



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-23-055 288 QUEENS LANE

MEETING: MAY 24, 2023

ARC-23-055 288 QUEENS LANE. The applicant, Steven Rosenberg, has filed an application requesting Architectural Commission review and approval for the replacement of an existing front door and transom window with a new Brazilian Mahogany impact door.

Applicant: Steven Rosenberg
Professional: Custom Door Shop

HISTORY:

The current application was denied at chair review for a staff level application.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 288 Queens Lane", as prepared by **Custom Door Shop**, dated April 03, 2023.

The following is the scope of work:

- Replacement of front door.

Site Data			
Zoning District	R-B	Future Land Use:	SINGLE FAMILY
Surrounding Properties			
North	1940 Two-story residence / R-B		
South	1962 Two-story residence / R-B		
East	1936 Two-story residence / R-B		
West	1938 Two-story 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.

An application for staff level review to replace the impact front door and was applied for and denied, pursuant to A-23-02735. The application seeks to install a hurricane impact door to the front entry of a two-story residence built in 1963 with a panel door of Brazilian mahogany with four cascading horizontal lights in the upper corner of the door, four solid vertical panel ascend to meet the horizontal windows. In order to accommodate the new door the applicant is removing the trim, casing, and jambs, as well as the removal of the existing transom five-lite divided window above the existing door. The new door will fill the entirety of the opening. The existing door is of a similar color and finish.

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