



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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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