



**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 *WRB*

SUBJECT: ARC-24-0061 (ZON-24-0038) 222 SEASPRAY AVE (COMBO)

MEETING: SEPTEMBER 25, 2024, ARCOM  
OCTOBER 09, 2024, TC

**ARC-24-0061 (ZON-24-0038) 222 SEASPRAY AVE (COMBO).** The applicant, Varnava Design Studio LLC on behalf of PBI Amalgamated Trust has filed an application requesting Architectural Commission review and approval for a second-floor addition over rear portion of primary structure, a new pergola between the primary and accessory structure, new hip roof on accessory structure, window and door modifications on both structures. Town Council shall review the application as it pertains to zoning relief/approval.

**ZON-24-0038 (ARC-24-0061) 222 SEASPRAY AVE (COMBO) – VARIANCE.** The applicant, Varnava Design Studio LLC on behalf of PBI Amalgamated Trust has filed an application requesting Town Council review and approval for one (1) variance for a second story addition over an existing one-story portion at rear of primary structure to encroach into the required west side yard setback. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: Robin Esterson and Pamela Hickory  
Architecture: Varnava Design Studio  
Legal: Maura Ziska

**HISTORY:**

This is a 1924 Mission Revival style home. ARCOM staff approvals have been submitted and approved for a like-for-like concrete tile in 2020, and window and door replacements in 2021 as well as 2022.

**THE PROJECT:**

The applicant has submitted plans, entitled "222 SEASPRAY AVENUE ESTERSON RESIDENCE" as prepared by **Varnava Design Studio**, uploaded August 11, 2024.

The following scope of work is proposed:

- Second floor addition at rear above existing first floor structure.
- Addition of open pergola between main and guest house structure.
- Window and door replacement.
- Interior renovation.

The following Variance is required to complete the project:

- **VARIANCE 1: Section 134-893(b)(7)b:** A variance reduce the required side setback to

permit a second story addition with a 13'-4" setback in lieu of 15'-0" minimum second story west side-yard setback required.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	Residential
<b>Lot Size</b>	Required: 10,000 SF Existing: 6,125 SF	<b>FEMA Flood Zone</b>	AE-6
<b>Lot Depth</b>	Required: 100' Existing: 122.5'	<b>Lot Width</b>	Required: 75' Existing: 50'
<b>Lot Coverage</b>	Permitted: 30% Proposed: 29.2%	<b>Enclosed Square Footage</b>	Proposed: 3,585 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 4.38 Proposed: 4.17	<b>Angle of Vision</b>	Permitted: 100deg Proposed: 58deg
<b>Building Height</b>	Permitted: 22' Proposed: 17'-6"	<b>Overall Building Height</b>	Permitted: 30' Proposed: 20'
Surrounding Properties / Zoning			
<b>North</b>	225 Seaspray Ave   Residence / R-B		
<b>South</b>	241 Seaview Ave   Palm Beach Day School / R-B		
<b>East</b>	218 Seaspray Ave   Residence / R-B		
<b>West</b>	228 Seaspray Ave   Residence / R-B		

### STAFF ANALYSIS

The applicant is proposing the construction of a second story addition over an existing one-story projection at the rear of the home. An open, freestanding, white aluminum 180 SF pergola is proposed between the main house and the accessory structure. New impact multilite sash windows are proposed as well as new multi lite doors. The 6/6 lite pattern is a vast improvement to the existing casement windows that are highly reflective and feature a single horizontal muntin to attempt a simulation of a sash product. Some plans also show the addition of a hip roof over the existing flat roofed two-story accessory structure. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires at least one (1) variance to achieve the application as proposed. The hip roof would also require a rear, side and building height variance for the accessory structure. Drainage concerns have been noted and the addition of the hip roof has not been sufficiently design detailed at this stage to proceed.



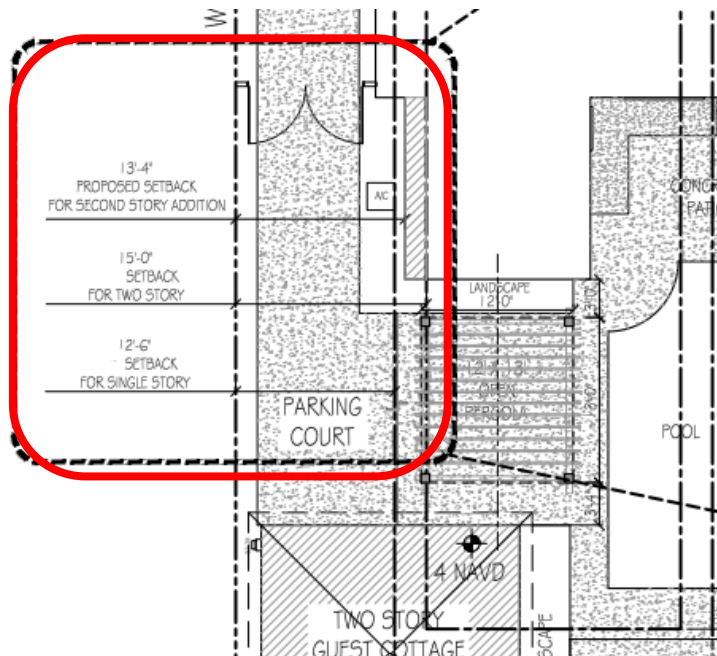


PROPOSED RENDERING OF REAR YARD WITH SECOND FLOOR ADDITION AND PERGOLA  
RTS

*Existing front/rear of primary structure*

Additionally, the applicant has included plans indicating the addition of a hip roof to the accessory structure. However, appropriate variance requests to achieve this were not filed in a timely manner to accommodate this current application and would warrant future variance requests.

The design requires one variance as proposed to allow a second story rear addition of a bedroom to align with the positioning of the one-story rear projection of a kitchen which is 13'-4" away from the west property line versus the required 15'-0" for a second story.



Code Section	Permitted	Proposed	Variance
Variance 1: <u>Section 134-893(b)(7)b</u>	15'-0" second story side setback.	13'-4" second story side setback	1'-8"

**CONCLUSION:**

Approval of the project will require two (2) separate motion(s) 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, 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) 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