



Re: 594 North County Road
Palm Beach, FL 33480

November 28, 2022

LETTER OF INTENT
ONE-STORY ADDITIONS TO RESIDENCE
AT 594 NORTH COUNTY ROAD
HSB-22-003 & ZON-22-032

Please find for review the attached drawings for our project at 594 North County Road in the R-B Zoning District Palm Beach. Our project proposal is for the new construction of two minor single story additions totaling 287 square feet to the south side of an existing Historically Significant one story single-family residence originally designed by Belford Shoumate. The additions will a south side yard variance, a flood variance, special exception and Site Plan Review. Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122

- a) The proposed construction will be visually compatible with the existing buildings and environment with which the new construction is related. Materials and details will match the original home and design intent.
 - 1) The height, gross volume, and the proportion between width and height of the façade of the additions will be in direct proportion to the existing building massing.
 - 2) The proportions and relationships of windows on the additions will be consistent with the existing windows elsewhere on the existing residence.
 - 3) The rhythm of solids to voids created by openings in the facades will be consistent with the existing rhythm.
 - 4) The materials used in the façade will match exactly the materials used in the original façade as designed by Belford Shoumate.
 - 5) The texture inherent in the façade will carry onto the addition's facades.
 - 6) The pattern and trim used in the façade will match the existing façade. Building colors are intended to be returned to the original building color scheme.
 - 7) The design of the roof will match the slope, height, texture and eave details of the existing.

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- b) The placement proposed additions will allow the existing rhythm created by the existing building masses and the space created by them to be preserved.
- c) The landscape plan is visually compatible with the buildings and environment with which it is visually related.
- d) The street façade, with the exception of the addition of a garden wall for noise protection and the replacement of door and windows, remains unchanged in terms of scale and massing.
- e) Architectural details on the addition will match existing. Some existing details (garage door, entry door and windows) are to be replaced and will be consistent with the original architect's design intent.

B) LANDMARKS PRESERVATION COMMISSION 54-161

Not applicable.

C) ARCOM 18-205

Not applicable.

D) ARCOM 18-206

Not applicable – The existing structures are to remain.

E) SPECIAL EXCEPTION 134-229

Not applicable.

F) SITE PLAN REVIEW 134-329

Not applicable.

G) VARIANCES

Our project proposal is for the new construction of two minor single story additions totaling 287 square feet to an existing one story single-family residence. The three additions require the following variances:

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Section 134-893(a)(7): Request for a variance to allow two additions to the residence resulting in a side yard setback on the south side of the property of 10.6 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District.

Section 50-114: Request for a variance to allow two additions to the residence to match the existing floor elevation of 6.69 ft. NAVD in lieu of 7.0 ft. NAVD required.

Section 134-201 – Findings prior to authorization.

1. The special conditions and circumstances related to the subject property is that it is non-conforming in width, with a width of 70.3 feet in lieu of the 100-foot required under the R-B Zoning District.
2. The special conditions and circumstances are not the result of the applicant as the property was non-conforming in width prior to acquisition by the applicant.
3. Granting of the variances requested will not confer any special privilege that is denied to the neighboring properties as the neighboring properties contain significantly more square footage than the subject property. The request of the three additions adds only 287 square feet to the house. Further, the additions will encroach into the setbacks no further than the existing house.
4. The hardship, which runs with the land, is that the property is non-conforming in width and the existing house encroaches into the side yard setbacks, which prevents adding onto the house without encroaching into the setbacks.
5. The variances requested are the minimum necessary to make reasonable use of the land as the additions will encroach no further into the setbacks than the existing house.
6. The granting of the variances will not be injurious to the neighborhood. The additions will encroach no further into the setbacks than the existing house and will not negatively affect the neighbors or passersby.

H) OTHER

Not applicable.

Sincerely,



Harold J. Smith
Principal Architect

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EXHIBIT A - SITE HISTORY

Please provide a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements.

None