



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

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

SUBJECT: ZON-22-058 (HSB-22-007) 145 CLARENDON AVE (COMBO)

MEETING: May 11, 2022

ZON-22-058 (HSB-22-007) 145 CLARENDON AVE (COMBO) – VARIANCES. The applicant, 144 Clarendon LLC (Christopher Uzpen, Manager), has filed an application requesting Town Council review and approval for Variances for (1 and 2) to reduce both of the side (east and west) yard setback requirements and (3) from Chapter 50 for the required floor elevation for the new ground floor addition on a historically significant building to construct a ground floor addition with a finished floor of 6.31' NAVD in lieu of the required 7' NAVD, in conjunction with renovations and additions to an existing nonconforming one-story Historically Significant Building. The Landmarks Preservation Commission will perform design review of the application.

LPC NOTICE:

HSB-22-007 (ZON-22-058) 145 CLARENDON AVE (COMBO). The applicant, 145 Clarendon LLC (Christopher Uzpen, Manager), has filed an application requesting Landmarks Preservation Commission review and approval for additions and renovations to an existing one-story single family Historically Significant Building, including variances for setback requirements and Floodplain requirements. Town Council will review the variance portion of the application.

Applicant: 145 Clarendon LLC (Christopher Uzpen, Manager),
Professional: SKA Architects, Jacqueline Albarran, Architect P.A.
Representative: Maura Ziska

HISTORY:

The subject property was designated 'historically significant' in June of 2021. The property is located within the Estate Conservation District. The British Colonial style dwelling was designed by architects Wyeth, King, and Johnson in 1951.

On April 20, 2022 an application was presented to Landmarks Preservation Commission, pursuant to HSB-22-007 (ZON-22-058) 145 CLARENDON AVE (COMBO).

THE PROJECT:

The applicant has submitted plans, entitled "Wheat Residence", as prepared by **SKA Architects** dated 03/11/22.

The following is the scope of work for the Project:

- Extension of the master bedroom wing to create symmetry with the existing east wing. A bay window will be added to match the original one that was removed.
- Replacement of the low flat roof non-original garage with a low hip roof.
- Restoring the loggia to its original size and symmetry by removing a walk-in closet added to the west side. The non-original glass doors in the loggia will be replaced with sliding glass doors to match the look of the existing living room doors.
- Adding of a covered terrace, with pairs of small columns, to reflect the look of the original open loggia.

The following Variance(s) are required to complete the project:

- Section 50-114 – Historic Buildings A variance of Chapter 50, Floods, is authorized for the improvements to and rehabilitation of this historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the building's continued designation as a Historic building to construct a ground floor addition with a finished floor of 6.31' NAVD and existing garage wing with a finished floor of 5.37' NAVD in lieu of the required 7' NAVD.
- VARIANCE 2: Sec. 134-843(a)(8): A variance to continue a nonconforming (west) side yard setback at 12.7' where 15' is required, to allow a 209 SF addition to the existing structure.
- VARIANCE 3: Sec. 134-843(a)(8): A variance to reduce the east side yard setback at 9.8' where 15' is required for the existing nonconforming setback.

Site Data			
Zoning District	R-A	Lot Size (SF)	23,906 SF
Future Land Use	SINGLE-FAMILY	Total Building Size (SF)	5,847 SF
C-O-R	3.83'	Flood Zone	AE 6 and X
Exist Fin. Floor Elevation	6.31' and 5.37'	Prop. Fin. Floor Elevation	6.31' and 5.37'
Year of Construction:	1951	Architect:	Wyeth, King and Johnson
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	40% (9,562 SF)	22% (5,273 SF)	25% (5,847 SF)
Building Height	14'	9'-6"	9'-6"
Overall Building Height	22'	18'-6"	18'-6"
Front Yard Open Space 45% OF FRONT YARD:	1,575 45%	2,642 SF 74.5%	N/C
Landscape Open Space	50% (11,953 SF)	53% (12,655 SF)	51% (12,207 SF)

*If value is not applicable, N/A

*If value is not changing, N/C

Surrounding Properties / Zoning	
North	Two-story residence
South	Two-story residence
East	Two-story residence
West	Lake Worth Lagoon

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town zoning code:

1. Section 50-114 – Historic Buildings A variance of Chapter 50, Floods, is authorized for the improvements to and rehabilitation of this historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the building's continued designation as a Historic building. to construct a ground floor addition with a finished floor of 6.31' NAVD and existing garage wing with a finished floor of 5.37' NAVD in lieu of the required 7' NAVD.
2. VARIANCE 2: Sec. 134-843(a)(8): A variance to continue a nonconforming (west) side yard setback at 12.7' where 15' is required, to allow a 209 SF addition to the existing structure.
3. VARIANCE 3: Sec. 134-843(a)(8): A variance to reduce the east side yard setback at 9.8' where 15' is required for the existing nonconforming setback.

The scope of work includes significant improvements to an existing historically significant single-story residence. The following three variances are being requested: (1) a flood plain variance to construct a 209 SF addition with a finished floor elevation of 6.31' NAVD to match the FFE of the existing residence, and for an existing garage at 5.37' NAVD which is receiving a new low hip roof, both in lieu of the required 7.0', (2) a setback variance for the 209 SF addition in order to align with the existing structure which has a side yard setback of 12.7' in lieu of the 15' required in the RA District, and (3) to reduce the east side yard setback at 9.8' where 15' is required for the existing nonconforming setback by adding a new low hip roof to replace an existing flat roof, increasing the non-conforming setback vertically.

Staff is supportive of the application for the minor additions due to the retention and continued use of an older architecturally significant building.