



February 09, 2022

Town of Palm Beach Planning, Zoning and Building Department

LETTER OF INTENT

Request for a one year extension of time for the ARCOM and TOWN COUNCIL Development Order approving the proposed new 7,496 square foot Mediterranean Revival-style residence, for the property at 127 El Bravo Way, Palm Beach, Florida. **ARC-22-027, ZON-22-034**

A. LANDMARK PRESERVATION COMMISSION

Not applicable, this property is not landmarked.

B. ARCOM

Due to family circumstances in 2023 we were unable to proceed with permitting on our approved residence. We are requesting a one year extension of time for the approved proposed one and two story residence with basement, and 2 story guest house, hardscape, pool, pool deck, landscape. We need this time extension to develop plan revisions to respond to the code revisions related to Section 134-843 (a)(10) and return to ARCOM with minor revisions later this year.

C. SPECIAL EXCEPTION

Not applicable, no exceptions required at this time.

D. SITE PLAN REVIEW

Request one year extension of time for approved Site Plan in accordance with Section 134-329.

1. The owner of the property is Guy Rabideau, as Trustee of the 127 El Bravo Trust u/a/d 12/30/2020
2. The proposed development of a single-family residence is the least intense example of development, which is consistent with the use of the surrounding properties.
3. Ingress and egress, utilities, and refuse collection will be via El Bravo 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 lan 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-ins will remain or be improved to meet the current Town of Palm Beach requirements.
8. The recreational facilities are private and will be separately screened from the neighboring properties.
9. N/A
10. N/A
11. The proposed development of a single-family residence will not be overly intrusive to the neighborhood.

E. VARIANCES

We are requesting a one year extension of time for the approved new construction of a two-story single-family residence and guest house. We would like to make a few plan revisions that relate to code section below and return to ARCOM for review and approval of proposed minor revisions later this year.

Section 134-843(a)(10)a: Request for a variance to allow development of a two-story single-family residence with a maximum height of 29.6 feet in lieu of the 25 foot maximum allowed in the R-A Zoning District.

Section 134-201 – Findings prior to authorization.

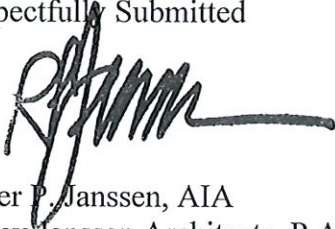
1. The property is located in the R-A Zoning District and on a corner lot which allows a tie beam height of 25 feet measured from the average height of the crown of the road of El Bravo Way and S. County Road. The special condition and circumstances peculiar to the land is that there is a great disparity between these two heights of the roads, whereby the height of El Bravo Way is approximately four feet higher than that of S. County Road and the grade of the subject property is consistent with the height of El Bravo Way.
2. The special conditions and circumstances are not the result of the applicant as El Bravo Way and S. County Road were in place prior to the Applicant acquiring the property.
3. Granting of the variances requested will not confer any special privilege that is denied to the neighboring properties as most of the neighboring properties have a greater height than the proposed project.
4. The hardhship, which runs with the land, is that El Bravo Way is approximately four feet higher than S. County Road and the property grade is consistent with the height of El Bravo Way, as are the neighboring properties. Reducing the grade of the property is neither allowable nor feasible, as it would create a valley effect for the subject property, which would subject the property to flooding. Taking the

height of measurement from the average heights of El Bravo Way and S. County Road is a hardship because of the significant disparity in the heights of these two roadways.

5. The variances requested are the minimum necessary to make reasonable use of the land in order to construct a two-story residence with reasonable ceiling heights.
6. The granting of the variances will not be injurious to the neighborhood. The proposed height of the two-story residence will be consistent in height with, if not lower, than the neighboring houses.

Please let us know if you need additional information.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'R. Janssen', with a long horizontal line extending to the right.

Roger P. Janssen, AIA
Dailey Janssen Architects, P.A.