



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

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

SUBJECT: ARC-24-008 (ZON-24-047) 264 DUNBAR RD (COMBO)

MEETING: APRIL 24, 2024
MAY 15, 2024

ARC-24-008 (ZON-24-047) 264 DUNBAR RD (COMBO). The applicant, 264 Dunbar LLC (Lee Fensterstock, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, and swimming pool, with a variance to exceed to equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-017 (ARC-24-008) 264 DUNBAR RD (COMBO) – VARIANCE. The applicant, 264 Dunbar LLC (Lee Fensterstock, Manager), has filed an application requesting Town Council review and approval of (1) variance to exceed maximum equipment screening wall height in the south rear yard setback, as part of the construction of a new single-family residence. The Architectural Commission shall perform design review of the application.

Applicant: 264 Dunbar LLC (Lee Fensterstock, Manager)
Architecture: MP Design & Architecture (Michael Perry)
Landscape: Nievera Williams Design

HISTORY:

At the FEBRUARY 28, 2024 ARCOM meeting, the commission reviewed the proposed new residence, and deferred the item (7-0) with comments related primarily to size and massing of the structure and refinement of architectural details.

At the March 27, 2024 ARCOM meeting, the application was deferred for further refinement of architectural details.

THE PROJECT:

The applicant has submitted plans, entitled "264 Dunbar LLC" as prepared MP Design & Architecture, dated April 15, 2024.

The following scope of work is proposed:

- Proposed new two-story residence with attached three-car garage with second story guesthouse.
- New pool, pool loggia, pool cabana.
- Final hardscape and landscape with site walls.

The following Special Exception, Site Plan Review, and/or Variances are required to complete the project:

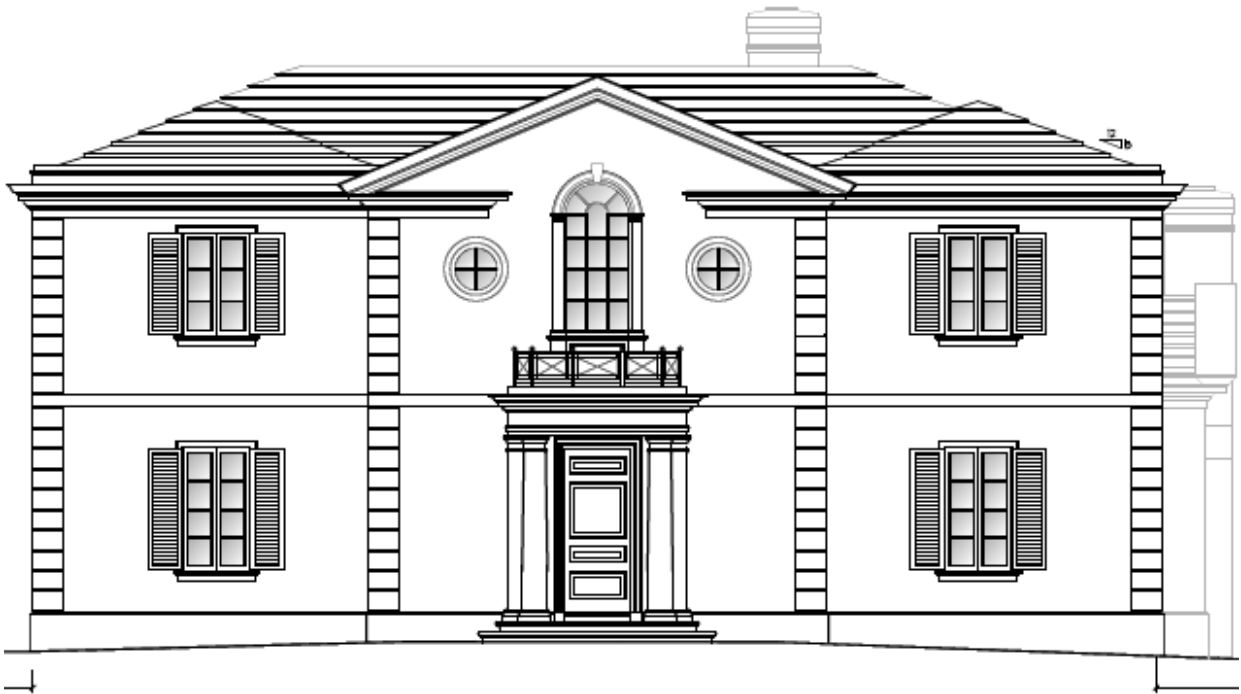
- **VARIANCE 1:** [Sec. 134-1669](#): A variance for an equipment screening wall height of 8.25' in lieu of the 7' maximum permitted.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 19,586 SF	Crown of Road	2.87' NAVD
Lot Depth	196.32'	Lot Width	100'
Lot Coverage	Permitted: 30% (1875 SF) Prop'd: 26.5% (5201 SF)	Enclosed Square Footage	Proposed: 7,197 SF
Building Height	Permitted: 22' Proposed: 20'	Overall Building Height	Permitted: 30' Proposed: 28'
Finished Floor Elevation	7' NAVD	FEMA Flood Zone	AE 6' NAVD
Maximum Fill	Permitted: 2.11' Proposed: 2.11'	Zero Datum	7' NAVD
Overall Landscape Open Space	Req'd: 45% Prop: 49.1%	Front Yard Landscape Open Space	Req'd: 40% Prop.: 50%
Surrounding Properties / Zoning			
North	267 Dunbar Rd Residence / R-B		
South	251 Bradley Pl (Apt. Building) C-TS / 267 Atlantic Ave (Residence) R-C		
East	260 Dunbar Rd Residence / R-B		
West	300 Dunbar Rd & 270 Bradley Pl Residences / R-B		

STAFF ANALYSIS

The application is for a new two-story residence. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance for the construction of the new single-family residence.

The applicant has resubmitted plans in response to comments of the architectural commission. The front façade was adjusted by extending the entry and open pediment, incorporating two round windows and a singular arched window on center. The string course was simplified and the parapets in the pediment were eliminated. The balcony detail was also simplified. Adjustments to the hardscape and landscape include modification of driveway paving along the west garden by reducing the overall width of the paving to accommodate additional paving at courtyard garden. The courtyard fountain area has been revised in response to ARCOM comments, lawn was removed and paving and plantings were added.



Currently Proposed North Elevation



Previously Proposed North Elevation

