

SMITH AND MOORE ARCHITECTS, INC.

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



Re: 161 Via Palma
Palm Beach, FL 33480

October 5, 2023

LETTER OF INTENT
GARAGE/GUEST ROOM EXTENSION
AT 161 VIA PALMA
ARC-23-165 ZON-24-008

Please find for review the attached drawings for our project at 1616 North Ocean Boulevard in the R-A Zoning District Palm Beach. The site has an existing two-story main residence, a side yard pool, poolside awning and a circular driveway in the front yard. Our project proposal is to demolish the existing one-story, non-conforming shed roof storage structure on the west side of the property, and construct a four foot wide expansion of the existing two-story garage/guest suite in its place. 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, in the same architectural language as the existing residence. The addition is designed implementing appropriate materials and details consistent with the existing British Colonial Style residence on the property.

1. The addition 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 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 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.
6. The proposed addition 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:

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- a. Height of structure. The height of the addition will match the height of the existing garage wing of the residence.
 - 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 addition 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).
 - a. All building materials will match those of the existing original residence as constructed in the 1920s.
9. The proposed addition, though not in conformity with all of the standards of this code and other applicable ordinances will be set back from the west property line an additional 3 feet 9 inches than existing. The balance of the residence meets 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 addition will 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 134-834(a)

A request for a variance to construct an addition with a West side yard setback of 11'-2" in lieu of the 15' required and the 7'-6" existing

1. Special conditions and circumstances exist that are peculiar to the land, building or structure which are not applicable to other lands in the same zoning district. The existing structure was

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built in 1928 with a non-conforming west side yard setback of 7.5 feet. The existing garage is minimal in size.

2. The special conditions and circumstances do not result from the actions of the applicant. The existing structure was built in 1928 with a non-conforming west side yard setback of 7.5 feet.
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 more comfortably utilize the enclosed garage for parking two vehicles and to exit the vehicles and enter the residence safely.
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 granting the variance, the homeowners would be able to park two vehicles in the garage, and would be able to maneuver around the parked vehicles to gain access to the interior of their home.
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,

A handwritten signature in blue ink, appearing to read 'H. Smith', with a stylized, flowing script.

Harold J. Smith
Principal Architect