



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: ZON-24-0010 (ARC-24-0023) 515 N LAKE WAY (COMBO)

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

ZON-24-0010 (ARC-24-0023) 515 N LAKE WAY (COMBO)—SPECIAL EXCEPTION AND VARIANCE. The applicant, JORDAN GRETCHEN S TRUST (Maura Ziska, Authorized Representative), has filed an application requesting Town Council review and approval for a special exception review to develop the existing nonconforming lot, and one variance to exceed the permitted angle of vision for the construction of a new one-story single-family residence with final hardscape and landscape. The Architectural Commission (ARCOM) shall perform design review of the application.

ARC-24-0023 (ZON-24-0010) 515 N LAKE WAY (COMBO). The applicant, JORDAN GRETCHEN S TRUST (Maura Ziska, Authorized Representative), has filed an application requesting Architectural Commission review and approval for the construction of a new one-story single-family residence with final hardscape and landscape, a special exception to develop the existing nonconforming lot, and one variance 1) to exceed the permitted angle of vision. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.

Applicants: JORDAN GRETCHEN S TRUST
Architecture: Dailey Janssen Architects, P.A.
Landscaping: Environmental Design Group
Representative: Maura Ziska

HISTORY:

This lot currently has an existing one story, approximately 3,023 SF regency inspired house built in 1963. The applicant is demolishing the existing structure and proposing a new one-story residence of approximately 3,938 SF.

This item was deferred (4-3) from the June 26, 2024, ARCOM meeting to restudy the garage location, entry, window configuration and architectural detailing. The item was deferred again (7-0) in August for additional refinements, particularly the height, frieze, colors and sconces. At the November ARCOM meeting the applicant was advised to once again study architectural detailing and consider removing gate on west property line. At the December 20, 2024 ARCOM meeting, the Commission approved (5-2 JS, LC) the application for new construction of a one-story residence. Additionally, the Commission approved (6-1, JS) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "515 NORTH LAKE WAY" as prepared by **Dailey Janssen Architects**, uploaded December 4, 2024, and identified as third submittal for ARCOM hearing 12-20-24.

The following scope of work is proposed:

- New one-story residence.
- New associated hardscape, and landscape.

Changes since first proposal:

- Garage has been reorientated to the west side.
- Garage roof has been modified to a hip, matching, pitches.
- Garage windows have been modified.
- Volume roof has been modified to a hip, matching pitches.
- Footprint and cubic content has been slightly adjusted.
- Angle of vision has been reduced.
- Front entry has been relocated to the west façade.
- Entry drive has been modified.
- Change in architectural style includes window/door shape and sizes.
- Removal of awning/frieze.

Noteworthy modifications since last presentation:

- Revised roof plan and roof pitch. Adjusted beam heights accordingly.
- Revised front entry and revised garage door.
- Added trellis and pilasters to front of gallery (west elevation). Adjusted windows accordingly. Added trellis and pilasters to garage entry wall (south elevation). Adjusted windows accordingly.
- Revised east and north elevations based on new roof lines and beam heights.
- Removed site gate from west elevation.

The following is required to complete the project:

- **VARIANCE 1:** Sec 134-893 (b) (6): A variance to exceed the angle of vision permitted 116 degrees, 127 degrees proposed, for frontage along the designated primary north-south roadway of North Lake Way.
- **SPECIAL EXCEPTION:** Sec. 134-893(c): A special exception to develop an existing nonconforming parcel, comprised of portions of platted lots, which is 70' in width (in lieu of the 100' width required).

