



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

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

SUBJECT: ARC-23-158 152 CHILEAN AVE

MEETING: DECEMBER 15, 2023

ARC-23-158 152 CHILEAN AVE. The applicants, William and Molly McKenna, have filed an application requesting Architectural Commission review and approval for the construction of a new driveway and associated landscape modifications.

Applicant: William and Molly McKenna
Professional: Nievera Williams Design

HISTORY:

The subject property was heard in June 2021 (A-076-2021) and approved the removal of an existing chimney and the installation of new windows and doors.

THE PROJECT:

The applicant has submitted plans, entitled "152 CHILEAN AVE", as prepared by Nievera Williams Design, date stamped by the Town, November 09, 2023.

The following is the scope of work for the project:

- Demolition of existing driveway.
- Construction of new driveway with change in curb cut.
- Ficus hedge removal to be replaced with Green Buttonwood.

| Site Data | | | |
|---------------------------------|---------------------------------------|---------------------|------------------|
| Zoning District | R-B | Lot Size (SF) | 6,250 SF |
| Future Land Use | SINGLE FAMILY | FEMA Zone | AE 6 |
| Existing Open Space | 1,922 SF / 30.75% | Proposed Open Space | 2 059 SF / 32.9% |
| Surrounding Properties / Zoning | | | |
| North | 149 CHILEAN AVE / SINGLE FAMILY / R-B | | |
| South | 144 WELLS RD / SINGLE FAMILY / R-C | | |
| East | 150 CHILEAN AVE / SINGLE FAMILY / R-B | | |
| West | 145 PERUVIAN AVE / CONDOMINIUM / R-B | | |

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be in accordance with the Town code. Pursuant to the ARCOM Project Designation Matrix, the scope of

work exceeds what may be reviewed and approved at the administrative level. The applicant proposes to remove the existing driveway and replace it with tabby concrete with a shellstone border. With the removal of the driveway the existing curb cut will be shifted to the east however it will still allow for two on street parking spaces. A large Ficus hedge exists and will be removed with the driveway and replaced with 10' green buttonwood.

CONCLUSION:

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the subject project will require one (1) separate motions to be made by the Architectural Review Commission:

- (1) that the overall design of the project is in accordance with the criteria provided below, subject to any imposed conditions.

WRB:SCP