



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-22-069 146 SEASPRAY AVE

MEETING: June 15, 2022

ZON-22-069 146 SEASPRAY AVE —VARIANCES. The applicant, Michael and Michelle Fries, has filed an application requesting Town Council review and approval for variances to (1) reduce by 4.4' the required rear setback of 10' in order to construct a 128 SF addition at 5.6' to match the existing nonconforming rear (south) setback and (2) for the expansion of a nonconforming accessory structure. The Architectural Commission approved the project on 08/25/21, pursuant to ARC-21-015.

Applicant: Michael and Michelle Fries
Professional: Patrick Segraves/SKA Architect+Planner
Representative: Maura Ziska

HISTORY:

The project was approved at the 08/25/21 ARCOM meeting, pursuant to ARC-21-015. The prior zoning application component of the 'Combo' project, Z-21-00383, was withdrawn by the applicant.

NOTE: The ARCOM approval expires 12 months after the approval date.

THE PROJECT:

The applicant has submitted plans, entitled "Mr. and Mrs. Fries 146 Seaspray Ave", as prepared by **SKA Architect + Planner**, dated April 08, 2022

The following is the scope of work for the Project:

- The construction of an approximately 128 SF one-story addition to an existing non-conforming two-story garage/guesthouse located in the rear of the property.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- Variances to (1) reduce by 4.4' the required rear setback of 10' in order to construct a 128 SF addition at 5.6' to match the existing nonconforming rear (south) setback.
- Variance 2: Section 134-416(d): Request to expand a non-conforming 2 story accessory building.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **accessory use** is **consistent** with the **single family** designation of the Future Land Use Map of the Comprehensive Plan.

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:

- Variance1 : Section 134-893 to reduce by 4.4' the required rear setback of 10' in order to construct a 128 SF addition at 5.6' to match the existing nonconforming rear (south) setback.
- Variance 2: Section 134-416(d): Request to expand a non-conforming 2 story accessory building.

The scope of work includes the construction of an approximately 128 SF one-story addition to an existing non-conforming two-story garage/guesthouse located in the rear of the property

NOTE: If value of renovation exceeds 50% of improved value, the structure must be raised to meet minimum FEMA requirement for building elevation.