



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-23-133 120 DUNBAR RD

MEETING: OCTOBER 25, 2023

ARC-23-133 120 DUNBAR RD. The applicant, 120 DUNBAR ROAD TRUST (Maura Ziska, Trustee), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new, two-story single-family residence; including changes to fenestration, site walls and gates, pool shape, and hardscape material.

Applicant: 120 DUNBAR ROAD TRUST (Maura Ziska, Trustee)
Professional: Fairfax & Sammons (Richard F. Sammons)

HISTORY:

An application (ARC-22-232) for a new single-family residence was approved by the Architectural Commission at the November 18, 2022 ARCOM hearing.

THE PROJECT:

The applicant has submitted plans, entitled “120 DUNBAR ROAD”, as prepared by **Fairfax & Sammons Architects**, stamped September 13, 2023.

The following is the scope of work:

- Modifications to the fenestration & gate on the street façade of the building.
- Elimination of the site wall on the east, south and a portion of the west side of the property.
- Addition of wall & gate on the west side of the 2-story accessory structure.
- Modification to shape of swimming pool.
- Driveway material change.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Landscape Open Space	Required: 45% (8,868 SF) Prev. Approved: 46% (9,084 SF) Proposed: 45% (8,957 SF)	Perimeter Landscape Open Space	Required: 50% (4,434 SF) Prev. Approved: 50% (4,447 SF) Proposed: 50% (4,439 SF)
Surrounding Properties / Zoning			
North	127 Dunbar Rd Single-Family Residence / R-B		
South	111 Atlantic Ave Single-Family Residence / R-B		
East	260 N Ocean Blvd Single-Family Residence / R-B		
West	136 Dunbar Rd Single-Family Residence / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code.



1 PREVIOUSLY APPROVED VIEW FROM STREET TOWARDS HOUSE



2 CURRENTLY PROPOSED VIEW FROM STREET TOWARDS HOUSE

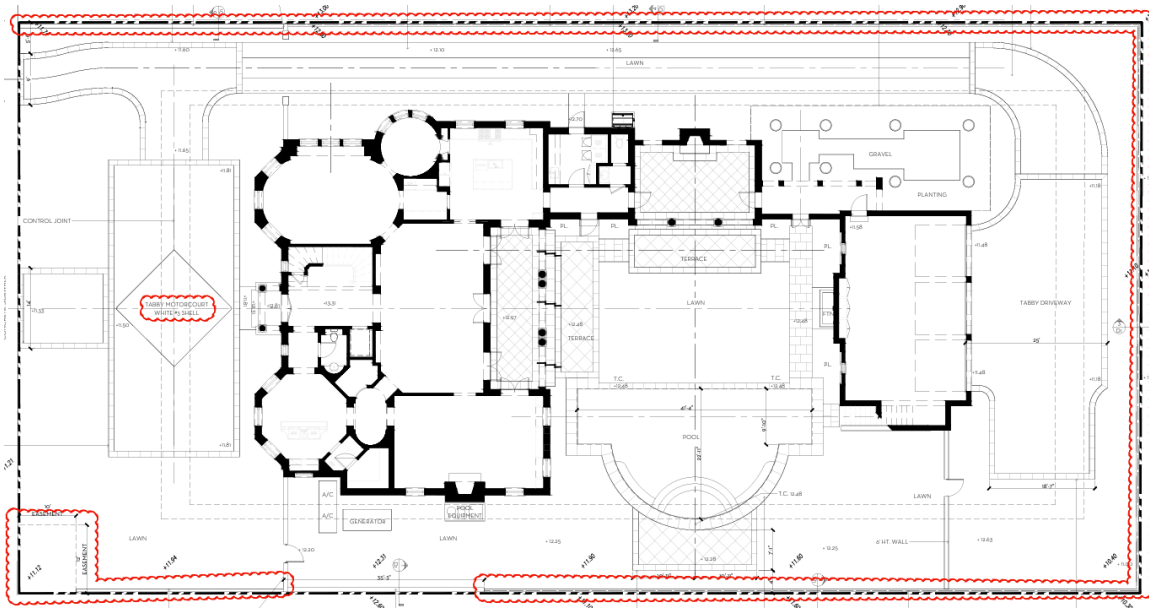
The applicant seeks slight architectural modifications to a previously approved new single-family residence, as well as modifications to site walls and hardscape. On the primary (north) façade, the shape of the vehicular gate is proposed to change to straight top style gate in lieu of the previously approved inverted arch style.



