



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 *WAB*
Director PZ&B

SUBJECT: ARC-24-0080 (ZON-24-0042) 141 ATLANTIC AVE (COMBO)

MEETING: DECEMBER 20, 2024 ARCOM
JANUARY 15, 2025 TC

ARC-24-0080 (ZON-24-0042) 141 ATLANTIC AVE (COMBO). The applicants, Sloane Family Trust (Brasseur & Drobot Architects, P.A.), have filed an application requesting Architectural Commission review and approval for a first-floor addition to an existing residence, a new pool and hardscape, new site wall and expansion of an existing curb cut. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-0042 (ARC-24-0080) 141 ATLANTIC AVE (COMBO) – VARIANCE. The applicants, Sloane Family Trust (Brasseur & Drobot Architects, P.A.), have filed an application requesting Town Council review and approval for one (1) variance for a one-story addition of primary structure to encroach into the required east side yard setback. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: Sloane Family Trust
Architecture: Brasseur & Drobot Architects, P.A.
Landscape: Environment Design Group

HISTORY:

The application was first heard at the November 22, 2024 meeting. The item was deferred with a (7-0) vote with the direction to restudy the proposed first floor addition.

THE PROJECT:

The applicant has submitted plans, entitled "A One-Story Addition and Renovation For: The Sloane Residence" as prepared by Brasseur & Drobot Architects, P.A, dated December 3, 2024.

The following scope of work is proposed:

- Removal of the existing front porch and addition of 109SF of living space in the front of the residence.
- Removal of louvered shutters.
- New plunge pool, landscape and hardscape modifications with new driveway configuration.

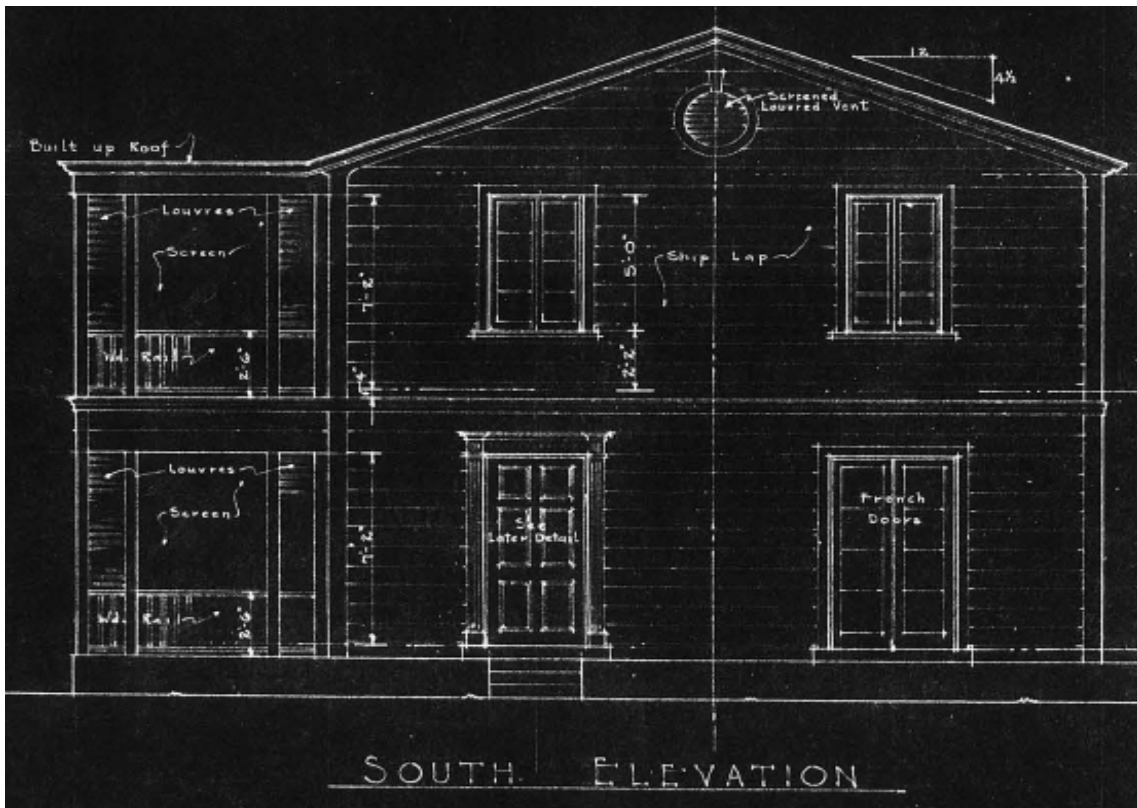
The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **Variance 1: Sec. 134-893(b)(7):** A request to allow an east side yard setback of 10.7 feet in lieu of the 12.5-foot minimum setback required.

