



KIRCHHOFF & ASSOCIATES  
ARCHITECTS

LETTER OF INTENT  
NEW TWO STORY RESIDENCE  
ON NON-CONFORMING LOT  
AT 130 SEASPRAY AVE  
ARC-24-0052  
ZON 24-0033

Please find for review by ARCOM, the attached application for our project at 130 Seaspray Avenue in Palm Beach. The project is a new 4,086 sq. foot, two-story residence on a 75-foot-wide non-conforming lot in the R-B Zoning District. The site has an existing one-story ranch style residence and pool built in 1970, which is scheduled to be demolished during the summer season 2024.

The proposed residence is 2,311 sq. feet of lot coverage on a 9,188 sq. foot lot. The house is conforming with regard to lot coverage, setbacks, height, and volume. We are seeking a Variance to permit construction of a one car Garage in lieu of the two-car requirement.

The proposed home is Anglo Caribbean in style with a Cedar shingle roof, exposed rafter eave, stucco walls, wood casement windows, and coral cladding on the Entry element.  
The proposed project includes Landscape, Hardscape, a swimming pool, and spa.

Please note the following:

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

Not Applicable

**B) ARCOM 18-205**

We are submitting a proposed Residence that we consider tastefully designed, with harmonious and balanced elevations, providing texture and shadow, and designed for our tropical climate with appropriate materials and details consistent with the neighboring houses.

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.
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.

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.
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.
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.
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.
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).
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.
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.

**C) ARCOM 18-205 – CRITERIA FOR DEMOLITION PERMIT**

1. The property is not designated a landmark and is not included on a list of properties within the structure.

2. Reserved.
3. That perimeter landscaping and other landscaping considered by the architectural commission to be worthy of saving be left in place and/or preserved in a manner satisfactory to the architectural commission.
4. If construction is not to begin within 30 days subsequent to demolition, the lot shall be completely sodded and irrigated so as to assure that the property will have a neat and clean landscaped appearance.
5. An agreement is entered into between the property owner and the town wherein the property owner agrees, in writing, to the conditions for demolition established by the architectural commission and further agreeing that in the event of a violation of any of the conditions placed upon the granting of the demolition permit, the property owner shall pay to the tow a fee of \$250.00 per day. In the event the property owner refuses to pay any fine as required within 15 days after a notice of violation, the town may, at its expense, correct the violation and present a bill to the owner for the cost of correction. In the event the bill is not paid within 30 days of the date of the bill, the town may place alien against the property for the costs incurred by the town. Further, no permit to construct shall be given until the fine or lien has been satisfied.

**D) SPECIAL EXCEPTION WITH SITE PLAN REVIEW 134-893(c) and 134-329**

Section 134-893(c) and 134-329: Special Exception with Site Plan Review to construct a new two story residence on a non-conforming lot that is 87 feet wide in lieu of the 100 foot minimum required; and 9,188 SF in area in lieu of the 10,000 SF minimum required in the R-B Zoning District.

1. Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, se and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.
2. Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.
3. Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.
4. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.
5. Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

6. Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.
7. Utilities, with reference to hook-in locations and availability and capacity for the uses projected.
8. Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.
9. Such other standards as may be imposed by this chapter for the particular use or activity involved.
10. Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.
11. Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

#### **E) VARIANCES**

1. Section 134-2179(b)(1): Section 134-893(c) and 134-329: Special Exception with Site Plan Review for development of an existing non-conforming parcel which is 75 ft. in width in lieu of the 100 ft. width required.
2. Section 134-2179(b)(1): A variance to provide one (1) garage parking space in lieu of the two (2) garage parking spaces required for new construction of a residence on a lot 75 ft. in width or greater.

#### **F) OTHER**

Sincerely,

Thomas M Kirchhoff  
Principal Architect