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

FROM: Wayne Bergman, Director, MCP, LEED-AP *WB*

SUBJECT: ARC-24-017 269 QUEENS LANE

MEETING: JANUARY 24, 2024 ARCOM

ARC-24-017 269 QUEENS LANE. The applicant, Kevin and Elizabeth McNamara, has filed an application requesting Architectural Commission review and approval for the installation of a generator and required screening walls.

Applicant: Kevin & Elizabeth McNamara
Professional: MHK Architecture | Environment Design Group

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence 269 Queens Lane ", as prepared by **Environment Design Group,** date stamped by the Town, December 08, 2023.

The following is the scope of work for the project:
  • Installation of a generator (30KW) and addition of site wall and screening.

Site Data			
Zoning District	R-B Low Density	**Lot Area**	9,400 SF
Required Open Space	45%	**Proposed Open Space**	49.2%

STAFF ANALYSIS
The generator is being proposed 7' from the property line and will be enclosed in a white powder coated aluminum gate and site wall with stucco finish. The enclosure will also screen the existing AC Equipment. The project designation manual matrix requires mechanical equipment in required yards and site wall alterations along property lines to be reviewed at an administrative level provided the applicant receive a signed neighbor consent form from the abutting property owner. Otherwise, the changes must proceed to the Commission as a minor project.

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 (1) 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.

WRB: SCP