



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-23-077 241 FAIRVIEW RD  
MEETING: JUNE 28, 2023

ARC-23-077 241 FAIRVIEW RD. The applicant, Antonio & Ayla Farnos, has filed an application requesting Architectural Commission review and approval for replacement of a vehicular driveway and landscape approvals to an existing two-story residence.

Applicant: Antonio & Ayla Farnos  
Professional: Environment Design Group

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence 241 Fairview Rd" as prepared by **Environment Design Group**, dated May 16, 2023.

The following is the scope of work:

- Replacement of existing driveway with associated landscape and hardscape.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Landscape Open Space (LOS)	Required: 45% Existing: 42.2% Proposed: 45%	Front Yard Landscape Open Space	Required: 40% Proposed: 59.2% (1,481 SF)
Surrounding Properties / Zoning			
North	Single Family Residence		
South	Single Family Residence		
East	Vacant Lot		
West	Single Family Residence		

**STAFF ANALYSIS**

This application is presented to the Commission to consider whether all criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the abovementioned sections of the Town zoning code.

WRB:JGM: SCP