501 9200

501 CLOVERDALE RD  
SUITE 201  
MONTGOMERY AL 36106  
334 262 8315

124 12TH AVENUE SOUTH  
SUITE 310  
NASHVILLE TN 37203  
615 259 1222

1133 BROADWAY  
SUITE 1416  
NEW YORK NY 10010  
212 414 1272

# McALPINE

446(b). The proposed structures maintain the setbacks required within the zoning district and meet the maximum lot coverage requirements, despite the smaller than required lot.

The minimum amount of paving is used for the proposed drive and parking which will allow for forward facing auto access to the street – this coverage is less than the existing coverage. The orientation also allows for safer auto and pedestrian circulation, as opposed to the current requirement to back out of the single existing drive onto the street. The drive and parking are screened from the street by layers of planting at the front and side property lines, including a six foot hedge. The proposed drive is located on the property to allow for the existing number of on-street parking spaces to be maintained.

The proposed buildings and landscape will enhance the existing property and neighborhood with a lovely and well-crafted small home and also provide for the current needs of the property owner.

Thank you for your time and attention to this project.

Sincerely,

Lida Sease  
Studio Head – Atlanta  
McAlpine Tankersley Architecture, PC

351 PEACHTREE HILLS AVE NE  
SUITE 325  
ATLANTA GA 30305  
404 501 9200

501 CLOVERDALE RD  
SUITE 201  
MONTGOMERY AL 36106  
334 262 8315

124 12TH AVENUE SOUTH  
SUITE 310  
NASHVILLE TN 37203  
615 259 1222

1133 BROADWAY  
SUITE 1416  
NEW YORK NY 10010  
212 414 1272