



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

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

SUBJECT: COA-23-043 (ZON-23-117) 235 BANYAN RD (COMBO)

MEETING: MAY 22, 2024, LPC
JUNE 12, 2024, TC

COA-23-043 (ZON-23-117) 235 BANYAN RD (COMBO). The applicant, Richard Kurtz, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new two-story approximately 1,072 SF accessory structure with hardscape and landscape. This request also requires three (3) variances in accordance with Section 134-201 for; (1) front yard setback found in Section 134-843(5), (2) building height plane requirement found in Section 134-843(7), and (3) side yard setback found in Section 134-843(8). This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-117 (COA-23-043) 235 BANYAN RD (COMBO)—VARIANCES. The applicant, Richard Kurtz, has filed an application requesting Town Council approval for three (3) variances in accordance with Section 134-201 for: (1) front yard setback found in Section 134-843(5), (2) building height plane requirement found in Section 134-843(7), and (3) side yard setback found in Section 134-843(8) associated with the construction of a new two-story approximately 1,072 SF accessory structure with hardscape and landscape. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: Richard Kurtz
Professionals: Patrick Ryan O'Connell Architect, LLC /
Dustin Mizell (Environmental Design Group)

HISTORY:

The subject property was built in 1925. It was designed by Howard Major in a Mediterranean Revival architectural style. In 1985, the property was landmarked. As stated in the designation report *"Notable architectural features of this house include its three-story entrance tower, recessed entry highlighted by a rusticated cast stone Florentine arch and decorative iron entry gate and window grilles."*

Major renovations were completed in the early 1990s. Smaller modifications were completed in 2016. At the March 22, 2023, LPC meeting, COA-23-009 was granted for the construction of a second-story addition. At the February 21, 2024, LPC meeting, an extension of time was approved for this project.

The subject application was originally scheduled for the January 17, 2024, LPC meeting but was deferred by the applicant twice.

At the April 17, 2024, LPC meeting, the subject project was presented. Commissioners provided comments regarding the size and scale (verticality) of the addition, and the location of the pergola. The project was deferred (7-0) to the May 22, 2024, LPC meeting to return as an addition or diminished accessory structure.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED ADDITION AT 235 BANYAN ROAD", as prepared by **Patrick Ryan O'Connell Architect**, received and stamped by the Town on May 6, 2024.

The following is the scope of work for the Project:

- A new two-story addition (1,147 square feet).
- A new trellis (162 square feet).
- Landscape and hardscape modifications.

The following variance(s) are required to achieve the scope of work.

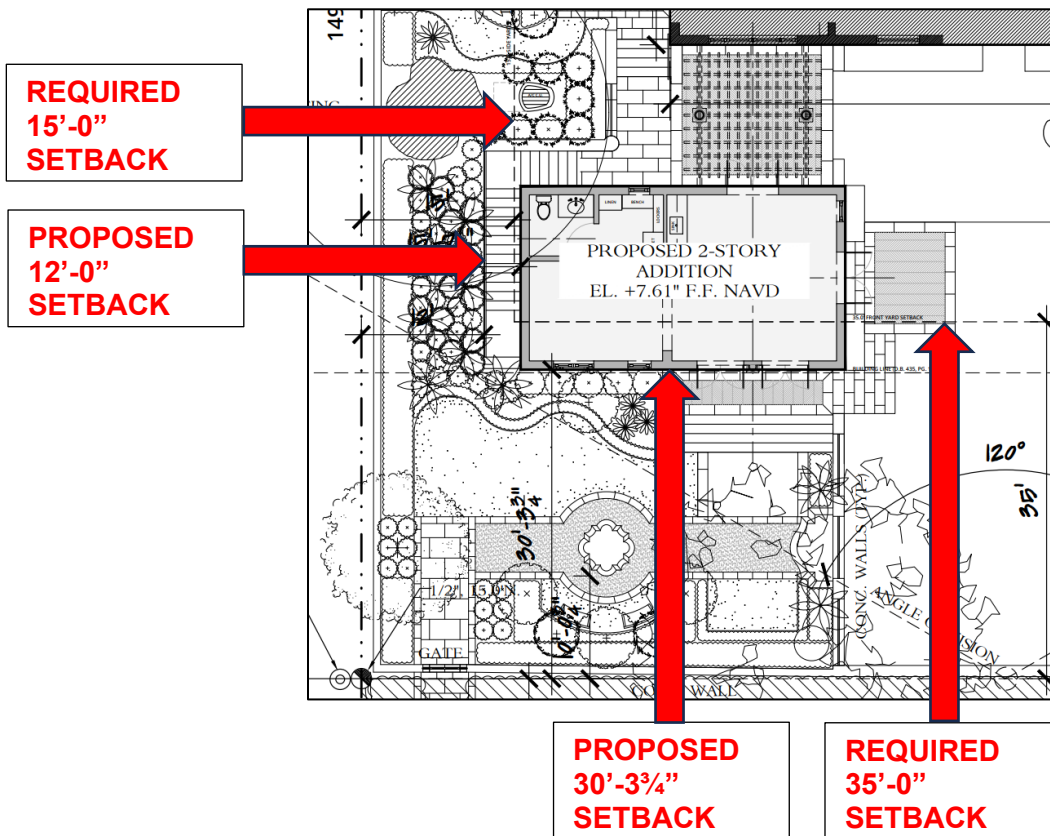
- **VARIANCE #1:** Decrease of the front yard setback of 30'-3¾" in lieu of the required 35'.
- **VARIANCE #2:** Increase of the building height plane requirement.
- **VARIANCE #3:** Decrease of the side yard setback of 12'-0" in lieu of the required 15'.

