



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

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

SUBJECT: ARC-23-045 269 QUEENS LANE

MEETING: APRIL 26, 2023

ARC-23-045 269 QUEENS LANE. The applicant, Mr. and Mrs. Kevin McNamara, have filed an application requesting Architectural Commission review and approval for the construction of a new ground floor entryway addition and sitewide landscape and hardscape improvements.

Applicant: Mr. & Mrs. Kevin McNamara
Professional: Caroline Forrest | MHK Architecture
Dustin Mizell | Environment Design Group

HISTORY:

The subject property is a two-story residence, situated roughly mid-block, with frontage on Queens Lane. The property has undergone alterations overtime. Most recently, an ARCOM Chair Review application approved window and door replacement and minor fenestration alterations to the rear and side facades.

THE PROJECT:

The applicant has submitted plans, entitled "Renovations to the Property at 269 Queens Lane" as prepared by **MHK Architecture**, dated March 9, 2023.

The following is the scope of work:

- Construction of a +/- 73 SF front entry way addition and balconette
- Sitewide landscape and hardscape improvements

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	9,400 SF	Crown of Road	2.86' NAVD
Lot Coverage	Permitted: 30% Proposed: 24%	Enclosed Square Footage	Existing: 3,567 SF Proposed: 3,640 SF
Cubic Content Ratio (CCR)	Maximum: 4.06 (38,164 CF) Existing: 3.35 (31,457 CF) Proposed: 3.49 (32,041 CF)	Perimeter Land. Open Space	Required: 50% Proposed: 73.8%

Landscape Open Space	Required: 45% Proposed: 48.9%	Front Yard Landscape Open Space	Required: 40% Proposed: 68.7%
Surrounding Properties / Zoning			
North	250 El Pueblo Way / R-B Zoning		
South	272 Queens Lane / R-B Zoning		
East	259 Queens Lane / R-B Zoning		
West	279 Queens Lane / R-B Zoning		

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 review of the project indicates that the application, as proposed, is consistent with the Town of Palm Beach zoning code.

The application seeks to construct a small 73 SF entryway addition. The project architect utilized the original front façade elevation drawings (Sheet P000) for the addition's design inspiration and is also requesting to replace the second-floor handrail feature with one modeled from a more decorative system existing on the rear of the residence.

Additionally, the application seeks to update the property's landscape and hardscape program. Modifications include a new walkway connecting the front door with the street, new gates, gate posts, landscaping, and a new secondary cart drive east of and parallel to the existing driveway. A new pool, pool patio, outdoor kitchen, and raised outdoor dining terrace partially enclosed with new masonry site walls and planters are proposed for the rear yard.

Conclusion

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:JGM:JRH