Site Data			
Zoning District	R-B	Lot Size	4,993.10 SF
Lot Depth	100'	Lot Width	50'
Lot Coverage	Permitted: 30% Existing: 27.57% Proposed: 27.25%	Enclosed Square Footage	Existing: 2,348 SF Proposed: 2,327 SF
Cubic Content Ratio (CCR)	Permitted: 22,469 CF 4.5 Existing: 22,615 CF 4.5 Proposed: 22,394 CF 4.45	Angle of Vision	Permitted: Proposed:
Building Height	Permitted: 22" Existing: 18'3"	Overall Building Height	Permitted: 30' Existing: 23'
Finished Floor Elevation	Proposed: 7.94'	FEMA Flood Zone	Zone X
Overall Landscape Open Space	Required: 45% Existing: 40.26% Proposed: 45%	Front Yard Landscape Open Space	Required: 40% Existing: 33.15%% Proposed: 54.68%
Surrounding Properties / Zoning			
North	146 Dunbar Rd Residence / R-B		
South	146 Atlantic Ave Residence / R-B		
East	113 Atlantic Ave Residence / R-B		
West	151 Atlantic Ave Residence / R-B		

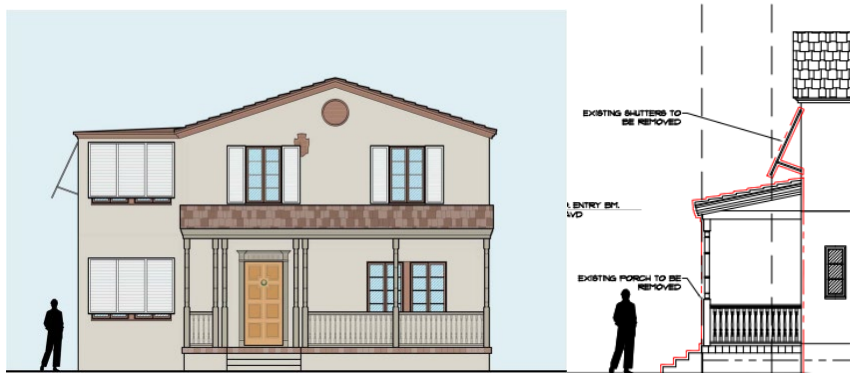
STAFF ANALYSIS

The residence at 141 Atlantic, designed by Treanor & Fatio and built in 1936, retains much of its

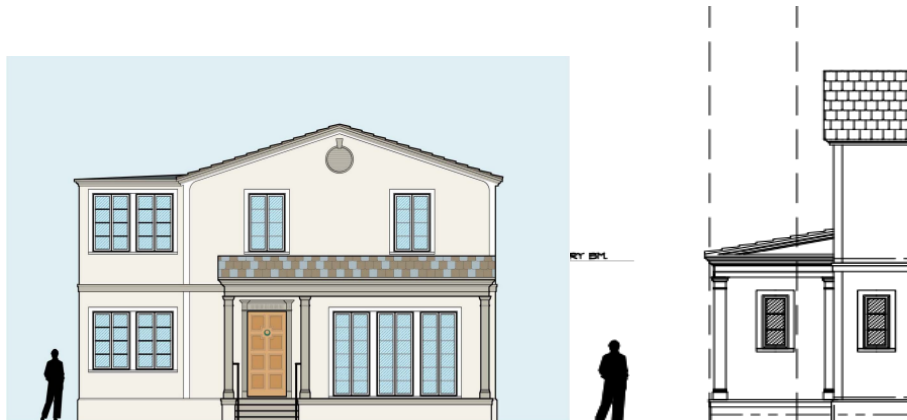


original design. The front porch, which is proposed for demolition in this application, was not part of the home's original design. Records show that the porch was added in 1979.