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness to construct a new two-story addition on the south side of the property, fronting Banyan Road. The addition will be connected to the main residence by a trellis. The addition will have an exterior stucco finish and color to match the existing residence, a barrel tile roof, and limestone columns and exterior front door casing. The fenestration will consist of aluminum casement windows and aluminum French doors with white frames and divided light patterns. Additional exterior details include light fixtures, window railings, copper gutters and downspouts, and stair risers with hand-painted tiles. The pergola and beam headers will utilize cypress wood. Overall, the exterior finishes and detailing seek to match the existing residence and be consistent with the Mediterranean Revival architectural style. Even though Banyan Road is considered the front of the property, the east elevation is truly the primary approach and entry to the house and should be considered the focal point.

The application as proposed requires three (3) variances for construction. As the diagram below illustrates, **Variances 1 and 3** seek a reduced front setback of 30'-3¾" in lieu of the required 35'-0" per Section 134-843(a)(5) and a reduced side yard setback of 12'-0" in lieu of the required 15'-0" per Section 134-843(a)(8).

Code Section	Required	Proposed	Variance
Variance 1: Sec. 134-843(a)(5)	35'-0" Front Setback	30'-3¾" Front Setback	4'-8¼"
Variance 3: Sec. 134-843(a)(8)	15'-0" Side Yard Setback	12'-0" Side Yard Setback	3'-0"

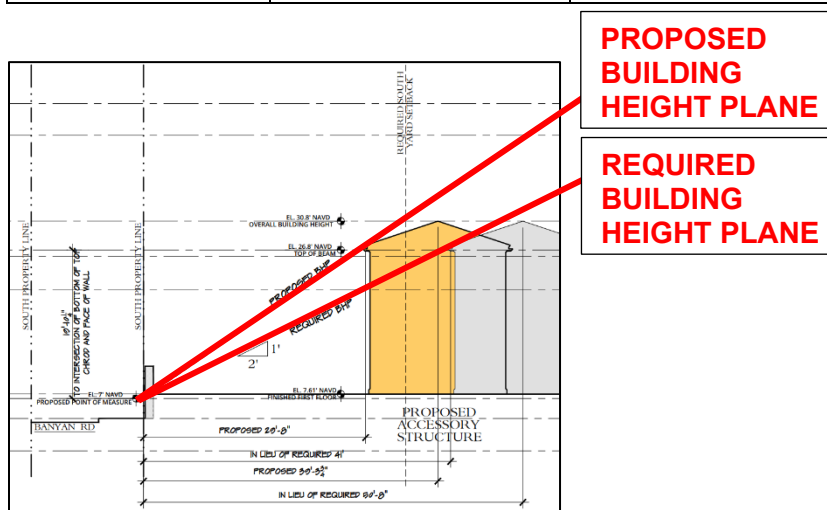


As the diagram below illustrates, **Variance 2** occurs where a southern portion of the addition's roof intersects with the building height plane.

