



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-22-052 (ARC-22-076) 425 WORTH AVE, PH-B (COMBO)

MEETING: June 15, 2022

ZON-22-052 (ARC-22-076) 425 WORTH AVE, PH-B (COMBO) – SPECIAL EXCEPTION W/ SITE PLAN REVIEW & VARIANCES. The applicant, Mary Randolph Ballinger, has filed an application requesting Town Council review and approval for Special Exception with Site Plan Review and Variances for (1) to exceed maximum building height, (2) to expand the nonconforming 6th floor, and (3) to reduce existing nonconforming rear (north) yard setbacks, in conjunction with a 58 SF addition to an existing 6th floor penthouse. The Architectural Commission will perform design review of the application.

ARC NOTICE:

ARC-22-076 (ZON-22-052) 425 WORTH AVE, PH-B (COMBO). The applicant, Mary Randolph Ballinger, has filed an application requesting Architectural Commission review and approval for a 58 SF addition to an existing penthouse, requiring special exception with site plan review and variances for height and setback. Town Council will review the variance portion of the application.

Applicant: Mary Randolph Ballinger
Professional: Bartholemew + Partners,
Representative: Tim Hanlon, Esq.

THE PROJECT:

The applicant has submitted plans, entitled "425 WORTH AVENUE PH-B", as prepared by **Bartholemew + Partners**, dated April 08, 2022.

The following is the scope of work:

- New approximately 60 SF addition to the penthouse unit of an existing 6-story multi-family building

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **SPECIAL EXCEPTION W/ SITE PLAN REVIEW:** Sec. 134-1064. Special Exception with Site Plan Review for additions above the first floor. 134-226, 134-227 and 134-326

- VARIANCE 1: Sec. 134-1060(8)d. Variance to exceed the maximum building height to allow additions at 58.5' in lieu of the 35' maximum allowed, in conjunction with a 6th floor penthouse additions
- VARIANCE 2: Sec. 134-1064(8)d. Variance to expand a nonconforming 6th floor penthouse where 3 stories are allowed in order to construct additions
- VARIANCE 3: Sec. 134-1060(6)(d). Variance to reduce the required rear yard setback of 35.1' in lieu of the 38.1' existing and 117' required to construct a 58 SF enclosed addition.

Site Data			
Existing Structure	6 stories 27 units	Year built	1971

Surrounding Properties / Zoning	
North	Six-story multifamily
South	Lake Worth Lagoon
East	Three-story multifamily
West	Three-story residence

STAFF ANALYSIS

The applicant is proposing to construct an addition containing 58 SF on the penthouse level of an existing six-story building in the R-D(2) zoning district. The sixth floor is existing, and itself nonconforming, and the addition of the laundry room would not acerbate the use or the intensity on the site. A larger addition was approved in 2018 for the neighboring residence on the sixth floor (Penthouse C). Staff has no concerns with the application.