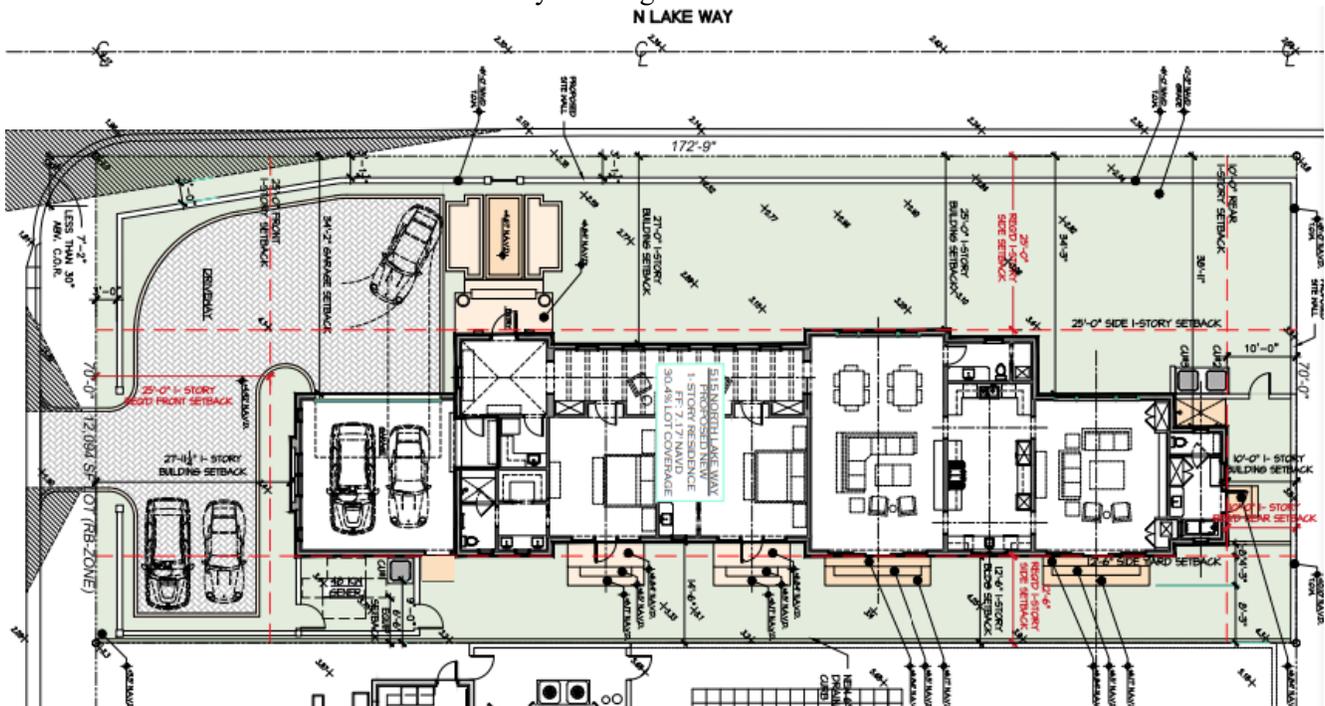
Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	12,093 SF	Crown of Road	2.25' NAVD
Lot Depth	172.8'	Lot Width	Required: 100' Existing: 70' <i>Special Exception Required</i>
Lot Coverage	Permitted: 40% (4,837 SF) Proposed: 30.7% (3,714 SF)	Enclosed Square Footage	Proposed: 3,897 SF
Cubic Content Ratio (CCR)	Permitted: 48,134 CF Proposed: 34,803 CF	Angle of Vision	Permitted: 116° Proposed: 123° (134°before)

Building Height	Permitted: 14' - 0" Proposed: 13' - 3"	Overall Building Height	Permitted: 17' Proposed: 13'-3"
Finished Floor Elevation	Proposed: 7.17' NAVD	FEMA Flood Zone	AE -6
Maximum Fill	Permitted: 2.46' Proposed: 2.46'	Zero Datum	7' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 47.9%	Front Yard Landscape Open Space	Required: 40% Proposed: 83.4%
Surrounding Properties / Zoning			
North	6 La Costa Way Residence / R-B		
South	254 Tangier Ave Residences / R-B		
East	273 Tangier Way Residence / R-B		
West	528 North Lake Way Residence / R-B		

