



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council

FROM: Wayne Bergman, MCP, LEED-AP^{URB}
Director PZ&B

SUBJECT: ZON-24-055 (COA-24-012) 335 EL VEDADO RD

MEETING: APRIL 10, 2024 TC

ZON-24-055 (COA-24-012) 335 EL VEDADO RD (COMBO)--VARIANCES. The applicant, Diana Wister, has filed an application requesting Town Council review and approval for a one-story addition requiring one (1) variance to reduce the required rear yard setback. The Landmarks Preservation Commission shall perform design review of the application.

Applicant/Professional: Roy & Posey

HISTORY:

The residence was designed by Clarence Mack in 1940. The designation report written in 2000 identifies the Statement of Significance as *“a good example of the Neoclassical Revival style of architecture as interpreted by Claren Mack in 1940. It incorporates Georgian, Adam and Italiane details in a design that was carefully adapted to its lake side lot.”*

Over the years the residence has undergone changes but still maintains its architectural integrity. In 1952, a Slat house was built, and a pool cabana in 1959 with Clarence Mack as architect. In recent years the home has completed interior renovations, window and door replacements as well as the addition of a swimming pool.

At the MARCH 20, 2024 LPC meeting, the Commission approved (7-0) the design of the project. Additionally, the Commission approved (7-0) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "335 El Vedado", as prepared by **Roy & Posey**, dated and stamped by the Town on February 12, 2024.

The following is the scope of work for the Project:

- Addition to existing pool house.
- New roof for new addition and portion of existing.

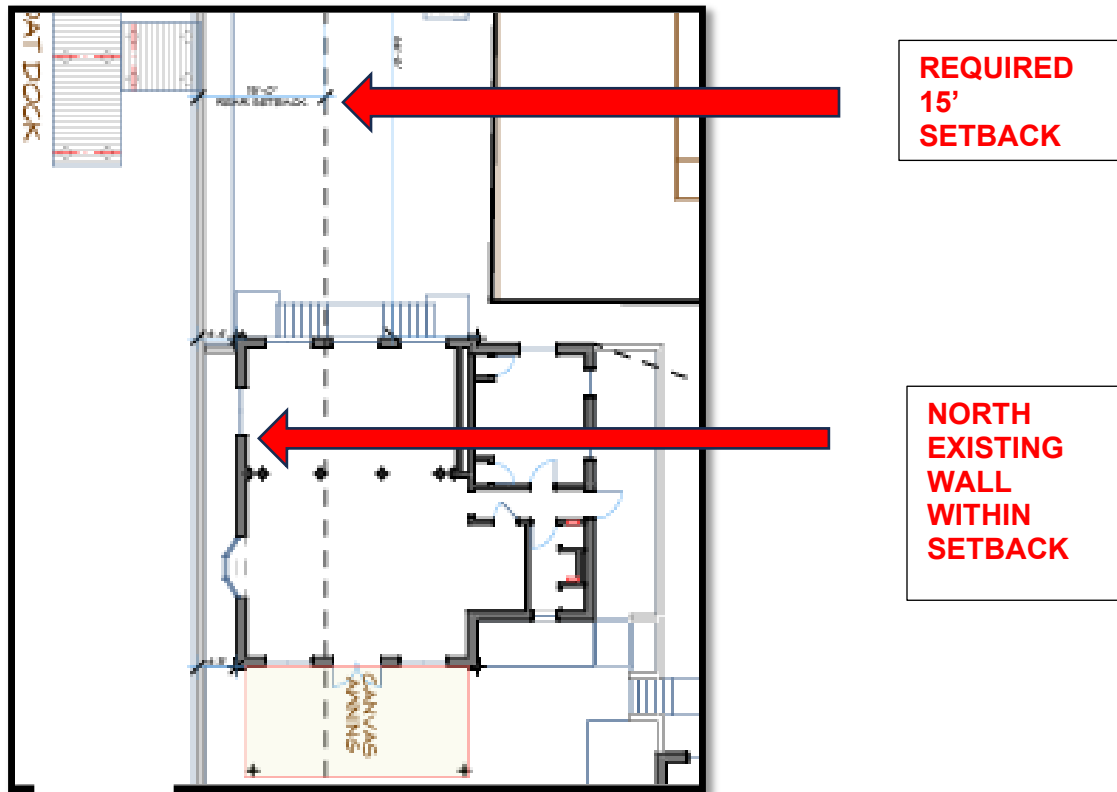
The following variance(s) are required to achieve the scope of work.

- **VARIANCE #1: Section 134-843(a)(9) Rear yard. The minimum rear yard setback is 15 feet.**

STAFF ANALYSIS

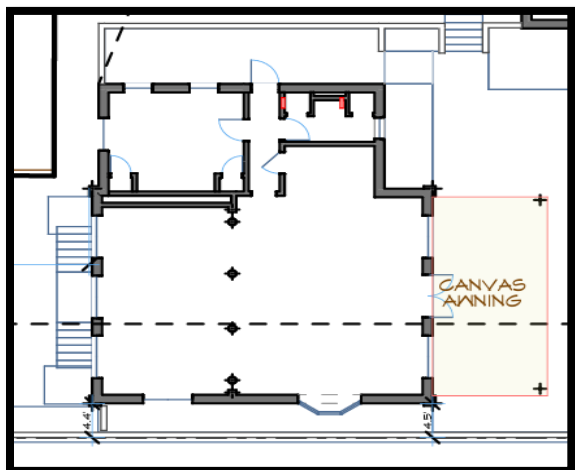
The variance request is from section 134-419 which states that “the loss of more than 50 percent of an exterior wall square footage” will require the structure to comply with the current code.

Although the proposed addition does not trigger any zoning relief independently, the existing north side of the cabana does not meet the required setbacks for the rear yard of 15'. Due to the loss of more than 50% of the existing structure, the applicant must request a variance to maintain the existing nonconformity.

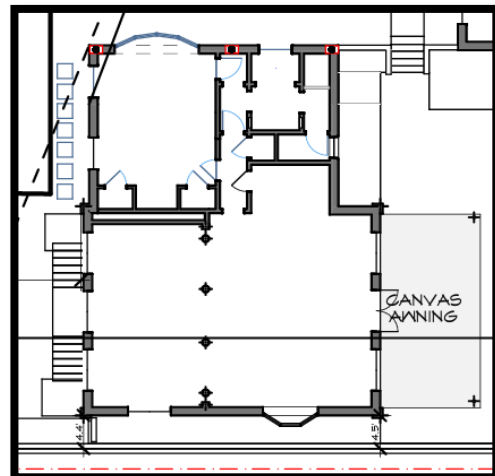


The application is seeking a Certificate of Appropriateness for the expansion of an existing pool cabana built in 1959. The variance request serves only to maintain the existing north elevation which staff has no objection to. The proposed addition is in keeping with the architectural style of the existing pool cabana and main residence.

EXISTING



PROPOSED



Site Data			
Zoning District	R-A	Future Land Use	SINGLE FAMILY
Designation	04/11/2000	Architect/Builder:	Clarence Mack
Lot Area	32,000 SF	Year of Construction	1940
Surrounding Properties / Zoning			
North	Lake Worth Lagoon		
South	334 El Vedado Rd / R-A		
West	336 El Vedado Rd / R-A		
East	319 El Vedado Rd / R-A		

CONCLUSION:

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 variance by the Town Council, and that the variance **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:SCP