



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

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

SUBJECT: COA-23-009 235 BANYAN RD – EXTENSION OF TIME

MEETING: FEBRUARY 17, 2024

COA-23-009 235 BANYAN RD – EXTENSION OF TIME. The applicant, Richard Kurtz, has filed an application requesting a Certificate of Appropriateness for a One (1) year Extension of Time for a previously issued COA for construction of an approximately 245 SF second floor addition in the rear of the structure of an existing three-story landmarked residence. (ORIGINALLY APPROVED AT THE MARCH 22, 2023 LPC MEETING)

Applicant: Richard Kurtz
Professional: Patrick Ryan O'Connell Architect LLC

HISTORY/REQUEST:

The application was approved by the Landmarks Preservation Commission at the MARCH 22, 2023 meeting, pursuant to COA-23-009. The approved plans titled: "Renovations for single-family residence at: 235 Banyan Rd", as prepared by Patrick Ryan O'Connell Architect, LLC, and dated March 01, 2023.

The following is the scope of work for the approved Project:

- Second story addition with a lowered roofline.
- Window replacement.
- Roof replacement to match existing barrel tile.

The following is the proposed changes to the approved Development Order:

- Approval Date: MARCH 22, 2023
- Expiration Date: MARCH 22, 2024
- Proposed Expiration Date: MARCH 22, 2025

STAFF ANALYSIS

This application for a One-year extension of time which may be granted by the Commission for just cause, pursuant to Sec. Sec. 54-94. According to the applicant, this is a request for an extension of the previously approved renovation and second floor addition. No permits have been requested as the owner wishes to explore an alternate design. At this time there is no construction schedule and the request for extension is to grant time for the design professional and owner to discuss. Staff has no objection to this request and recommends approval.

WRB:JGM:SCP