



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

TO: LPC Chairperson and Members

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

SUBJECT: COA-23-009 235 BANYAN RD

MEETING: FEBRUARY 17, 2023

COA-23-009 235 BANYAN RD. The applicant, Richard Kurtz, has filed an application requesting a Certificate of Appropriateness for the review and approval for the construction of an approximately 245 SF second floor addition in the rear of the structure of an existing three-story landmarked residence.

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

HISTORY:

Property is a Mediterranean Revival built in 1925 by Howard Major and designated as a Landmark in 1985. Major renovations were completed in the early 1990's with smaller modifications in 2016. The current application seeks to add rear addition to accommodate an additional bedroom and bathroom.

THE PROJECT:

The applicant has submitted plans, "Renovations for single-family residence at: 235 Banyan Rd, as prepared by Patrick Ryan O'Connell Architect, LLC, dated January 12, 2023.

The following is the scope of work for the Project:

- Second story addition.
- Window replacement.
- Roof replacement to match existing barrel tile.

Site Data			
Zoning District	R-A	Lot Size (sq ft)	31,080 SF
Future Land Use	SINGLE FAMILY	Total Building Size (sq ft)	11,590 SF
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	7,770 SF (25%)	4,860 SF (15.6%)	4,860 SF (15.6%) no change

Landscape Open Space (LOS)	No Changes	Front Yard Landscape Open Space	No Changes
Surrounding Properties / ZONING			
North	Two-Story Single-Family Residence / R-A		
South	Two-Story Single-Family Residence / R-A		
East	Two-Story Single-Family Residence / R-A		
West	Two-Story Single-Family Residence / R-A		

STAFF ANALYSIS

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the above-mentioned sections of the Town zoning code.

The proposal extends the second-story floor plan over the existing one-story staff quarters at the rear of the home. The expansion adds approximately 242 SF of functional space on the east side of the building to create additional indoor living space, in the form of an additional bedroom and a full bathroom. The applicant has made modifications to the design based on comments from the Town's preservation consultants and they have found the addition to be compatible with the home. The construction of a second story addition does not require zoning relief or town council approval and therefore can be approved in one motion.

WRB:JGM:SCP