



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5430 • www.townofpalmbeach.com

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-22-079 (COA-22-028) 284 MONTEREY RD (COMBO)

MEETING: August 10, 2022

ZON-22-079 (COA-22-028) 284 MONTEREY RD (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES. The applicant, DHC MONTEREY LLC, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review to allow additions to an existing Landmarked structure which results in demolition of more than 50% of the cubic volume on portions of platted non-conforming lots in the R-B Zoning District, including variances from the (1) side (east) and (2) street side (west) setback requirements, and (3) a variance from the angle of vision requirements. Landmarks Preservation Commission will perform the design review.

LPC NOTICE:
COA-22-028 (ZON-22-079) 284 MONTEREY RD (COMBO). The applicant, DHC MONTEREY LLC, has filed an application requesting a Certificate of Appropriateness review and approval for modifications to an existing one-story Landmarked structure, including the construction of 450 SF one-story additions including two side setback variances and a variance from the angle of vision requirement. Town Council will review the Special Exception with Site Plan Review and variance portion of the application.

Applicant: DHC Monterey LLC (Maura Ziska, Manager)
Professional: SKA Architect + Planner | Environment Design Group
Representative: Maura Ziska, Esq.

THE PROJECT:
The applicant has submitted plans, entitled "Saunders Residence", as prepared by **SKA Architect + Planner**, dated July 11, 2022.

The following is the scope of work for the project:

- Approx. 450 SF of additions
- Replacement of windows and doors
- Replacement of roof
- Landscape and hardscape improvements

The following Special Exception with Site Plan Review and Variances are being requested for the project:

- **SPECIAL EXCEPTION W/ SITE PLAN REVIEW:** Section 134-893(c) & 134-329: Special Exception with Site Plan Review to renovate a one-story landmarked residence and add 456 SF of one-story additions that will demolish more than 50% of the cubic footage of the existing nonconforming residence on a non-conforming lot in the R-B Zoning District.
- **VARIANCE 1:** Section 134-893(b)(6): A variance for an angle of vision of 120 degrees in lieu of the 100 degrees maximum allowed.
- **VARIANCE 2:** Section 134-1576(a): a variance for a (west) street side yard setback (N Lake Way) of 15 ft in lieu of the 25 ft required, for the existing nonconforming structure and for additions to the structure.
- **VARIANCE 3:** Section 134-893(b)(7): a variance to maintain an existing nonconforming east side yard setback of 4.8 ft in lieu of 12.5 minimum required, with the demolition of more than 50% cubic volume of a nonconforming structure on a nonconforming lot.

Site Data			
Zoning District	R-B	Lot Size (SF)	8,465 SF
Future Land Use	Residential	Total Building Size (SF)	2,620 SF
C-O-R	6.08 NAVD	Flood Zone	X
Exist Fin. Floor Elevation	8.28' NAVD	Prop. Fin. Floor Elevation	8.28' NAVD
Year of Construction:	1941	Architect:	Wyeth and King
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	40%	25.56%	30.95%
Landscape Open Space	45%	50.2%	51.9%

*If value is not applicable, N/A

*If value is not changing, N/C

Surrounding Properties / Zoning	
North	1970 1-story residence
South	1935 2-story residence
East	1932 2-story residence
West	N Lake Way / 1984 2-story Residence

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

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

STAFF ANALYSIS

The applicant is seeking substantial improvements to an existing one-story landmarked structure which include additions totaling approximately 456 SF, replacement of windows and doors, reroofing, and new hardscape and landscape. In certain areas the applicant is proposed more than 50% of the cubic footage of the existing nonconforming residence on a non-conforming lot in the R-B Zoning District; this triggers the need for several variances (all three of which are for the existing structure) as well as the need for the Special Exception with Site Plan Review on the nonconforming R-B zoned lot.

The applicant has redesigned the massing and placement of the proposed additions through the Landmarks Preservation Commission review, which now have less of an impact on the front façade of the property, but which increase the amount of relief needed from the zoning code, specifically regarding the west street side yard setback and the angle of vision requirements. The west street side yard setback variance request increased from maintaining the 20.1 ft setback, to currently requesting a 15 ft setback in lieu of the 25' required. The angle of vision variance request increased from 116 degrees to the current request of 120 degree in lieu of the 100 degree requirement. The east side yard setback variance request remains unchanged from the original submittal, with a request to maintain the 4.8 ft setback in lieu of the 12.5 ft setback required by code.