



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

TO: ARCOM Chairperson and Members

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

SUBJECT: ARC-23-041 232 COLONIAL LANE

MEETING: APRIL 26, 2023

ARC-23-041 232 COLONIAL LANE. The applicant, George and Zvenka Kleinfeld, has filed an application requesting Architectural Commission review and approval for a pergola and modifications to perimeter wall.

Applicant: George & Zvenka Kleinfeld
Professional: Environment Design Group

HISTORY: The property at 232 Colonial Lane is an existing single-family residence. The applicant seeks to make alterations to the site only with no architectural changes being proposed.

THE PROJECT:

The applicant has submitted plans, entitled "Application #: ARC-23-041 Second Submittal ", as prepared by **Environment Design Group**, dated March 14, 2023.

The following is the scope of work:

- Addition of a 18'-0" x 9'-9" pergola.
- Demolition of existing site wall.
- Installation of fencing.
- Landscape buffer modifications.

Site Data			
Zoning District	R-B	Future Land Use:	SINGLE FAMILY
Lot Size	6,150 SF	Landscape Open Space	Existing 40.9% Proposed 40.9%
Surrounding Properties / Zoning			
North	Single Family Residence / R-B		
South	Single Family Residence / R-B		
East	Single Family Residence / R-B		
West	Single Family Residence / R-B		

STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. The scope of work exceeds what may be reviewed and approved at the administrative level according to the ARCOM Designation Manual. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The application as proposed maintains existing open space calculations as it constructs a slatted pergola over an existing concrete area at the rear of the property with zero visibility or impact from the right-of-way. Due to proximity of the site wall removal to adjacent properties a signed 'neighbor consent form' is required for an application to be reviewed and approved at staff level; however, since no staff level application was submitted, review as a minor application is required by the Commission.

WRB:JGM:SCP