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Date: June 10, 2019

Re: Letter of intent for design waivers for 1050 Stillwater Dr.

Members of the Design Review Board,

Background:

We were scheduled to be heard in the May 2019 meeting. After listening to the board comments on other projects, we took a deferral to adjust the application to request less. We were initially requesting two variances and a waiver and revised the submittal to just one waiver.

In the revised submittal we respectfully request the following design waiver:

Design waiver 1: Waiver from the required 70% ratio of physical volume of the second floor compared to the first floor. The waiver is for 16% above the requirement.

Discussion of Design Waiver 1:

The intent of the code is to create a pleasing and diverse volumetric composition so adjacent property owners do not see long, tall unbroken walls. The step-down effect on portions of the North, South and West facades accomplish the intent of the code by reducing the massing. Considerable effort was made to reduce the building mass and minimize the amount of the request.

Additional changes.

In addition to the changes to the initial application, we responded to staff's comments about the front façade. We varied the finishes on portions of the front façade to improve the appearance. We hope this adequately addresses their concern about the front façade.

Conclusion:

The owner and the design team have made a thoughtful effort to create a house that fits the context and enhances the neighborhood. Because of the quality of the design and the reasons outlined above, we request approval of the waiver. Thank you for your time and consideration.

Sincerely,

David B. Lawrence

Principal/Architect

C: file