



DAILEY JANSSEN ARCHITECTS, P.A.

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Date: June 24, 2024 (pre-application)
July 11, 2024 (first submittal)

LETTER OF INTENT RELATED TO PROPOSED ADDITION AT 353 EL BRILLO WAY, PALM BEACH, FLORIDA, 33480

ARCOM: ARC-24-XXX/ZON-24-XXX

We are pleased to submit the accompanying drawings for the first submittal review of our project at 353 El Brillo Way. The site has an existing 2-story residence with landscape and hardscape. Our project is for the proposed construction of a new 266 SF closet located in an area with existing hardscape.

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable

B) ARCOM 18-205

- The existing 2-story house has an existing 254 sq. ft. hardscape area which will be removed and a new 266 sq. ft. enclosed area created in this footprint. The new closet encroaches into the existing 35' required front setback and reduces this to 26'-6" set back.
- Detailing will be in keeping in line with the original mediterranean style.
- Overall height of new structure will sit lower than the existing roof structure and be an unobtrusive integration into the existing structure and garden.

B) ARCOM 18-206

Not applicable

C) SPECIAL EXCEPTION 134-229

Not applicable

D) SITE PLAN REVIEW 134-329

Not applicable

B) VARIANCES 134-201

VARIANCE #1: Section 134-843(a)(5) Front yard. Variance request to allow the addition with a 26.5 foot front yard setback in lieu of the 35 foot minimum required.

VARIANCE #2: Section 134-843(a)(11) Lot coverage. Variance request to allow the addition with a lot coverage of 25.7% in lieu of the 24.9% existing and the 25% maximum allowed.

- 1) The special circumstances that are peculiar to the land and residence is that the property is located at a dead end and is irregular in shape and although the property owner owns to the middle of the road, lot calculations are taken from 15 feet from the center line which is a unique situation.
- 2) The applicant was not the cause of the special conditions of the property, as the configuration of the house on the land and ownership of the road pre-existed the applicant owning the property.
- 3) The granting of the variances will not confer on the applicant a special privilege. There are other situations that would justify the minimal zoning relief.
- 4) The hardship, which runs with the land, is that the property is irregular shaped and on a dead end street with ownership to the center of the road however the applicant is deprived of using this area for lot calculations.
- 5) The variances requested to are minor considering the hardships with the property.
- 6) The variances requested for the lot coverage and front yard setback are minor and is reasonable considering the request to upgrade and update a residence built in 1992.

Respectfully Submitted,



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