



**April 26, 2024**

**To: Town of Palm Beach  
Architectural Review Board Members and Planning Department Staff**  
**RE: Request for ARCOM Approval for New Residence located at 2273 Ibis Isle Road E**

Dear Board Members and Planning Staff,

Our office, B1 Architect, LLC represents Hayati Banastey (the "Applicant"), the owner of the above referenced parcel located at 2273 Ibis Isle Road E. Please consider this letter to serve as the letter of intent in support of the owner's request for ARCOM approval for the construction of a new single-family residence.

The property is located in the RB zoning district and is approximately 12,000 square feet in size. An existing two-story single-family home will be demolished and replaced by a new two story single family residence. The property is not designated a landmark and is not included on a list of properties under consideration as a landmark structure.

The Applicant proposes a new 4,484 square foot single family residence, which will include 4 bedrooms, a den, swimming pool, and covered outdoor area. The modern architectural style of the new residence emphasizes functionality, simplicity, minimalism, efficient use of space, clean and straight lines, with little to no ornamentation. The painted stucco finish is Sherman Williams – Snowbound and the aluminum windows and doors are black. Planters are located on the balconies to provide a soft contrast to the clean stucco. The proposed new home complies with requirements for setbacks, height, cubic content, and green space. Designed in harmony with the proposed developments of land in the area, the proposed building is not excessively similar to any structure nor excessively dissimilar to the architecture within the area. The proposed building is appropriate in relation to the established character of other structures within the immediate area,

We feel that our design is in keeping with the intent of the code and design guidelines in terms of use, neighborhood context, character, scale, massing and design. We believe our elevations are well articulated and believe that the approval of this new well designed home will be a great improvement to the area and ask that the Board approve our application as submitted.

Sincerely,

Gregory Bonner, A.I.A.,  
B1 Architect LLC