

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan



Re: 7 La Costa Way
Palm Beach, FL 33480

September 30, 2022

UPDATED: January 3, 2023

UPDATED: February 6, 2023

LETTER OF INTENT (LOI) **ARC-22-231 (ZON-23-013)**

PROPOSED RENOVATION TO A ONE-STORY HOUSE IN THE R-B DISTRICT

Please find for review the attached drawings for our project at 7 La Costa Way in the R-B Zoning District of Palm Beach. The proposal is for a renovation to an existing 1-story residence, including: the replacement of all existing doors and windows; the relocation of mechanical equipment to the existing flat roof; associated rooftop screening for relocated equipment; a new roof access stair; a new roof terrace with associated screening; and updates to landscape, hardscape and pool. No changes are being proposed to the existing footprint or existing volume of the residence. We believe the proposal is in accordance with the following guidelines:

Post-Deferral Resubmittal

At the January 25, 2023 ARCOM Meeting, the project was approved as presented, with the request that the landscape plan and design for new gates return to ARCOM in February. The enclosed submittal includes an updated landscape plan reflecting adjustments made according to the comments of the commission. The proposed vehicle gates, which are replacing existing gates have been removed from this application altogether. The existing gates will be retained.

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.

SMITH AND MOORE ARCHITECTS, INC.

- 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.
 - 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. 134-201 – Criteria for Variances

Variance 1: Sec. 134-1577(a) & Sec. 134-893(b)(1)d. & Sec. 134-793(a)(5): A variance for a 2nd story street (north) rear yard setback of 9.8 feet in lieu of the 35 foot street rear-yard setback required, to provide a new second floor roof terrace.

SMITH AND MOORE ARCHITECTS, INC.

THIS VARIANCE REQUEST HAS BEEN ELIMINATED DUE TO THE REMOVAL OF THE ROOF DECK FROM THE PROJECT.

Variance 2: Sec. 134-893(b)(1)e. & Sec. 134-843(12)a.: A variance to provide an overall landscaped open space of 36% in lieu of the 35% existing and the 50% minimum required for a lot over 20,000 SF.

Variance 3: Sec. 134-893(b)(1)e. & Sec. 134-843(11)b.: A variance for a two-story lot coverage of 35.2% in lieu of the 25% maximum allowed for a lot in the R-B Zoning District that is greater than 20,000 SF in area.

THIS VARIANCE REQUEST HAS BEEN ELIMINATED DUE TO THE REMOVAL OF THE ROOF DECK FROM THE PROJECT.

1) The property is located in the R-B Zoning District and has an area over 20,000 SF in area, thus subject to stricter regulations. The residence was constructed in 1996 and the zoning code has changed to require less lot coverage for a lot of this size. Although no additional footprint is being added, a variance is being required. Further the lot is bordered by 3 streets which is a unique and special circumstance.

2) The applicant was not the cause of the special conditions of the property or residence. The non-conformities and irregularities of the lot were existing prior to the applicant owning the property.

3) The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties. Most neighboring properties with older homes are subject to the same constraints.

4) The hardship which runs with the land, is that the property is oversized in the and the zoning code has changed to make the regulations stricter on larger lots in the R-B Zoning District. Further, the lot is irregular in shape and bordered by 3 streets which makes designing additions challenging.

5) The variances requested are the minimum necessary to make reasonable use of the land considering the nonconforming and irregular aspects of the lot and house. The proposed renovation will improve the site and livability of the property.

6) The granting of the variances will not be injurious to the neighborhood. A renovated single family residence will be beneficial to the neighborhood.

Sincerely,



Daniel Kahan
Principal Architect