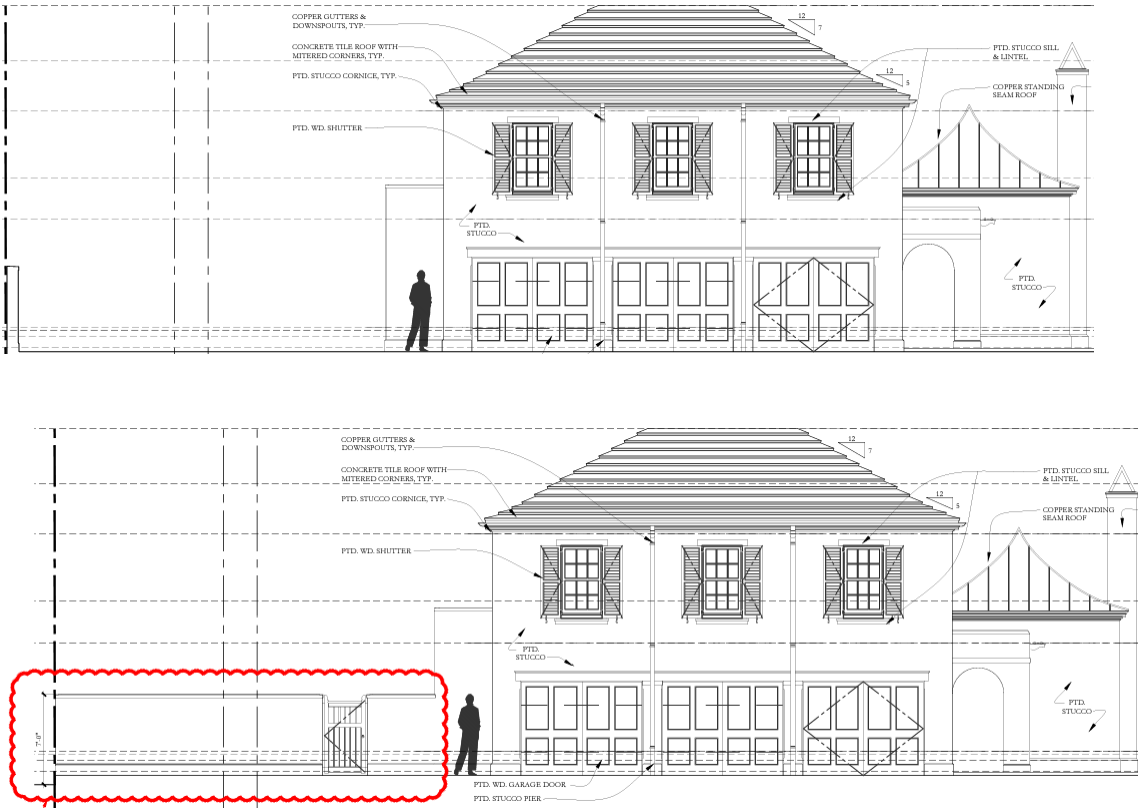
At the center mass of the structure, slight modifications are proposed to the size and shape of windows flanking the east and west side of the main entry and 2nd story stair hall window. The small oval window at the gable has been eliminated altogether.



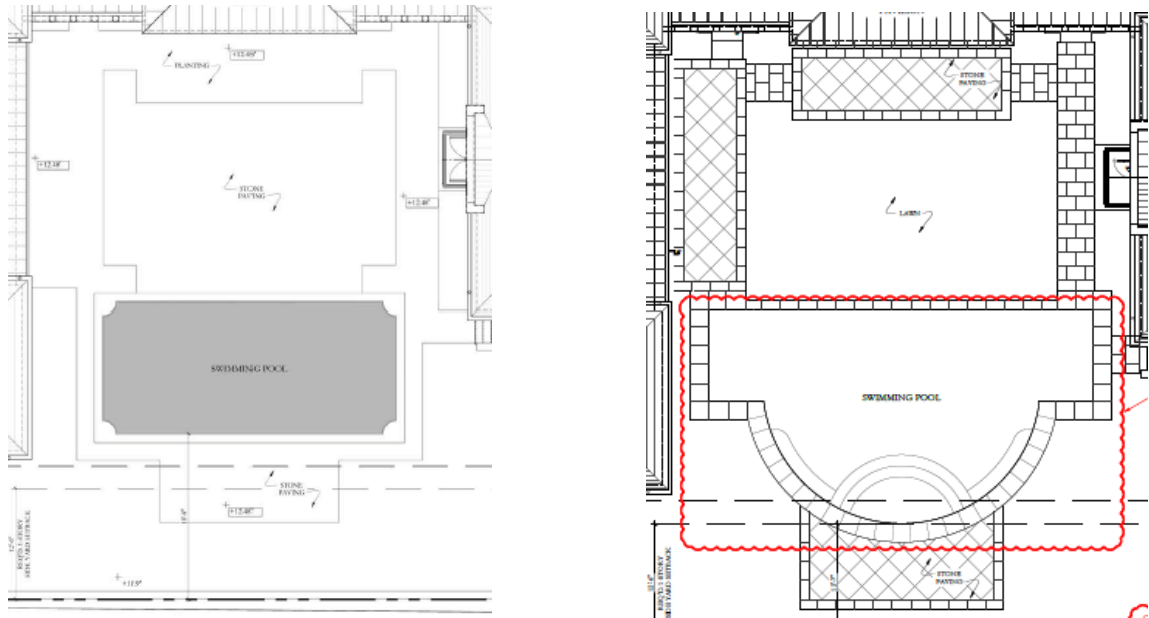
On the site plan, the site walls on the east and south have been completely eliminated, and a portion of site wall on the west has been eliminated as well (areas with equipment remain screened with site wall). The site wall is proposed to be replaced with a 6' high vinyl coated chain link fence.



