

D J A DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

03.11.2023

Town of Palm Beach Planning, Zoning and Building Department

153 Australian Ave. – ARC-24-015 (ZON-24-025)

On behalf of Cas Lagan, Inc. (“Applicant”), we are pleased to submit the accompanying drawings and information of the proposed residence at 153 Australian Ave.

Property Address:	153 Australian Ave. (“ Site ”)
Parcel Control Number (PCN):	50-43-43-23-05-028-0421
Zoning:	R-B Low Density Residential District
Municipality:	Town of Palm Beach (“ Town ”)

The following changes have been made in response to the comments made by the Architectural Commission at the February meeting.

Architectural Changes

1. Roof has been reconfigured.
2. Stone veneer has been removed.
3. Stone casing has been reduced in size.
4. French balconies have been removed and replaced with windows on the south elevation.
5. Dormers have been removed from the south elevation.
6. A French balcony has been added to the east elevation.
7. A shed dormer has been added to the east, west and north elevations.

Landscape Changes

1. A 6'h hedge has been added in the front yard to screen cars in the driveway.
2. (1) MacArthur Palm has been added in the rear.
3. (1) Geiger Tree has been added in the rear.
4. (3) Traveler's Palms have been added to the rear.
5. (2) Green Buttonwood Trees have been added to the rear.
6. Hibiscus has been added to the rear.
7. Sephora has been added to the east side yard.

A. LANDMARK PRESERVATION COMMISSION

Not Applicable. This is not a landmarked property.

B. ARCOM

Request to construct a new 2-story residence with pool, hardscape, landscape and storm water system. Responses to the architectural review standards/guidelines are attached as **Exhibit A**.

C. SPECIAL EXCEPTION

#1: To allow construction of a new single-family residence a 75' wide lot in lieu of the required 100' minimum lot width. Responses to the review standards/guidelines for the special exception request are attached as **Exhibit B**.

D. SITE PLAN REVIEW

Not Applicable

E. VARIANCES

#1. Variance to provide no garage parking in lieu of the two required garage parking spaces. Responses to the review standards/guidelines for the variance request are attached as **Exhibit C**.

Please let us know if you need additional information.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'R. Janssen', with a stylized, flowing script.

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