

SMITH AND MOORE ARCHITECTS, INC.

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



Re: 1616 North Ocean Boulevard
Palm Beach, FL 33480

November 9, 2023

LETTER OF INTENT
ADDITION OF TWO DRIVEWAY GATES
AT 1616 NORTH OCEAN BOULEVARD
ARC-23-164 ZON-24-010

Please find for review the attached drawings for our project at 1616 North Ocean Boulevard in the R-B Zoning District Palm Beach. The site has an existing two-story main residence, a side yard pool, and a circular driveway in the front yard. Our project proposal is to add two vehicular driveway gates and gateposts at the plane of the existing front gateposts. No changes to the landscape scheme or landscaped open space are planned. A variance for 9 feet and 11 feet of depth, for the south and north gates, respectively, is requested. Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable – This property is not landmarked.

B) ARCOM 18-205

We are submitting a proposal that we consider tastefully designed, with harmonious and balanced elevations, providing texture, privacy with visibility. The gates are designed implementing appropriate materials and details consistent with the existing Modern Style residence and pedestrian gates on the property.

1. The addition of the vehicular gates 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. Not Applicable.
3. The proposed gate 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 comprehensive 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. 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.

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6. The proposed vehicular gates are 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 gates.
 - 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.
 - a. The proposed massing and details will be congruent with but subservient to those of the principal existing structure.
 - b. The details and proportions will also be in keeping with the main structure but scaled to the proportions of the accessory structure.
8. The proposed gates are 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).
 - a. There are other existing driveway gates along in the vicinity.
9. The proposed gates are in conformity with the standards of this code and other applicable ordinances with the exception of the required street setback requirement. The gates meet all other dimensional requirements of the code.
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 gates do not negatively impact any existing natural features.

C) ARCOM 18-206

Not applicable.

D) SITE PLAN REVIEW 134-329

Not applicable.

E) VARIANCES 134-201 (a)

Section 134-1668. – Gateposts and gates located in front, street side and rear street yard areas.

A request for a variance to add two sliding gates on the extreme north end of North Ocean Boulevard, which is effectively a cul-de-sac. The proposed north and south gates would be 9 feet and 11 feet, respectively, from the street pavement in lieu of the 18 feet minimum required.

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1. Special conditions and circumstances exist that are peculiar to the land, which are not applicable to other lands in the same zoning district. The property is located adjacent to the Town's roundabout and Annie's Dock at the north end of North Ocean Boulevard. The public frequently uses the driveway at 1616 North Ocean Boulevard illegally for parking.
2. The special conditions and circumstances do not result from the actions of the applicant. The cul-de-sac and fountain were constructed after the development of the applicant's property.
3. 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. Granting the variance would allow the applicant to enjoy the same sense of security that other properties currently enjoy, and would improve security in the immediate vicinity by not allowing the ease of trespassing and illegal parking documented in Town of Palm Beach police reports.
4. 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. By not allowing the addition of security measures, the applicant would suffer from the continued use of their driveway and property by trespassers.
5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. N/A

Sincerely,



Harold J. Smith
Principal Architect