



March 1, 2023

Town of Palm Beach Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480

**Re: Letter of Intent COA 23-009 – 235 Banyan Road - RESUBMITTAL**

To Whom it May Concern:

The applicant respectfully submits a revised application for a Landmarks Preservation Commission Certificate of Appropriateness for the property located at 235 Banyan, Palm Beach, Florida. On February 17, 2023, I presented our proposal for the addition. After hearing comments from the members of the Landmarks Preservation Commission, we have revised the submittal as the members suggested. We kept the integrity of the original home, only modifying what is necessary, and lowered the roof line at the start of the addition.

Please note the following as it relates to this application:

- A. Landmarks Preservation Commission Review in accordance with Section 54-122 and/or Section 54-161.
  - a. The proposal seeks to construct an addition to a landmarked structure that is visually compatible and will blend in seamlessly with the existing landmarked structure and environment.
    - i. The proposal extends the second-story floor plan over the existing one-story staff quarters at the rear of the home.
    - ii. The expansion adds 242 s.f. of functional space on the east side of the building. This small addition will allow room for an additional bedroom and a fully functioning bathroom.
    - iii. The colors, windows, roof tiles, and supportive materials used will match the existing home and will remain visually compatible with the surrounding buildings and environment.
    - iv. Based on the comments from the Preservation Foundation of Palm Beach, we altered the roof design to maintain the multiple roof lines that are characteristic of the Mediterranean Revival style.
  - b. There are no proposed modifications to the existing rhythm created by existing building masses and space between them.
  - c. The proposed plans are consistent with the surrounding area.
  - d. There are no proposed modifications to the architecture of the street façade.
- B. Architectural Review in accordance with Section 18-205 and/or Section 18/206.
  - a. Not Applicable.
- C. Special Exception in accordance with Section 134-229.
  - a. Not Applicable.
- D. Site Plan Review Approval in accordance with Section 134-329.



a. Not Applicable.

In conclusion, the applicant seeks reasonable modifications to a landmarked property and feels the application has met the criteria set forth in Town Code. We respectfully request your consideration of this application to the Town of Palm Beach. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

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