



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-22-092 (ARC-22-137) 321 BARTON AVE (COMBO)

MEETING: August 10, 2022

ZON-22-092 (ARC-22-137) 321 BARTON AVE (COMBO) – VARIANCES The applicant, Timothy Hanlon, has filed an application requesting Town Council review and approval for variances to (1) reduce the required landscape open space (LOS) from an existing 35% to 30% where 45% is required, and (2) to reduce the enclosed parking garage requirement for residential vehicular parking. The Architectural Commission will perform design review of the application.

ARCOM NOTICE:

ARC-22-137 (ZON-22-092) 321 BARTON AVE (COMBO). The applicant, Timothy Hanlon, has filed an application requesting Architectural Commission review and approval for site improvements to the hardscape and landscape plans, including a new motor court, garage parking removal, and relocating a freestanding landscape wall, including variances to reduce the open space requirements and to eliminate the garage requirement. The variance review portion of the application shall be reviewed by Town Council.

Applicant: Timothy Hanlon
Professional: Environment Design Group (Dustin Mizell)
Representative: Timothy Hanlon

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 321 Barton Avenue", as prepared by **Environment Design Group** date June 06, 2022.

The following is the scope of work:

- Overall site improvements to the hardscape and landscape plans, including a new motor court, relocating a freestanding landscape wall and a new landscape plan, requiring variance.
- The removal of garage parking requiring a variance.

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

- Variance 1: Section 134-893(b)(12)a. – A variance for landscape open space of 30% in lieu

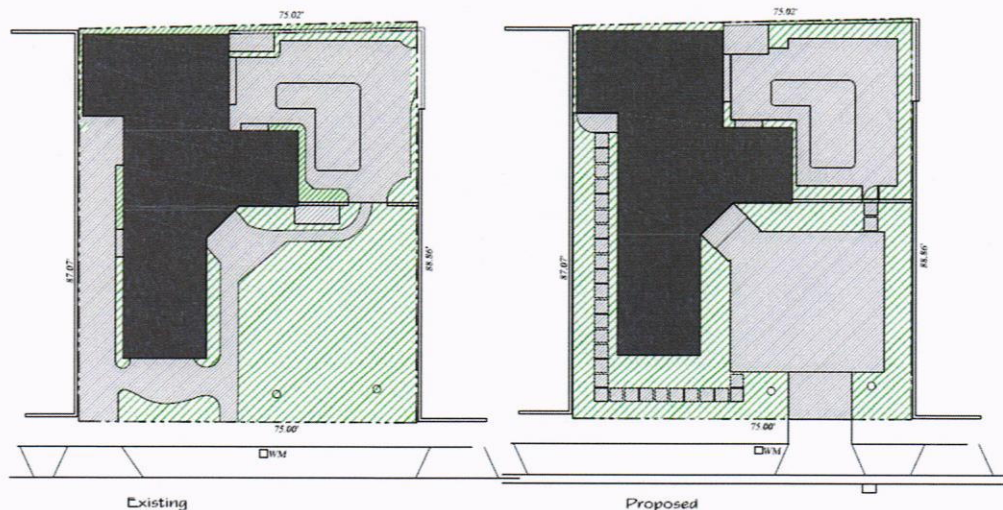
of the 35% existing and 45% minimum required.

- Variance 2: 134-2179(b)(1) Residential districts. In the R-AA, R-A, R-B, R-C, R-D(1) and R-D(2) zoning districts, one and two-family dwellings shall provide the required parking set forth in section 134-2176. The following number of those required off-street parking spaces shall be located in an enclosed garage:(1) Lots which are 75 feet or more in width shall provide two parking spaces.
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Site Data			
Zoning District	R-B	Lot Size	6,500 SF
Year Built	1928	FEMA Zone	AE 6
Future Land Use	SINGLE FAMILY	Landscape Open Space	Required 45% Existing 35% Proposed 30% <i>Variance required</i>
Crown of Road (COR)	2.68' NAVD	Finished Floor Elevation	4.63' NAVD
Surrounding Properties			
North	1932 Two-story residence		
South	1940 Two-story residence		
East	1928 Two-story residence		
West	2013 Two-story residence		

STAFF ANALYSIS

The subject property is mid-block parcel containing an existing two-story residence built in 1928 on a lot currently nonconforming in lot area, width and depth. The lot area is 6,500 SF. The applicant is proposing substantial sitewide improvements to the existing landscape and hardscape, including the elimination of a side loaded driveway. A new curb cut in proposed on the eastern side of the lot and a new square motor court. The improvements result in a further reduction of nonconforming open space.



As it pertains to variance #1, the existing conditions are currently below the required minimum and

in an effort to offset variance #2 and supply some on-site parking area, the open space is further reduced by 364 SF, or 5.5%. As it pertains to variance #2, to eliminate the required off-street parking spaces for a single-family residence, the original garage enclosure was converted to a laundry room by a prior owner. And the existing very narrow driveway also fails to provide passable access to the building formerly used as a garage