

FERNANDO WONG

OUTDOOR LIVING DESIGN

Town of Palm Building Division
360 South County Rd
Palm Beach, FL 33480

August 8, 2024

RE: 740 Hi Mount Rd. Palm Beach, FL

We are pleased to submit the accompanying drawings to extend the existing open-air pergola at the North-South portion of the house; New window installation on the second floor at the North elevation of the garage wing; Proposed renovation of the existing Lake Entrance structure at the West end of the property. The landscape renovations will replace the existing Ficus perimeter hedges with a non-invasive clusia hedge along the street front. Keeping the Royal Palms that decorate the streetscape. The existing site has steep slopes that will be terraced with new site walls to highlight a runnel/fountain feature and create more usable open space for the homeowners. Side yards become gentle slopes with intermittent steps to facilitate pedestrian circulation.

Stairs are proposed in the interior yard to mitigate slopes and the motorcourt footprint will remain the same but will incorporate new curb, decorative finials and new entrance gates.

The landscape will keep in place (5) large oaks on site, (3) Street side royal palms, and (5) orange jasmine trees. The proposed landscape relocates (4) podocarpus columns that will complement the new lush formal gardens.

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

N/A

B) ARCOM 18-205 and 18-206

Request to extend the existing open-air pergola at the North-South portion of the house by 200 SF; New window installation on the second floor at the North elevation of the garage wing; Proposed renovation of existing Lake Entrance structure at the West end of the property that will result in an increase in height and will require more than 50% demolition, the footprint will remain the same.

1. The plan for the extension of the pergola, installation of the new window and Lake Entrance structure renovation is consistent with the existing Main House architecture and in conformity with good taste and design. The renovations will contribute to the image of the Town of Palm Beach as a place of beauty, spaciousness, balance, taste, charm and high quality.
 - a. The extension of the pergola will integrate into the landscape to create a more usable outdoor gathering space. The new addition will match the existing materiality, scale and detail of the existing pergola at the Main House.
 - b. The new casement window at the second floor of the garage would fit seamlessly with the current architecture and style of the house, as if it had always been there. The new window will match the size, material and detailing of the existing casement windows

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along the West and South elevation of the garage wing. The new window will not be visible from Hi Mount Road, Lake Worth or the neighboring properties.

- c. The renovation to the Lake Entrance structure aims to preserve the integrity of the structure, enhance its proportions, improve its detailing, all while reflecting and celebrating the architecture of the Main House. There would be no change to the existing footprint of the structure, but we believe the proposed renovation would improve the architectural details and function of the structure.
2. The plan for the proposed additions to the Main House and renovation to the existing Lake Entrance indicates that manner in which the structures are reasonable protected against external and internal noise, vibrations and other factors that may tend to make the environment less desirable.
3. The plan for the proposed modifications is not, in its exterior design and appearance, of interior quality such as to cause the nature of the local environment to materially depreciate in appearance of value.
 - a. The new window is an improvement to the design, allowing second floor light into a stairway hall that previously lacked a window.
 - b. The renovation to the Lake Entrance structure is also a betterment to the property and a beautification of the North Lake Trail.
4. The proposed additions and renovations are in harmony with the proposed developments on land in the general area, with the comprehensive plan.
5. The proposed additions and renovations are not excessively similar or dissimilar 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. The modifications and renovations to the Lake Entrance, specifically, celebrate the existing architecture of the Main House. The proposed materials are consistent with the architectural style and character of the property and the new architecture harks back to the details and molding profiles from the existing house. The proposed work is architecturally compatible with the property and the Mediterranean style often seen in Palm Beach.
6. The proposed modifications are subservient in style and massing to the principal or main structure.
 - a. The renovation design of the Lake Entrance utilizes and references architectural elements, such as the cornice profile, keystone and ironwork, as seen at the Main House, but with simplified detailing. Like the Main House, the Lake Entrance is a stucco structure with Spanish tile roof, but lacks the cast stone quoining that elevates the status of the Main House.
7. The proposed additions and renovations 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.

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- a. The proposed materials for the pergola, window, and Lake Entrance are consistent with the architectural style and character of the existing property and surrounding area. We consider the Lake Entrance renovation a visual improvement to the structure from the property and North Lake Trail.
8. The proposed pergola and window addition are 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.
 - a. We anticipate that the renovations for the existing Lake Entrance may trigger a variance to allow the increase in height and over 50% demolition.
9. The proposed additions and renovation do not impact the surrounding unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features

C) SPECIAL EXCEPTION 134-229

N/A

D) SITE PLAN REVIEW 134-329

N/A

E) VARIANCES 134-201

VARIANCE 1: To allow a non-conforming structure at the West end of the property to be renovated/demolished in excess of 50%.

The criteria for granting the variances are as follows:

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

The property is located in the R-B Zoning District and the accessory structure on the west side of the property is non-conforming to today's code as it was original to the prior house that was constructed in 1937.

2. Indicate how the special conditions and circumstances do not result from the actions of the applicant.

The Applicant was not the cause of the special conditions of the property or residence, as the characteristics of the non-conforming structure that was previously used as a pump house has been in existence since the prior original house was designed and built.

3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

The granting of the variance will not confer on the Applicant a special privilege. There are other properties in the neighborhood with non-conforming structures as many of the structures were constructed prior to today's zoning code requirements.

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4. Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The hardship that runs with the land is the at the variance being requested relates to an accessory structure that was original to the property when the original house was built in 1937. In 1937 there were no setback requirements or setbacks that were much more lenient than today's code required setbacks.

5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance requested is the minimum necessary to make reasonable use of the land in order to renovate a historic building.

6. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting the variance will not be injurious to the neighborhood, as the request is minor and already exists along the west property line.

Please feel free to reach out with any questions.



Kind Regards,
Jacqueline Bayliss, RLA
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