

**DAILEY JANSSEN ARCHITECTS, P.A.**

ROGER PATTON JANSSEN, A.I.A.

March 14, 2023

Town of Palm Beach Planning, Zoning and Building Department

**LETTER OF INTENT – FINAL DROPOFF**

With the ARC-22-026, 170 No. Ocean Blvd., approved restoration and installation for the new rails at the Penthouse level complete, we would like to request approval for balcony repair and rail installation on the remaining balconies, floors 2-6. These rails will match penthouse rail and meet all applicable codes at 170 North Ocean Blvd, Palm Beach, FL.

**ARC-23-034.** Please see accompanying drawings and information for review.

**A. LANDMARK PRESERVATION COMMISSION**

Not applicable, this property is not landmarked.

**B. ARCOM**

**The previous ARC-22-026 ARCOM approved submittal for the Penthouse restoration and rail installation has been completed. A phasing plan timeline for the balance of the balcony restoration for the building was included in the submittal.**

**We are requesting ARCOM approval for restoration and installation balcony rails to replace deteriorating existing rails and match penthouse rails. All to comply with applicable codes, on the existing balconies, floors 2 through 6. A Restoration Permit B-22-97621 has been approved, issued for restoration of building balconies floors 2-6. Balcony restoration will begin March 6<sup>th</sup> 2023 with the hope for the railing approval to immediately follow to continue to complete the scope of work by December 2023, on schedule.**

**C. SPECIAL EXCEPTION**

Not applicable, no exceptions required at this time.

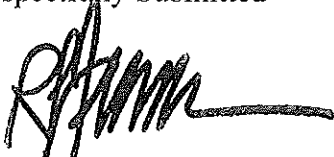
D. SITE PLAN REVIEW

Not applicable at this time.

E. VARIANCES

Not applicable, no variances required at this time.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'R. Janssen', followed by a horizontal line.

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