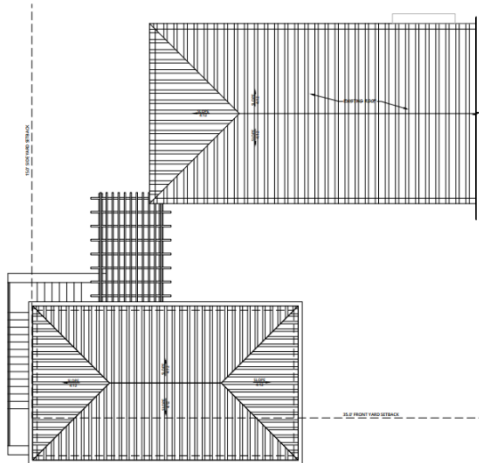
The building height plane is a height limiting angle that extends at an incline from the intersection of the front property line and the property's code prescribed zero datum (7' NAVD) at a rate of two feet (2') of front setback for every one foot (1') of building height.

The building height plane variance request code sections, provisions, and amounts are provided in the table below:

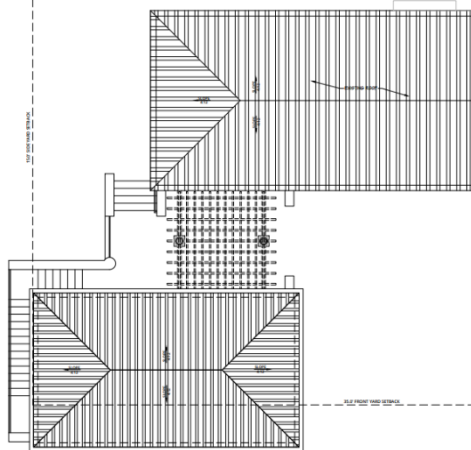
Code Section	Required	Proposed	Variance
Variance 2: Sec. 134-843(a)(7):	Building Height Plane of 41'-0"	Building Height Plane of 29'-8"	11'-4" <i>ADDITION ROOF</i>



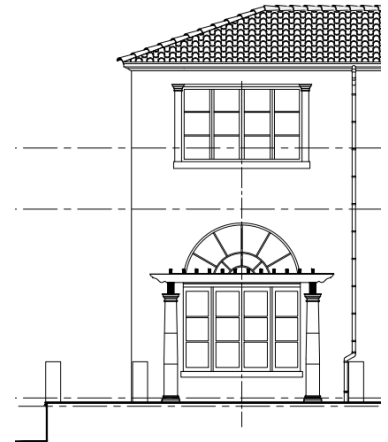
The revised design alters the location of the trellis and columns on the north side of the addition:



