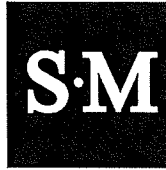


SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan
Florida AAC No. 001285



Re: 1600 South Ocean Boulevard
Palm Beach, FL 33480

March 27, 2023

REVISED LETTER OF INTENT
MODIFICATIONS TO PREVIOUSLY APPROVED ADDITIONS AND ALTERATIONS
TO A SINGLE-FAMILY RESIDENCE
AT 1600 SOUTH OCEAN BOULEVARD
ARC-23-067

Please find for review the attached drawings for our project at 1600 South Ocean Boulevard in the R-A Zoning District Palm Beach. This project is currently under construction, having received ARCOM Approval under Case Number B-037-2019, and having received a Point of Measurement Variance for height and overall building height under Case Number Z-19-00200. Our project proposal is for the construction of an additional 405 square feet of second floor space, the elimination of six pair of doors on the west elevation at the basement level, the elimination of two pediments to be replaced by one on the east elevation, the addition of a cast stone balustrade at the roof level, the addition of second level doors on the south elevation, and reconfiguration of door heads on the east and north elevations.

LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable – This property is not landmarked

A) ARCOM 18-205

We are submitting a proposal that is consistent with the design and detailing of the existing residence and the previously approved elevations. Materials and details will match existing.

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.

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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 additional second floor interior space reduces the amount of second floor exterior terrace space.
 - b. The elimination of the terrace demolition and reconstruction decreases the amount and duration of construction noise.
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 and 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. 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).

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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 modifications to the design meet the zoning code without requiring variances.
10. The project's 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 alterations do not negatively impact any existing natural features, including the grass-covered berm in the front of the property.

B) ARCOM 18-206

Not applicable.

SPECIAL EXCEPTION 134-229

Not applicable.

C) SITE PLAN REVIEW 134-329

Not applicable.

D) VARIANCES

Not applicable – No variances are requested.

E) SITE ZONING HISTORY

The currently permitted project was granted a variance for a point of measurement of 30.80 feet NAVD in lieu of the 17.31 feet NAVD required for lots within the Coastal Construction Control Line by the Town Council at their meeting of July 10, 2019.

Sincerely,



Harold J. Smith
Principal Architect