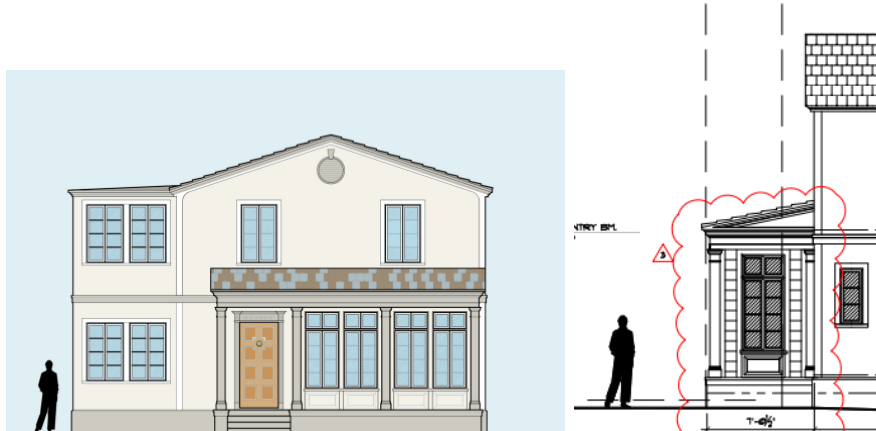
The application was first heard at the November 22, 2024 meeting. The item was deferred with a (7-0) vote with the direction to restudy the proposed first floor addition. The application is for the removal of an existing front porch of a single-family residence to allow for a first-floor expansion of approximately 110 SF. The addition will create additional living room space and present a new covered entry to the existing front door. Following the November deferral the applicant has revised the windows and transom configuration to include raised wood panels, and added a pilaster.



EXISTING FRONT AND SOUTH ELEVATION



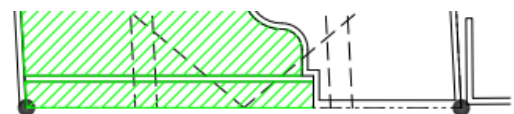
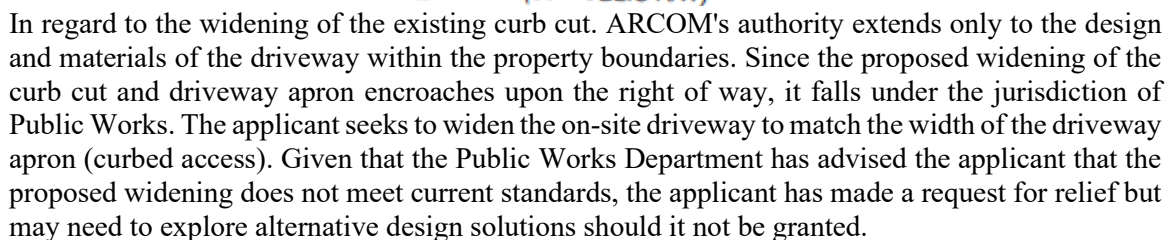
PREVIOUSLY PROPOSED FRONT AND SOUTH ELEVATION



CURRENTLY PROPOSED FRONT AND SOUTH ELEVATION

Site plan showing a proposed addition to a house. The addition is 21'-10 1/2" wide and 10'-1 1/2" deep. The existing house is 32'-9 1/2" wide. A red circle highlights a specific area on the right side of the plan.

As part of the landscape and site improvements to the front of the property, the applicant is also seeking a new driveway configuration. Specifically, expanding the driveway width from 14'-0" to 17'-0".



SCHEMATIC PROPOSED LANDSCAPE OPEN SPACE

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:SCP