



July 29, 2024

A-24-0072 LETTER OF INTENT SECOND SUBMITTAL

Town of Palm Beach Planning, Zoning and Building Department – Administrative Review

The new proposed two story mediterranean style residence at 127 El Bravo Way was approved at ARCOM and Town Council in 2022. Due to family priorities, the Owners have been unable to move forward with permitting and construction. We have requested extensions of the approvals for those reasons. In the last year they decided to make a few minor changes to previously approved materials and windows. The code was updated in the last year and Town Council is no longer required. The proposed modifications lessen the impact on the site. The exterior design and appearance continue to be of high quality. The structure is in harmony with its neighbors and architecturally compatible with the neighborhood.

We request review, approval of the modifications listed below on the 2022 approved proposed new residence, for the property at 127 El Bravo Way, Palm Beach, Florida.

A. LANDMARK PRESERVATION COMMISSION

Not applicable, property not landmarked.

B. ARCOM

1. Decrease the square footage of the guest house first floor by 19 s.f.. Delete second floor 277 s.f. and exterior stair footprint of guest house. Align the loggia and cabana on center with the family room.
2. Remove the stone veneer on the mid section of the house, with the stone veneer to remain on the stair tower
3. Adjust the height and size of the (2) windows on the south elevation. Revise tower windows to 3 smaller arched windows on all 4 sides, along with a cornice eave in lieu of rafter tails.

4. Remove shutters on the east wing of residence.
5. Align the west wall of the laundry room with the main wall plane.
6. Revise the front entry courtyard wall and gate. Adjust hardscape at east side to align with window of master bath.
7. Raise tie beam at garage, loggia and cabana by 1'-4" +/-

C. Special Exception

Not applicable, special exceptions not required at this time.

D. Site Plan Review

No longer required due to Zoning Code update/revision.

E. Variances

No longer required due to Zoning Code update/revision.

Please let us know if you need additional information.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'RJanssen', with a long horizontal flourish extending to the right.

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