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DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

August 12, 2022

Town of Palm Beach Planning, Zoning and Building Department

**1540 S. Ocean Blvd. Letter of Intent – ARC-22-184 (ZON-22-198)**

We are pleased to submit the accompanying drawings and information for Final Submittal of the proposed two story guest house at 1540 S. Ocean Blvd, Palm Beach.

**A. LANDMARK PRESERVATION COMMISSION**

Not applicable, this property is not landmarked.

**B. ARCOM**

We are proposing a new 5,245 square foot two-story guest house with pool, hardscape and landscape. The style of the proposed residence is island colonial with a smooth white stucco finish, light blue shutters, white roof tile and white trim. The proposed guest house matches the style of the previously approved 2-story residence at 1540 S. Ocean Blvd. which is currently under construction. 114 Ocean View Rd. and 1540 S. Ocean Blvd. will be unified.

Demolition of the existing residence was previously submitted and a Notice to Proceed was issued on 07-05-2022.

**C. SPECIAL EXCEPTION (with site plan review – see below)**

**D. SITE PLAN REVIEW**

Seeking site plan review for a non-conforming lot. 112.5 ft lot depth in lieu of the 150 ft minimum required lot depth.

**E. VARIANCES**

Please let us know if you need additional information.

Respectfully Submitted,

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