



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

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

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

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.

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.

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.

At the September 25, 2024, ARCOM meeting, the Commission approved (7-0) a new second floor addition to an existing residence with conditions specific to the design. 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 "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			
Zoning District	R-B	Future Land Use	Residential
Lot Size	6,125 SF	FEMA Flood Zone	AE-6
Lot Depth	122.5'	Lot Width	50'
Lot Coverage	29.2%	Enclosed Square Footage	3,585 SF
Cubic Content Ratio (CCR)	Permitted: 4.38 Proposed: 4.17	Angle of Vision	Permitted: 100deg Proposed: 58deg
Building Height	Permitted: 22' Proposed: 17'-6"	Overall Building Height	Permitted: 30' Proposed: 20'
Surrounding Properties / Zoning			
North	225 Seaspray Ave Residence / R-B		
South	241 Seaview Ave Palm Beach Day School / R-B		
East	218 Seaspray Ave Residence / R-B		
West	228 Seaspray Ave Residence / R-B		

STAFF ANALYSIS

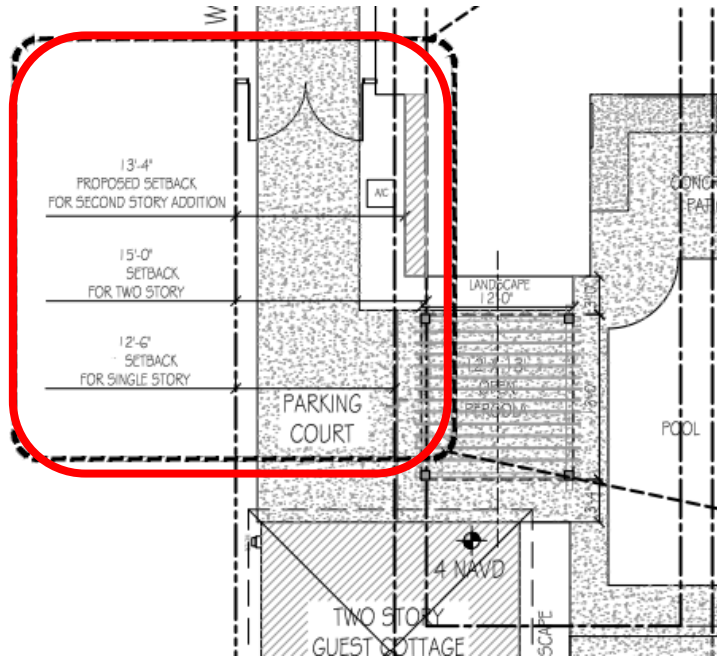
The applicant is proposing the construction of a second story addition over an existing one-story projection at the rear of the home. An open, freestanding, white aluminum 180 SF pergola is proposed between the main house and the accessory structure. New impact multilite sash windows are proposed as 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
 N.T.S.

Existing front/rear of primary structure



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

CONCLUSION:

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