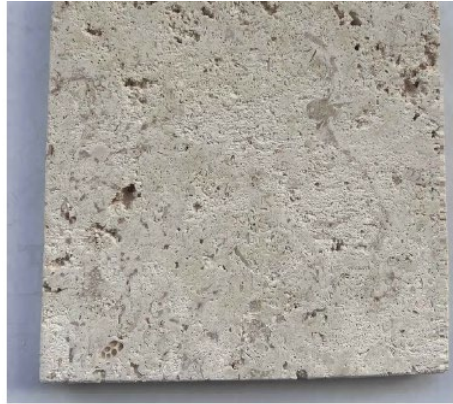
On the west side of the two-story accessory structure, a new 7' site wall and gate is proposed from the structure to the west property line, separating the rear yard driveway area from the internal courtyard swimming pool area.



In the middle courtyard area, the previously approved rectangular pool has been changed to incorporate an arch shape towards the west property line, with corresponding hardscape adjustments.



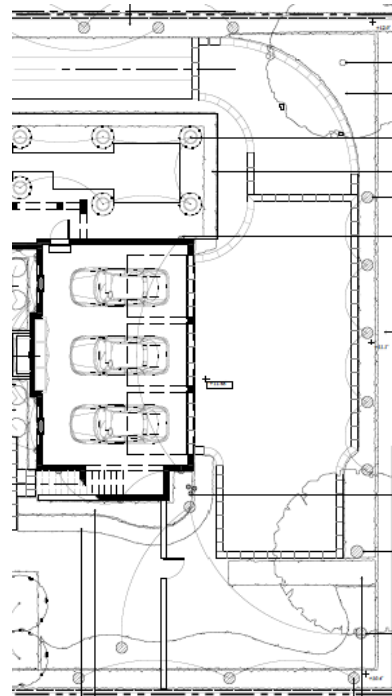
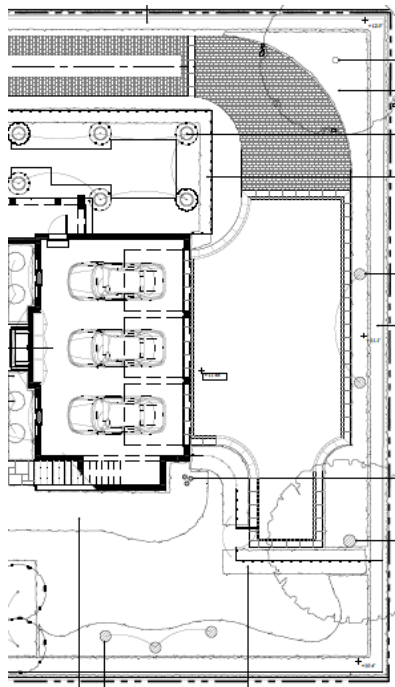
And finally, the paving material for the drive is proposed to change from previously approved coral stone to tabby concrete. The driveway layout is not proposed to change aside from the backout area at the rear garage which is proposed to increase.



CORAL STONE
(PREVIOUSLY APPROVED DRIVEWAY MATERIAL)



TABBY CONCRETE
(PROPOSED DRIVEWAY MATERIAL)



CONCLUSION:

This application is presented to the Architectural 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 criteria, subject to any imposed conditions.