



October 3, 2024

**To: Town of Palm Beach
Architectural Review Commission members, Town Council members and Planning
Department Staff**
RE: Request for New Residence located at 1519 N Ocean Way. ARC-24-0108/ZON-24-0066

We have been retained by the owners of 1519 N Ocean Way, who requested that we design a home to entirely replace an existing 10,400sf structure. The proposed residence will be a bit more generous in size (consisting of roughly 15,100sf at the main house and 1,200sf at the guest house) while carefully conforming to the regulatory parameters of the land.

Our proposed design draws inspiration from the simplified Mediterranean architecture displayed throughout Palm Beach. We feel that the purity of our design and materials used, as well as the gentle slopes of the home's hipped roofs, will correspond harmoniously to the oceanfront properties along North Ocean Way.

CRITERIA FOR BUILDING PERMIT 18-205

1. The plan for this proposed residence 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. The plan for the proposed building or structure is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
3. The proposed building exterior 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) This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.
 - c) 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 residence 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:
 - 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) 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. N/A

8. The proposed residence 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 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 residence does not negatively impact any existing natural features.

SPECIAL EXCEPTION 134-229

SPECIAL EXCEPTION W/ SITE PLAN REVIEW: Sec. 134-843 (b) Special Exception with Site plan Review to allow the construction of a new single family residence on a non-conforming platted lot which is 90 feet in width in lieu of the 125 foot minimum width required in the R-A Zoning District.

1. This proposed use, a single family residence, is a permitted use in the RA Zoning District with special exception approval for a non-conforming lot 24.89 feet short of the required lot depth.

2. The design, location and operation of the proposed residence will not adversely affect public health, safety, welfare or morals.

3. The proposed single family residence will not cause substantial injury to the value of other properties in the neighborhood as there are other residences in this residential district.

4. The proposed single family residence will be compatible with the neighborhood and purpose of the district as it is permitted.

5. The proposed single family residence will comply with all requirements set forth in Article VI of the Zoning Code, if applicable.

6. The proposed single family residence will comply with the comprehensive plan, if applicable.

7. The proposed single family residence will not result in substantial economic, noise, glare, or odor impacts on properties within the district.

8. Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted as a result of the proposed residence.

9. There are no signs being proposed.

10. Utility service will remain unchanged or be improved, thus there will be no negative impact on health and safety.
11. Refuse and service areas will remain unchanged, thus there will no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. N/A – Town serving
13. N-A – No historic/specimen trees
14. The proposed single family residence will not place a greater burden on police or fire protection services as there is currently a residence on the subject property.

SITE PLAN REVIEW 134-329

1. The owner of the property, 1519 N OCEAN WAY #1, LLC and 1519 N OCEAN WAY #2, LLC, is in control of the property. A single family residence is a permitted use in the RB Zoning District.
2. The proposed single family residence is the least intense example of development and will not have a negative impact on the neighborhood, which is a residential neighborhood.
3. Ingress, egress, utilities and refuse collection will be via N Ocean Way, which is capable of handling traffic and other such uses in a residential neighborhood.
4. N/A
5. The proposed site plan and landscape plan provides for buffers and screening from neighboring properties.
6. The proposed drainage plan meets the Town of Palm Beach's drainage requirements.
7. The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.
8. The recreation facilities are private and will be screened from the neighboring properties by landscaping.
9. N/A
10. N/A
11. The proposed two story residence has been designed to coexist harmoniously with the surrounding structures. It will not present a hindrance on the street or neighborhood.

VARIANCES

VARIANCE 1: Section 134-843(10): Request for a variance to allow the height of the proposed residence to be 8.4 feet above the maximum height and 8 feet above the maximum overall height when measured from the Town's Point of Measurement for a portion of the proposed residence west of the CCCL in Flood Zone X.

VARIANCE 2: Section 134-1702: Request for a variance to allow structure (terraced stairs) within the 50 foot setback from the Town's Bulkhead Line.



- 1) The property is located in the Coastal Construction Control Line zone and the elevation of the land slopes from east to west which makes the town's point of measurement requirement a special condition related to this site.
- 2) The applicant was not the cause of the special conditions of the property. The change in the elevation sloping up from the road to the ocean is a natural condition.
- 3) The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties as there are other properties on the coast that need the same zoning relief.
- 4) The hardship, which runs with the land, is that the lay of the land and changing grade of the property is a natural condition which justifies the variance.
- 5) The variance requested are the minimum necessary to make reasonable use of the land considering the change of grade and ability to design a house that utilizes the site conditions and is designed to intersect the CCCL line and have a consistent floor elevation.
- 6) The granting of the variance will not be injurious to the neighborhood as there are other two story houses in the neighborhood with higher finished floor elevations and heights.

Sincerely,

Dinyar Wadia