



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 *WRB*
Director PZ&B

SUBJECT: ARC-24-0032 (ZON-24-0028) 272 VIA MARILA

MEETING: AUGUST 28, 2024, ARCOM
AUGUST 14, 2024, TC

ARC-24-0032 (ZON-24-0028) 272 VIA MARILA - COMBO. The applicant, Melissa Wight, has filed an application requesting Architectural Commission review and approval for a new vehicular gate which requires one (1) variance to reduce the minimum driveway area in front of the vehicular gate. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-24-0028 (ARC-24-0032) 272 VIA MARILA - COMBO. The applicant, Melissa Wight, has filed an application requesting Town Council review and approval of (1) variance to reduce the minimum driveway area in front of the proposed vehicular gate for insufficient vehicular stacking. The Architectural Commission (ARCOM) shall perform design review of the application.

Design Professional: Environment Design Group

HISTORY:

The existing split-level residence built in 1959 features a large driveway with one vehicular entrance off Via Marila. The lot also has rear frontage on Laurian Lane. The request is to add a vehicular gate.

This item was deferred (7-0) from the July 24, 2024, ARCOM hearing to restudy the driveway location and possible elimination of the gate. However, there appears to be only a slight change in the horizontal members of the proposed gate.

THE PROJECT:

The applicant has submitted plans, titled "Private Residence 272 Via Marila Palm Beach" as prepared by Environment Design Group, uploaded August 5, 2024.

The following scope of work is proposed:

- Installation of a new 14'-0" rolling vehicular gate and associated concrete columns.

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and therefore requires a variance as part of this application. The subject site is an interior lot and currently contains one wide vehicular access driveway along its north property line on Via Marila. The subject property is 108' wide. Based on the surrounding area, the introduction of the gate would also be inconsistent with all the residences that face Via Marila as there are no other vehicular gates. The applicant proposes to install one rolling vehicular gate that is 14'-0" wide and 5'-0" tall.

The remainder of the front property line has a tall, thick clusia hedge installed that will remain.

CURRENT CONDITIONS



Existing View to Entry from Street

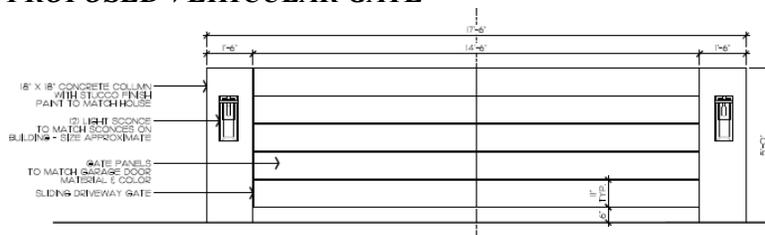


Existing View to Front Entry



Existing Garage Door & Light Fixtures

PREVIOUSLY PROPOSED VEHICULAR GATE

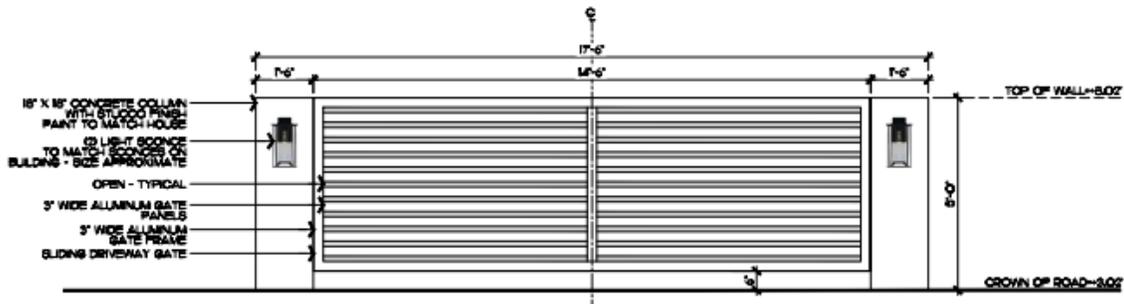


Proposed Driveway Gate Elevation Detail

SCALE IN FEET: 1/2"=1'-0"



CURRENTLY PROPOSED VEHICULAR GATE



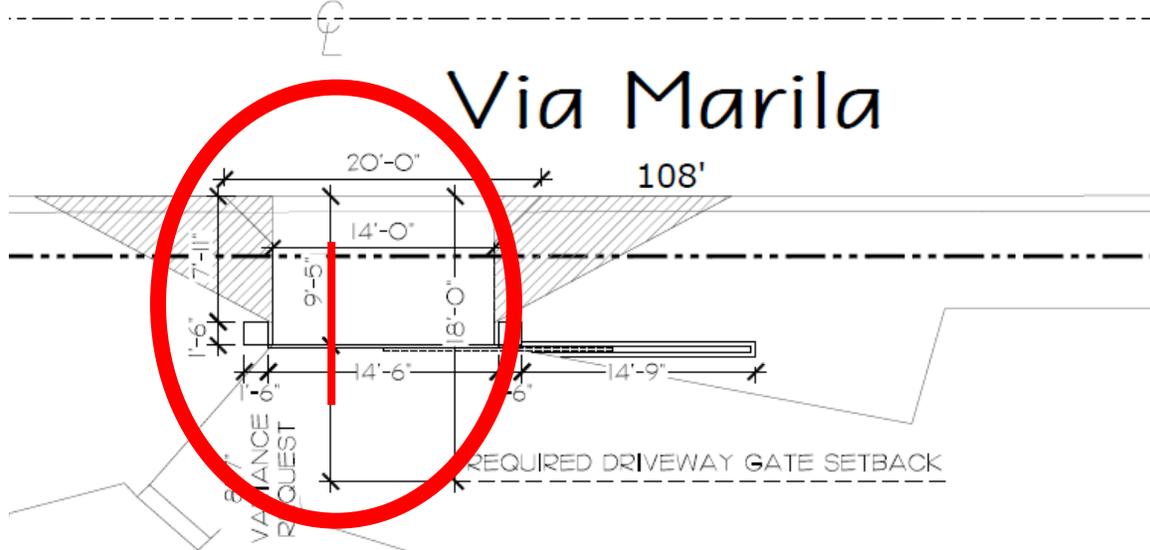
Proposed Driveway Gate Elevation Detail

SCALE IN FEET: 1/2"=1'-0"



Gate Inspiration

The proposed gate requires a variance as the required backup space is not being met, potentially creating an unsafe condition or blockage within the roadway. The applicant has provided 9'-5" of clearance where 18'-0" is needed. It is important to note that Via Marila is a very narrow roadway of only approximately 30'-0" wide.



Code Section	Required	Proposed	Variance
Variance 1: Section 134-1668	18'-0"	9'-5"	8'-7"

Via Marila, located in the north end of the Town, consists of 23 single family residences, none of which have a vehicular gate and only one has a pedestrian gate.



CONCLUSION:

Approval of the project will require two (2) motions to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions.
- (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) separate motion(s) to be made by the Town Council:

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

WRB: JGM: FHM