

ARC-23-123 // ZON-23-105 // 1186 N. OCEAN WAY // FINAL DROP OFF // 10-12-23

Letter of Intent

We are proposing the construction of a new two-story residence at 1186 N. Ocean Way with new hardscape and plantings. The home will have five bedrooms, five full baths, and two half-baths. The design of the house directly addresses issues that the Town is seeking to limit or eliminate in its residential architecture, specifically the prevalence of “big-box” designs that push right up to allowable setbacks. Appropriate scale and respectful relationship to the street were paramount in planning the home.

The house sits well behind the front and street side yard setbacks. Projecting one-story bays on the north, east, and south elevations pull the second story volume even farther back from the street. These lower bays create outdoor spaces of varying character and size at both the first and second floors. The scale and height of the two-story volume is broken down on all sides by a pitched roof falling into clock gable dormers. The primary exterior materials: limestone-colored stucco and gray terra cotta roof tiles, are in keeping with the surrounding houses on N. Ocean Way and Nightingale Trail.

The architectural detailing seeks to emulate the eclectic philosophy of Addison Mizner, borrowing from various architectural styles and periods to create something familiar yet unique. The architectural language is rooted in tradition yet difficult to place in any specific era – typical of turn-of-the-century era houses in South Florida, it is a scrapbook of grand world travels. The clock gable dormers are a nod to Cape Dutch architecture. The eave mouldings, abstracted quoins at the one-story bays, and parapet finials take inspiration from Italian villas. The house does feature some quirkier elements: the steel channel trellis at the cabana, the guardrail at the balcony, the barred windows at the first floor, the stucco “drapery” at the entry, garage, and cabana. Yet these are all references to coastal or nautical themes and elements readily seen around Palm Beach and south Florida, rendered in familiar materials. We believe that this house showcases the interesting possibilities and richer architectural character that certain constraints help create.

Variance Narrative

Variance 1: Sec. 134-1728(c)(1)

We are requesting a variance to allow a swimming pool pump and filter within the rear yard setback at a distance of 27'-1/4" from the pool water's edge in lieu of the 25' maximum permitted.

Variance 2: Sec. 134-1728(c)(2)

We are requesting a variance to allow a pool heater with a rear yard setback of 7' in lieu of the 10' required and at a distance of 27 1/4" from the pool water's edge in lieu of the 25' maximum permitted.

Hardship Narrative for Variance 1 & 2

The property at 1186 N. Ocean Way is a corner lot, so the siting of the house is more strictly prescribed than a standard lot. We are intentionally pulling the main mass of the house back from the required setbacks, anticipating the new design criteria that the Town of Palm Beach has discussed regarding residential design. Given these considerations, we are limited in our ability to locate the pool and its associated equipment. In order to meet the code provisions, two changes could be made:

- 1) The articulation of the garage could be simplified. However, this would result in a bland, unarticulated, box-like structure.
- 2) The pool heater equipment could be separated from the rest of the pool equipment. This would either require the equipment be removed from a dedicated, screened equipment enclosure or the enclosure be enlarged, thus crowding out the landscaped area that is currently being proposed.

Furthermore, the minimum recommended interior dimension for a two-car garage is 24-feet x 24-feet. Most pool equipment requires a minimum 6-inch clearance on all sides. These two constraints, combined with the code provisions governing pool equipment and pool heaters, severely limit the possible relationships of garages, pools, and pool equipment.

We are being particularly sensitive to other site setback requirements to support the Town's movement toward more nuanced, articulated architecture. We argue that these major design elements (character of a house's massing, siting of pools and garages, and creation of functional outdoor spaces) being dictated by the location of pool equipment and pool heaters is a hardship, especially given how narrowly the proposed design is missing the mark.

Variance 3: Sec. 134-896(a)

We are requesting a variance to construct chimney at a height of 32.79' in lieu of the 30.8' maximum height permitted.

Hardship Narrative for Variance 3

In regards to the chimney, we find that the Florida Residential Building Code and Code of Ordinances are at odds. The 2023 Florida Building Code, Residential, Eighth Edition states in Sec. R1003.9: "Chimneys shall extend not less than 2 feet higher than any portion of a building within 10 feet but shall be not less than 3 feet above the highest point where the chimney passes through the roof." According to Sec. 134-896(a) of the Town of Palm Beach Code of Ordinances, "Flagpoles and chimneys may be erected to a height not to exceed 40 percent above the building height limit for this district." In our specific case, the maximum height of a chimney is 30.8'. Given the location of the chimney in plan and the slope of the roof, it is impossible for us to have a chimney that satisfies both code requirements. We feel that the relationship between maximum allowable building height, allowable overall height for sloped roofs, and

formula for chimney height is too constrictive and does not allow for a variety of chimney locations in a floor plan.