

Date: June 24, 2024 (pre-application)  
July 11, 2024 (first submittal)  
July 29, 2024 (second submittal)  
August 12, 2024 (final submittal)  
November 4, 2024 (presentation submittal REV01)

LETTER OF INTENT RELATED TO PROPOSED NEW CONSTRUCTION AT 117 DOLPHIN  
ROAD, PALM BEACH, FLORIDA, 33480

**ARCOM: ARC-24-0074**

We are pleased to submit the accompanying drawings for the Presentation REV01 review of our project at 117 Dolphin Road. The site currently has an existing 1-story residence which we are proposing to demolish. The existing property is not landmarked.

Our project is for the proposed construction of a new 2-Story residence including pool, hardscape and landscape with a total lot coverage of 3,655 SF and total enclosed square footage of 4,796 SF. This project does not require any variances. We have paid special attention to the cubic content and zoning requirements of the district and have increased our allowable setbacks, dropped the overall beams heights and included more native plantings.

**The changes that we have made include the following:**

General:

- Reduced first floor (1-story) beam height from 12'-4" to 11'-0"
- Reduced second floor (2-story) beam height from 19'-3" to 18'11".
- Overall roof pitch changed from 6/12 to 7/12.
- Removal of stucco detailing.
- All doors and window proportions have been updated and muntin bars added.
- Shutter color has changed from a classic blue to a blue/green color.
- Wall sconces have been updated to reflect a more traditional look.

Entry (South) Façade:

- Removal of pergolas.
- Re-design of front entry.
- Removal of French doors - replaced with large windows.
- Re-design of driveway and hardscape elements.
- Removal of window and trellis at garage.

Rear (North) Façade:

- Removal of bathroom balcony – French door changed to window.
- Loggia roof updated from a 3/12 shed to flat roof.

**A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161**

Not applicable

**B) ARCOM 18-205**

We are submitting a design that we consider 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.

1. New 2-Story Island Colonial Residence.
  2. New swimming pool.
  3. New hardscape and landscape.
- The plan for the proposed building 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.
  - The proposed building 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.
  - The proposed building 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.
  - 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.
  - The project's location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

**B) ARCOM 18-206**

Not applicable

**C) SPECIAL EXCEPTION 134-229**

Not applicable

**D) SITE PLAN REVIEW 134-329**

Not Applicable

**E) VARIANCES 134-201**

Not Applicable

Respectfully Submitted,



Roger P. Janssen, AIA

Dailey Janssen Architects, P.A.