



SMITH | KELLOGG ARCHITECTURE, INC.
ARCHITECTURE | HISTORIC PRESERVATION | INTERIOR DESIGN

January 8, 2024

Town of Palm Beach Development Review Staff

Re: Letter of Intent for Development Review
ARC-24-O133 / ZON-24-0074 410 Seabreeze Avenue

To Whom It May Concern:

Smith Kellogg Architecture is submitting this Letter of Intent on behalf of the owners of 410 Seabreeze Avenue.

410 Seabreeze Avenue is an existing two-story residence designed by Gustav Maass in 1937. The intent of this application is to add a second-floor dressing room, remove the existing covered terrace structure and replace with a smaller trellis, modify the existing roof structure to eliminate the flat roof, and modify fenestration openings. The proposed work is not visible from the street.

This application is submitted by Smith Kellogg Architecture, Inc. following the denied submittal by an Architect who is no longer affiliated with the project.

The proposed plans require a cubic content variance. A variance is also required for the lot coverage, though the proposed plans would lead to a reduction in the overall lot coverage currently existing.

VARIANCE 1: Sec. 134-893(b)(11) b.: A variance to rebuild a ground floor terrace and a second story addition with a 31.4% lot coverage, in lieu of the 30% maximum lot coverage permitted. Existing lot coverage is 31.7%.

VARIANCE 2: Sec. 134-893(b)(13): A variance to permit a cubic content ratio of 4.59 in lieu of the 4.45 existing and the 4.08 maximum CCR permitted.

Architectural Review code:

Sec. 18-205. - Criteria for building permit.

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(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(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.

- Complies. The project scope proposes to enhance the existing exterior of the structure by adding elements that are stylistically appropriate and removing previously added elements which are inconsistent with the historic architecture.

(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.

- Complies. The proposed additions are within the property setbacks and will be constructed of standard building materials to match the existing residence.

(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.

- Complies. The proposed addition will be constructed of standard building materials to match the existing residence and the design elements will be cohesive with the existing.

(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.

- Complies. The proposed addition and alterations meet the design style of the existing residence.

(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*

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c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

- Complies. The proposed additions are in keeping with the existing residence design style, in regards to window/door configurations, exterior detailing, and are not excessively similar to any other property within 200 feet.

(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.

- Complies. The proposed additions are in keeping with the existing residence design style, in regards to window/door configurations, exterior detailing and are not excessively similar to any other property within 200 feet.

(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

- Complies. The proposed dressing room and trellis step back from the primary existing mass and are not visible from the street.

(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).

- Complies. The proposed alterations have no impact to the streetscape.

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(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.

-Complies. There is no change to location of the structure, alterations decrease overall building footprint.

(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.

-Complies. There is no change to location of the structure, alterations decrease overall building footprint.

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

-Understood.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

-Understood.

Sec. 134-201. - Findings prior to authorization.

(a) The town council may authorize upon appeal such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of this chapter will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the town council must and shall find the following:

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

- Complies. The existing lot is undersized in both lot width and overall lot area.

(2) The special conditions and circumstances do not result from the actions of the applicant.

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- Complies. The lot size has not changed since the original 1937 structure was built. The work would decrease the existing lot coverage on site.

(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.

- Complies. The proposal meets all other relevant zoning criteria.

(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.

- Complies. The applicant desires a dressing room for their primary bedroom. The house is a modest size with only three bedrooms.

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

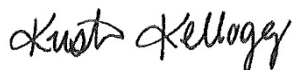
- Complies. The proposed addition is modest in scale and not visible from the street. The proposed addition decreases the existing lot coverage on site as well.

Site History

A previous application for alterations and additions was submitted by another firm and the application was subsequently denied by ARCOM. Our firm was hired following that application and denial.

Should you have any questions or concerns, please do not hesitate to let us know.

Sincerely Yours,



Kristin H. Kellogg

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