




**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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**PLANNING, ZONING, & BUILDING DEPARTMENT**  
**PZ&B Staff Memorandum: Architectural Commission (ARCOM)**

**TO:** Mayor and Town Council

**FROM:** Wayne Bergman, MCP, LEED-AP   
Director PZ&B

**SUBJECT:** ARC-23-084 286 ORANGE GROVE RD

**MEETING:** AUGUST 23, 2023

**ARC-23-084 286 ORANGE GROVE RD.** The applicant, Harry M. & Deirdre Harnett Shaw, has filed an application requesting Architectural Commission review and approval for a first-floor expansion of an existing two-story residence, redesign of front door, all new impact rated exterior doors and windows, minor hardscape reconfiguration, pool reconfiguration.

**Applicant:** Harry M. & Deirdre Hartnett Shaw  
**Professional:** Varnava Design Studio (Yianni Varnava)  
Todd MacLean Outdoors (Todd MacLean)

**THE PROJECT:**

The applicant has submitted plans, entitled “Shaw Residence” as prepared by **Varnava Design Studio**, dated July 11, 2023.

The following is the scope of work:

- Interior renovation and first floor rear expansion of an existing two-story house.
- Replace front entry door with new design.
- Replace all doors and windows with impact rated.
- Minor hardscape reconfiguration at rear yard.
- Reconfigure existing pool.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Existing: 8,156 SF	Cubic Content Ratio (CCR)	Permitted: 4.18 Existing: 2.94 Proposed: 3.63
Lot Depth	Existing: 94'	Lot Width	Existing: 80'
Lot Coverage	Permitted: 30% + 3% Existing: 28% + 3.2% Proposed: 28.7% + 3.7%	Enclosed Square Footage	Existing: 2,912 Sq. Ft. Proposed: 3,032 Sq. Ft.

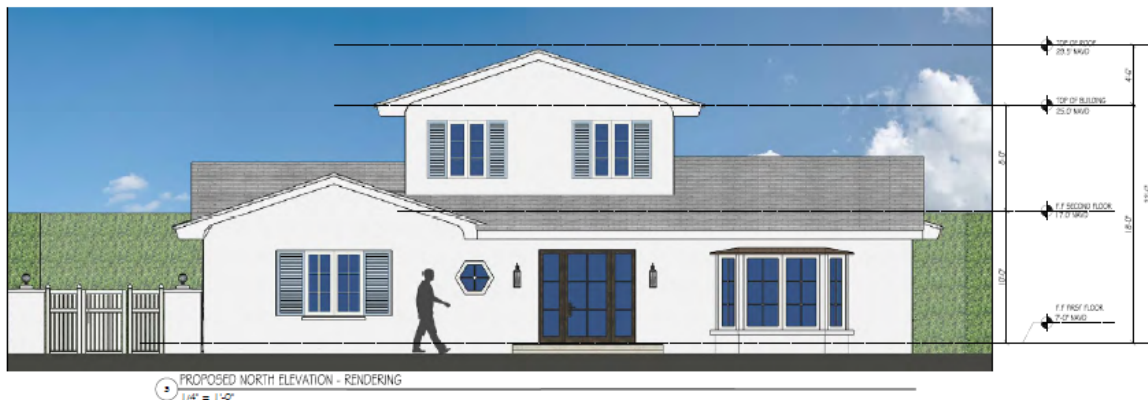
<b>Finish Floor Elevation</b>	7' NAVD	<b>Perimeter Landscape Open Space</b>	Required: 50% Existing: 66% Proposed: 74%
<b>Landscape Open Space</b>	Required: 45% Existing: 37.4% Proposed: 45%	<b>Front Yard Landscape Open Space</b>	Required: 40% Existing: 43% No Change
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	285 Orange Grove Rd.   2-Story Residence / R-B Zoning		
<b>South</b>	281 List Rd   2-Story Residence / R-B Zoning		
<b>East</b>	280 Orange Grove Rd   1-Story Residence / R-B Zoning		
<b>West</b>	292 Orange Grove Rd   1-Story Residence / R-B Zoning		

### STAFF ANALYSIS

A review of the project indicates that the application, as proposed, is consistent with the R-B zoning provisions provided within the Town zoning code.

The request before the Commission is for approval of a first-floor expansion at the rear of the existing two-story single-family residence, replacement of front entry door with a new design, replacement of all windows and doors with impact rated, and minor adjustments to hardscape and swimming pool in the rear yard. No hardscape/landscape changes are proposed for the front yard area. The original home was constructed in 1951 and has undergone several renovations and additions since that time. A second floor was added to the home in 2003.

The existing front door is a painted panel door flanked on either side by 10 panel sidelights and louvered shutters painted to match the door. The applicant is proposing to remove the existing sidelights and shutters, and replace with a divided lite full glass door, finished in bronze, with sidelights and lanterns on either side. At the gables, the wood siding and vents are proposed to be removed and refinished in smooth stucco. The shutters at the bay window on the street-facing façade are proposed to be removed, and all shutters will be repainted.



At the rear of the house, a small addition (120 SF) is proposed on the east side to create space for a kitchen, leading to an awning covered outdoor dining and lounging area. On the west projection, an existing window opening will be enlarged, and glass impact doors will be installed. All existing sliding doors on the rear elevation will be replaced with folding glass doors painted white. On the

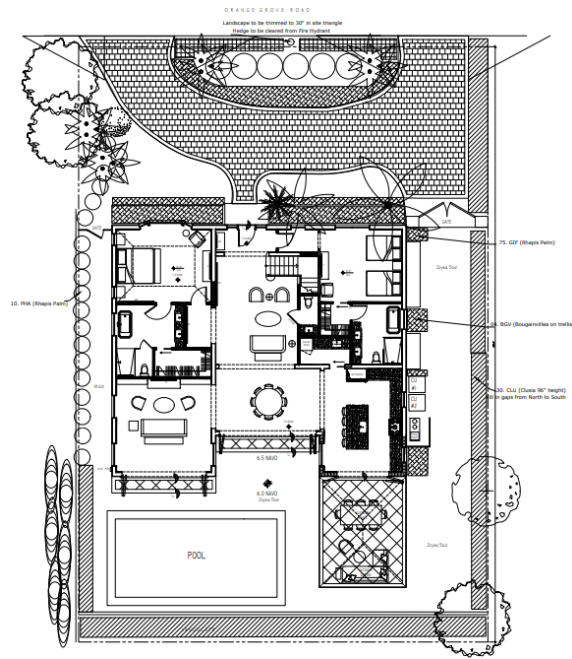
existing second floor, the French doors and small balcony are proposed to be removed and replaced with a window and shutters. The siding and vents at the gables are proposed to be removed and refinished in smooth stucco.



On the east and west elevations, siding at gables are proposed to be removed and refinished as smooth stucco. Rearrangement of fenestration is proposed, and all windows will be replaced with impact units.



The existing swimming pool is being slightly reconfigured, and the pool deck is proposed to be removed and replaced with landscape open space area. Existing nonconforming equipment is proposed to be relocated to code compliant locations, and an unpermitted utility shed is proposed to be removed. Slight modifications to landscaping are proposed, and no changes to landscape or hardscape are proposed at the front of the home.



## Conclusion

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:JGM:BMF