



**March 6, 2023**

**To: Town of Palm Beach  
Architectural Review Board Members and Planning Department Staff**  
**RE: Request for ARCOM Approval for New Residence located at 240 Oleander Avenue**

Dear Board Members and Planning Staff,

Our office, B1 Architect, LLC represents PTMJM Florida Investment Properties LLC (the "Applicant"), the owner of the above referenced parcel located at 240 Oleander Ave. Please consider this letter to serve as the letter of intent in support of the owner's request for ARCOM approval for the construction of a new single-family residence.

The property is located in RC Medium Density Residential District and is approximately 8,500 square feet in size. An existing two story -3 Unit apartment complex will be demolished, and replaced by a new two story single family residence. The property is not designated a landmark and is not included on a list of properties under consideration as a landmark structure.

The Applicant proposes a new 4,536 s.f. single family residence, which will include 4 bedrooms, 2 car garage, office, and swimming pool. The Mediterranean architectural style of the new residence includes exterior features like stucco finish painted with White Snow SW 9541, Ludowici Palm Beach Mission terracotta barrel tile, decorative lime washed wood post, beams, front door, and garage doors, aluminum windows, doors and wood shutters are painted in Gateway Gray SW 7644 with black railings on the balconies.

The proposed new home complies with requirements for setbacks, height, and green space. Designed in harmony with the proposed developments of land in the area, the proposed building is not excessively similar to any structure nor excessively dissimilar to the architecture within the area. The proposed building is appropriate in relation to the established character of other structures, especially the multi-unit apartment buildings, within the immediate area,

Variances are being requested due to the existing non-conforming lot, which has special circumstances to the land which are not the result of the applicant. The existing lot is only 85' deep as opposed to the required 100'. This lack of depth also results in an additional variance requested for a non-conforming total lot size of 8,500 s.f. in lieu of the 10,000 s.f. that is required. Granting of these variances is consistent with the previous approvals and rights commonly enjoyed by other properties on this street.

Relief is being requested for:

Section 18-205, Criteria for a building permit. The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance: a. Apparently visibly identical front or side elevations; b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements. The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features: 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. Arrangement of the 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 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 neighboring property. The proposed building or structure 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). 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.

Section 18-206, The criteria for a demolition permit. The property 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.

Section 134-201, Finding prior to authorization, Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. The special conditions and circumstances do not result from the actions of the applicant. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district. Literal interpretation of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. Granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

We feel that our design is in keeping with the intent of the code and design guidelines in terms of use, neighborhood context, character, scale, massing and design. We believe our elevations are well articulated and believe that the approval of this new well designed home will be a great improvement to the area and ask that the Board approve our application as submitted.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory Bonner', with a stylized flourish extending from the end.

Gregory Bonner, A.I.A.,  
B1 Architect LLC