



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP *WCB*
Director PZ&B

SUBJECT: ARC-24-0104 581 E WOODS RD

MEETING: JANUARY 29, 2025, ARCOM

ARC-24-0104 581 E WOODS RD The applicant, 581 E Woods Trust, has filed an application requesting Architectural Commission review and approval for the construction of a second-floor rear addition with new staircase and replacement of front door.

Applicant: 581 E Woods Trust
Architecture: MP Design and Architecture
Legal: Maura Ziska

HISTORY:

This is a two-story home, located in the Woods Landing subdivision, that was built in 1953 and faces west.

The addition and front door replacement being presented was previously approved under case ARC-23-006. However, due to the development order expiring the applicant is back with a very similar request. The case was scheduled for hearing on December 20, 2024, but at the applicants request it was deferred to this month.

THE PROJECT:

The applicant has submitted plans, entitled "ADDITION TO EXISTING RESIDENCE AT: 581 E WOODS ROAD" as prepared by **MP Design and Architecture**, dated December 23, 2024.

The following scope of work is proposed:

- Second floor rear addition.
- New staircase.
- Front door replacement.

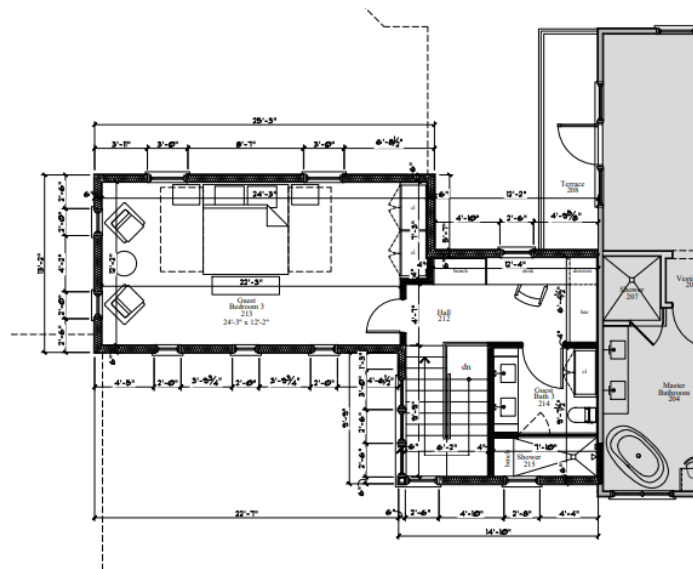
Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Size	10,264 SF	FEMA Flood Zone	AE-6
Lot Depth	132.62'	Lot Width	78'
Lot Coverage	Existing: 27.1% (2,786 SF) Proposed: 27.5% (2,820 SF) Permitted: 30% (3,079 SF)	Enclosed Square Footage	Existing: 3,911 SF Proposed: 4,499 SF
Cubic Content Ratio (CCR)	Existing: 3.54 Proposed: 3.92 Permitted: 4.0	Angle of Vision	Permitted: 100° Proposed: 100°

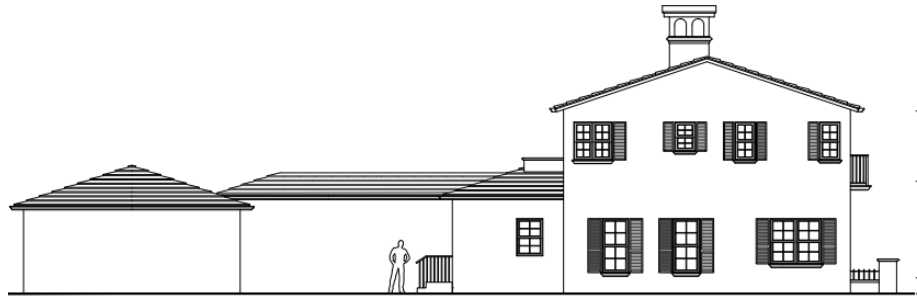
Building Height	Permitted: 22' Proposed: 19'	Overall Building Height	Permitted: 30' Proposed: 24.5'
Perimeter Landscape Open Space	Required: 50% (1,896 SF) Proposed: 63.9% (2,422 SF)	Front Yard Landscape Open Space	Required: 40% (780 SF) Proposed: 44.7% (872 SF)
Surrounding Properties / Zoning			
North	583 Woods Rd Residence / R-B		
South	579 Woods Rd Residence / R-B		
East	211 Bermuda Ln Residence / R-B		
West	238 Woods Rd Residence / R-B		

