



July 10, 2023

Town of Palm Beach
Planning, Zoning and Building Department
360 South County Road
Palm Beach, FL 33480

RE: 243 Seaspray Avenue ARC-23-036

To Whom It May Concern:

Asbacher Architecture has been hired by Larry Meyer, Manager of 243 Seaspray LLC, which owns 243 Seaspray Avenue in Palm Beach to design a new two story home on the vacant property. The Application will be Re-submitted on July 10th for the ARCOM hearing on July 26, 2023.

The scope of work includes the following:

- Design a two story home.
- New swimming pool, hardscape and landscape.
 - i. Previously requested setback variances are no longer needed.

I am available by phone or email (ka@asbacherarchitecture.com) if you have any questions or comments.

I appreciate your consideration of this project.

Sincerely,

Kevin Asbacher, AIA



ARCHITECTURAL REVIEW

Sec. 18-205. - Criteria for building permit.

(A) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

- (1) 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. **Understood**
- (2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable. **Understood**
- (3) 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. **Understood**
- (4) 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. **Understood**
- (5) 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. **Understood**
- (6) 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:



- 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. 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 design incorporates a variety of features that make it an appropriate fit for Seaspray: 2 story element focused to the center of the property with an additional 2 story wing at a significantly lower elevation, textured stucco and clay barrel tile roofing, a stone entry surround. The design draws from other Spanish colonial homes on the street, but in no way directly mimics the style.

(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

(8) 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 massing and materials are all aspects of this house that relate it to the surrounding area.

(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 development is in conformity with location and appearance of other structures in this area.

(10) The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features. The design has no impact on unique site characteristics.

(B) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be



reduced to writing, and a copy thereof shall be made available to the applicant upon request. **Understood**

(C) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made. **Understood**