

**J.B. Murray**

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March 27, 2023

Architecture Commission  
Town of Palm Beach  
360 South County Road  
Palm Beach, Florida 33480

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

Dear Architecture Commission Members:

My wife, Carrie Murray, and I write to express our concern regarding the proposed residence at 171 El Pueblo Way, Palm Beach 33480. For the past 26 years, Carrie and I have enjoyed living in one of the few remaining neighborhoods with homes that do not overwhelm their respective lots, or overlook a neighbor's backyard. The entire east side of North Ocean Way between El Pueblo Way and La Puerta Way (which includes 171 El Pueblo) consists of non-conforming lots with smaller homes. The mass of the proposed residence at 171 El Pueblo overwhelms the neighborhood by maximizing lot coverage, cubic content ratio and height, while simultaneously requiring variances to accommodate the "wish list" of items and amenities sought to be included in the home. The proposed residence will dominate the lot on which it is constructed and dwarf homes with which it is supposed to conform. It is clearly inconsistent with the understated charm of the neighborhood.

Additionally, our neighborhood is enhanced by an Historic Native Green Buttonwood tree living in the lot adjacent to 171 El Pueblo Way. The large canopy of the tree provides shade and a verdant experience for those walking in the neighborhood. We share the concern expressed by the Town Arborists and the Garden Club of Palm Beach that the location of the proposed swimming pool and the construction of a new six-foot wall (with its underground footers) could negatively impact the health of the tree.

Carrie and I appreciate that the Ryans have reached out to their new neighbors to understand their concerns. We are also grateful that they have selected an experienced, local architect, Jacqueline Albarran, whom we believe will be able to design around the concerns raised about this project

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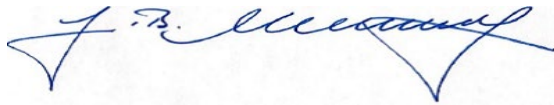
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while creating a beautiful home for the Ryan family. We welcome the Ryans to the neighborhood and hope that upon completion of their new home, they will appreciate the efforts made to maintain the understated charm of their new neighborhood.

Very truly yours,



J.B. Murray

Copies to: Honorable Mayor and Town Council Members