STAFF ANALYSIS

The subject property is located on the east side of Woods Road midblock between North Woods Road and South Woods Road. The existing house is a primarily two-story mass with a one-story wing in the rear and a one-story two-car garage that visually looks detached but is indeed connected to the house. The applicant is proposing to construct a new 2nd-floor addition at the rear of the single-family home consisting of approximately 588SF. A new set of stairs will access this portion of the structure. These additions will result in an increase in the cubic content ratio from 3.54 to 3.92 and a lot coverage from 27.1% to 27.5%. Additionally, the applicant wishes to replace the existing solid wood front door with a new metal and glass door.

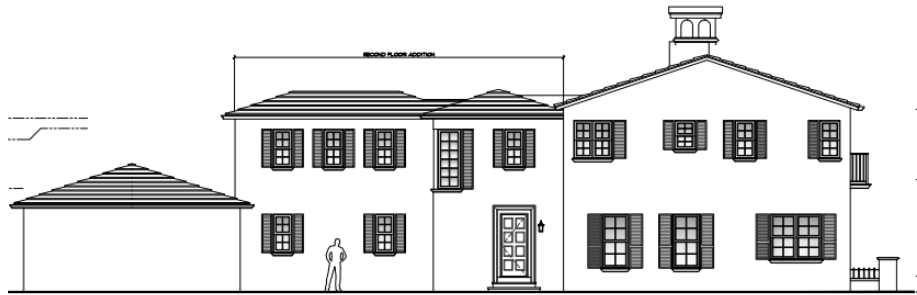
The second-floor addition will consist of one guest bedroom, bath and closets. This area of the house can be accessed both through a hallway and separately through a door off the driveway and stairwell adjacent to the laundry room. Exterior finishes will match existing materials and colors. Due to interior layout modifications since the approval in 2023 some window locations were adjusted. Most notably a large out-of-scale window in the stairwell flanked by a single shutter facing north.





Existing North Elevation

1/4" = 1'-0"



Proposed Revised North Elevation

1/4" = 1'-0"

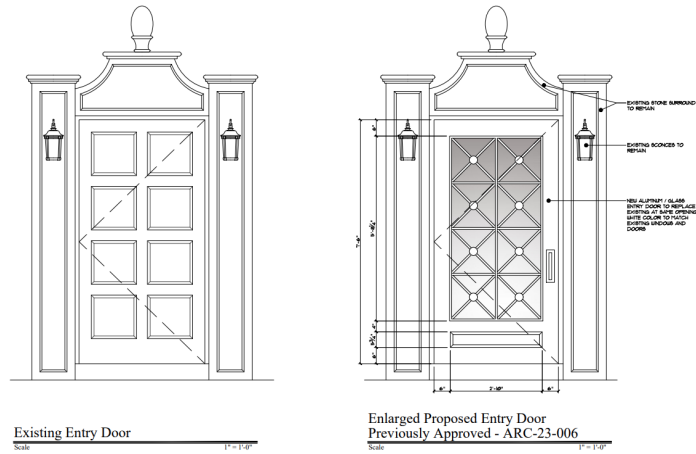
North Elevation will be most significantly impacted by addition.



Area of addition as viewed from driveway



The front door which faces west will retain its surround and flanking sconces. There will be minimal visual impact since there is currently a glass door that covers the eight-panel door, and a similar pattern is proposed while allowing more light into the home without the need for two sets of doors.



CONCLUSION:

Approval of the project will require one (1) motion 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

WRB: JGM: FHM