Previously Proposed

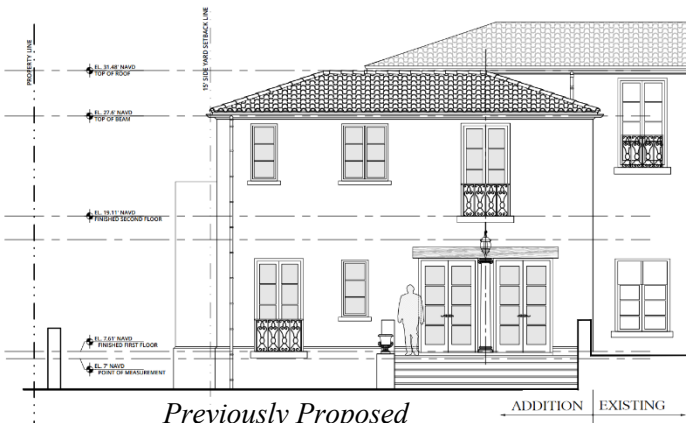


Currently Proposed

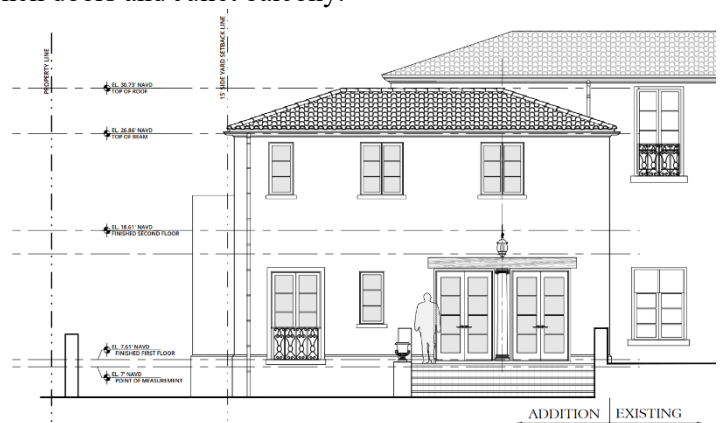


*Currently Proposed Main House
Trellis Connection*

The building height and overall building height was reduced by 9". On the south elevation, the size and scale of the windows and doors was reduced. A pair of casement windows is proposed on the second floor in lieu of the previously proposed French doors and Juliet balcony.

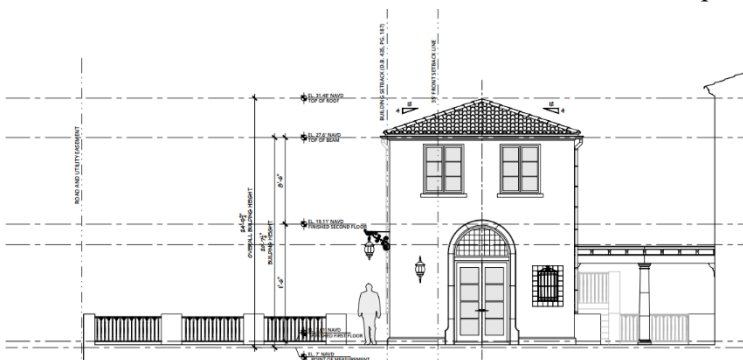


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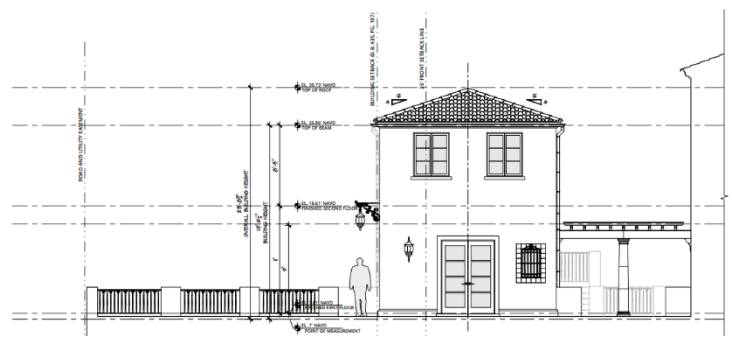


Currently Proposed

On the east elevation, the size and scale of the windows was reduced. In addition, the arched stone trim and decorative tile were removed and replaced with a stucco band.

