

MP Design & Architecture, Inc.

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Town of Pam Beach
360 S. County Rd.
Palm Beach, FL 33480

October 17, 2024

Re: 581 E Woods Rd. Palm Beach, FL 33480
ARC-24-0104

We are submitting the attached drawings and application for the review of our project at 581 E Woods Rd. Palm Beach, FL 33480. The scope of work consists of 588 SF second floor addition to the rear of existing 2 story residence. The cubic content will increase from the existing 3.54 to proposed 3.92. Also, there is a proposed new metal/glass front door to replace the existing solid wood door. This project was submitted and approved by ARCOM at the January 2023 meeting (ARC-23-006) under a previous owner, but the addition was never built. The new owner is re-applying to get the same addition approved with some minor window modifications.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Not applicable.

B. ARCHITECTURAL REVIEW – Section 18-205

Addition of 588 SF at second floor at rear of existing 2 story residence.

New stair to access proposed 2nd floor addition.

Replace existing solid wood front door with new proposed metal/glass door.

All materials and colors to match the existing house.

The cubic content will increase from the existing 3.54 to proposed 3.93.

Lot coverage will increase from existing 27.1% to proposed 27.5%

The existing non-conforming landscape open space is at 36.1% (3,706 SF). After the proposed addition and a small reconfiguration of the existing driveway the new landscape open space will slightly improve to 36.3% (3,729 SF).

C. ARCHITECTURAL REVIEW – Section 18-206

There will be no demolition on site.

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D. SPECIAL EXCEPTION – Section 134-22

Not applicable

E. SITE PLAN REVIEW – Section 134-329

Not applicable

F. VARIANCE – Section 134-201

Not applicable

G. OTHER

Not applicable.

Respectfully,

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

Michael Perry