STAFF ANALYSIS

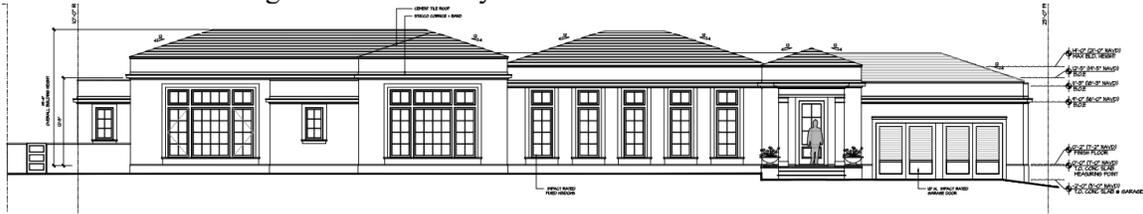
The applicant is proposing the construction of a new one-story residence with hardscape and landscape on the northeast corner of North Lake Way and Tangier Avenue. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance and one (1) special exception to achieve the application as proposed.

The applicant has indicated the depth is deficient for this non-conforming lot due to the address, angle of vision and current front door location. ARCOM members discussed the relationship of this new structure to that immediately east. The proposed site and floor plans are still similar to the previous versions but the visual impact on the south elevation has improved by relocating the garage doors to the west. Additionally, the relocation of the entry to the west elevation allows the structure to read as less of an accessory building.

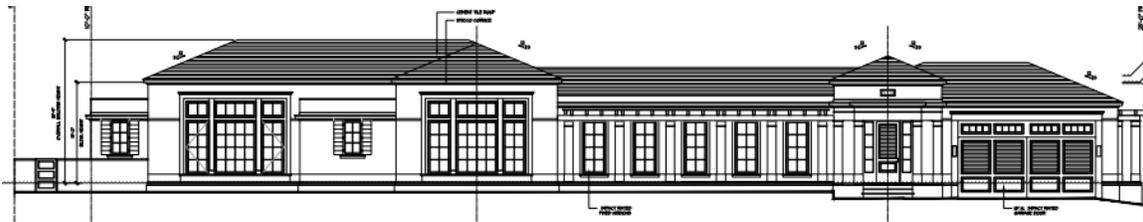


Currently proposed site plan (drawing rotated with north on its side for representation)

The proposed house is similar in massing to the one existing on site. The exterior has a smooth stucco finish painted creme, punctuated with black metal multi-lite windows and doors. The house features mainly hip roofs with some minor flat roof areas. The hip roofs are surfaced with flat gray concrete tiles. The single door front entry is now accessed from the west.



Previous



Proposed

The single entry drive off Tangier is proposed to be a poured tabby with a 12" border that leads to the two-car garage accessed from the west. There is a tight turning radius to enter the garage. No vehicular gates are proposed. Proposed landscaping includes six (6) Royal Palms, one (1) Green Buttonwood, one (1) Live Oak, cocoplum and podocarpus hedges, groundcovers and lawn.