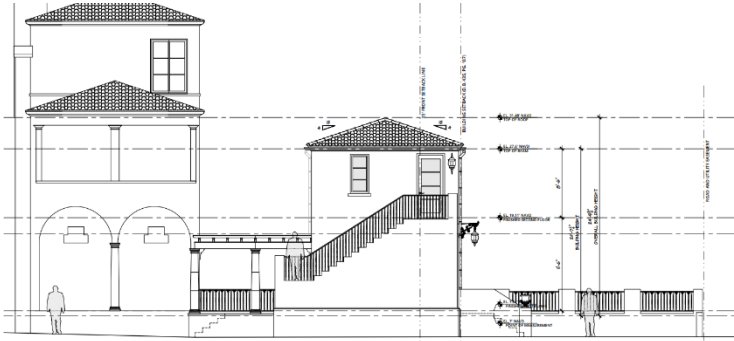


Previously Proposed

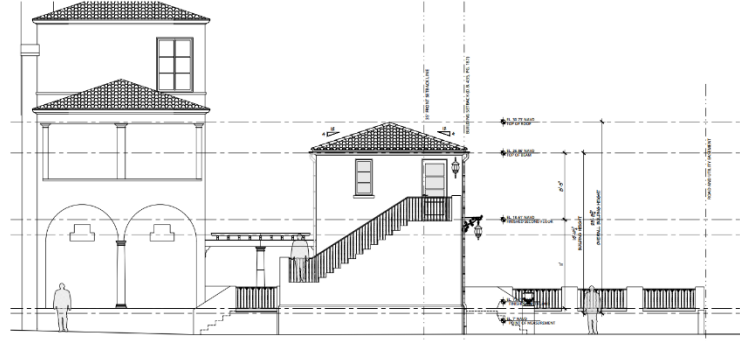


Currently Proposed

On the west elevation, the size and scale of the window was reduced. Also, the door height was reduced.

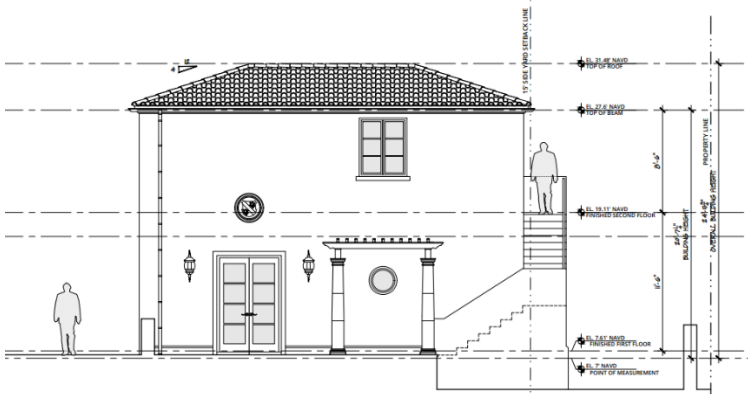


Previously Proposed

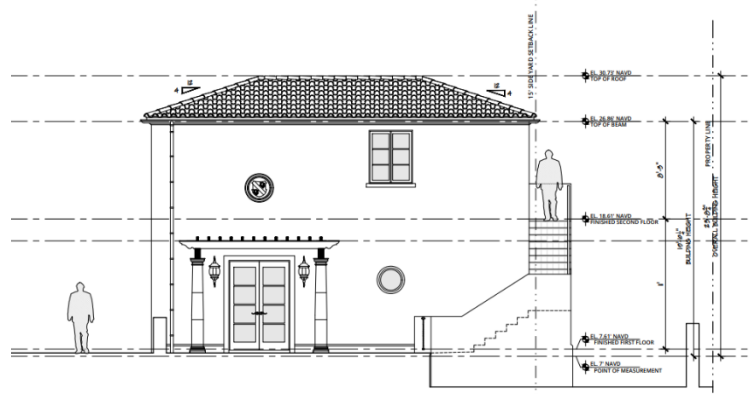


Currently Proposed

On the north elevation, the size and scale of the window was reduced. In addition, the proposed trellis was relocated to align with an existing window on the residence and a new door on the addition.



Previously Proposed



Currently Proposed

Site Data			
Zoning District	R-A	Future Land Use	SINGLE FAMILY
Designation	01/08/1985	Architect/Builder:	Howard Major
Lot Area	31,080 SF	Year of Construction	1925
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	7,770 SF (25%)	4,860 SF (15.6%)	5,433 SF (17.4%)
Landscape Open Space (LOS)	50.0% (15,559.83 SF) Required / 50.3% (15,655) Proposed	Front Yard Landscape Open Space	45% (3,802.45 SF) Required / 76% (5,471 SF) Proposed

Surrounding Properties / Zoning	
North	Two-Story Single-Family Residence / R-A
South	Two-Story Single-Family Residence / R-A
West	Two-Story Single-Family Residence / R-A
East	Two-Story Single-Family Residence / R-A

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
- (2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) motion to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the variances **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB: FHM: ALF