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CHARLES FRANCIS COE  
(1890-1956)  
GUSTAVE T. BROBERG, JR.  
(1920-2001)

PETER S. BROBERG, ESQ.

March 20, 2023

Architectural Commission  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

Re: ARC-23-026 and ZON-23-034  
171 El Pueblo Way

Dear Architectural Commission Members:

This office represents Mr. and Mrs. Paul L. Maddock, Jr. who live at 1160 North Ocean Boulevard, adjacent and East of the subject property.

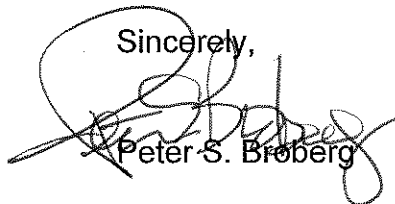
Jacqueline Albarran is a fine architect and is clearly capable of creating a house on a small lot – by example, 116 Colonial Lane which is 2,200 +/- square feet under air.

The variances requested, while not very impactful, are not the problem. The problem is the SIZE of this house. The lot coverages, cubic content ratio and height are at the maximums in the R-B (LOW DENSITY) Zone.

The proposed house, though not exceeding the Code maximums, is just TOO BIG for the lot. The zoning guidelines are just that . . . guidelines. Staying within the Code guidelines does not automatically confer the right to build. The Code also requires the house to fit in the neighborhood. Look at the photos. This proposed house will tower over it's neighbor to the North and is taller than the house across the street.

My family lived "kitty corner" to this property since the subdivision was established, and this property was in harmony with the other houses. This proposed house is simply another instance of jamming as much house as possible on a lot simply to maximize the profit now or when the owner goes to sell. Please protect what's left of the neighborhood.

Sincerely,



Peter S. Broberg

PSB/amm

cc: Honorable Mayor and Town Council Members  
Mr. and Mrs. Paul L. Maddock, Jr.