Previous/Current proposed South elevation above



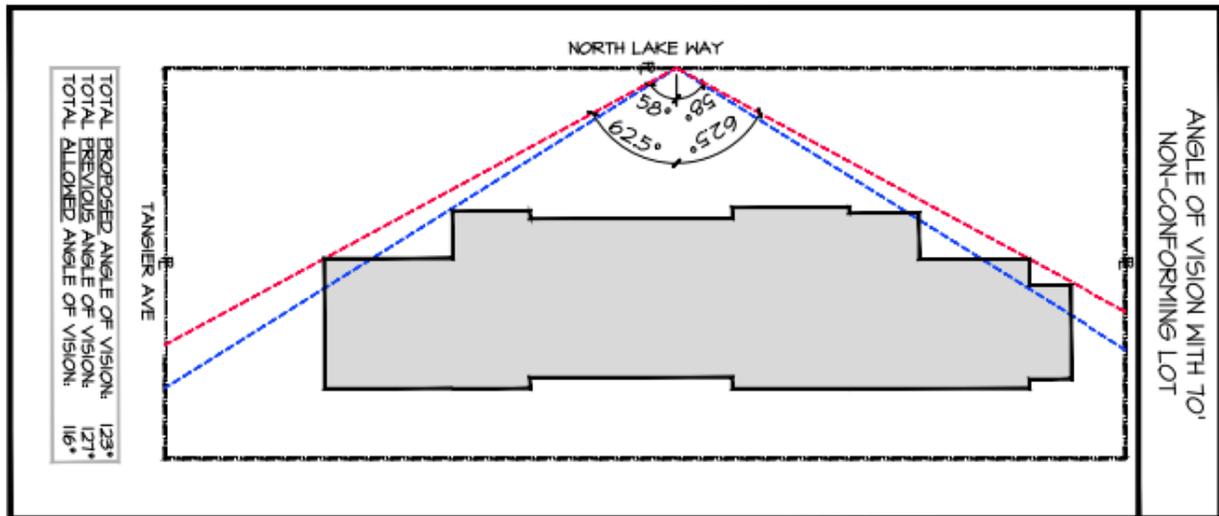
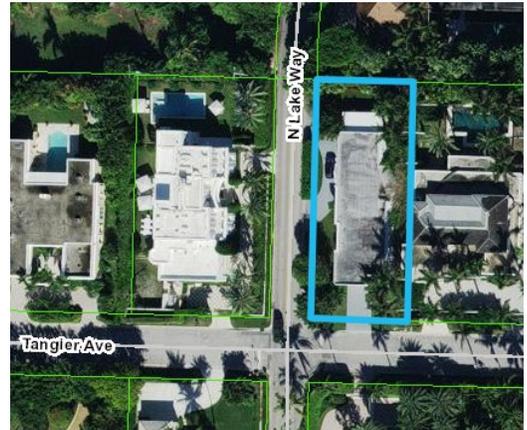
West elevation rendering



The design requires one variance and special exceptions as proposed.

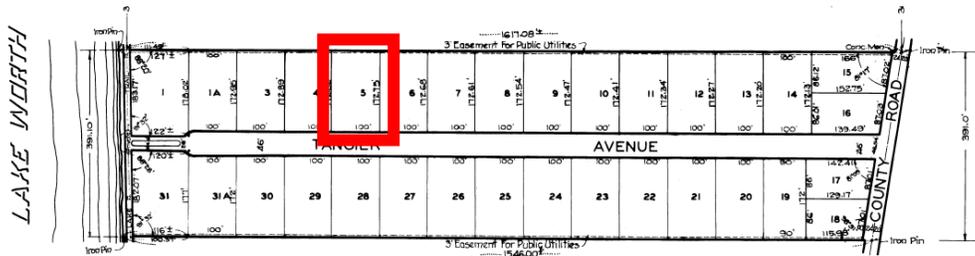
Code Section	Required	Proposed	Variance
Variance 1: Sec 134-893 (b) (6)	116° maximum	123°	7°

The Angle of vision zoning regulation is a tool intended to complement the setback requirements by ensuring that the mass of the building is ‘pushed back’ from the street, at least visually, by creating this additional step back regulation. This regulation is mostly applied to the north or south facade face of the residences due to the long linear layout of the Island, having mostly east-west streets developed with residences. When applied to corner properties, or those with more unique configurations, such as the subject property—compliance is more challenging. In this specific instance, the width of the lot along N Lake Way measures over 172’ in length making it very challenging to comply with the wide aperture of the angle of vision; yet the code specifically requires such; *In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building angle of vision shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.*



(graphic of site plan rotated 90° for visual reading ease)

Redevelopment of the existing nonconforming parcel requires approval of a special exception by the Town Council. A lot width of 100’ is required with only 70’ existing. The parcel is comprised of Lot 5 less 30 feet of right of way of the Tangier Estates subdivision. Originally this was a 100’ wide lot until North Lake Way was introduced.



The subject property contains the same historic dimensions and geometric configuration as it was originally platted apart from the addition of the N Lake Way right-to-way and is currently developed with a residence.

CONCLUSION:

Approval of the project will require two (2) 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.
- (2) for final determination of approval or denial of the (1) Special Exception for development of an undersized parcel in that the approval of said application meets the criteria set forth in [Sec.134-229](#) and finding that the approval will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB: JGM: FHM