



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-22-119 (COA-22-041) 209 PHIPPS PLZ (COMBO)

MEETING: SEPTEMBER 14, 2022

ZON-22-119 (COA-22-041) 209 PHIPPS PLZ (COMBO)—VARIANCES. The applicant, 209 Phipps Plaza LLC (Greg and Francine Purcell), has filed an application requesting Town Council review and approval for a variance to reduce the required front yard setback variance for the installation of a 2nd floor awning. Landmarks Preservation Commission will perform design review of the application.

LPC NOTICE:

COA-22-041 (ZON-22-119) 209 PHIPPS PLZ (COMBO) The applicant, 209 Phipps Plaza LLC (Greg and Francine Purcell), has filed an application requesting a Certificate of Appropriateness for a new second floor awning on the front of the existing two-story landmarked residence including a front yard setback variance. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: 209 Phipps Plaza LLC (Greg and Francine Purcell)
Professional: SKA Architect + Planner
Representative: Maura Ziska, Esq.

THE PROJECT:

The applicant has submitted plans, entitled "Awning Addition", as prepared by **SKA Architect + Planner**, dated June 27, 2022.

The following is the scope of work for the project:

- Installation of a new awning to the south (front yard) second story patio of residence.

The following Variances are being requested for the project:

- **VARIANCE 1:** Sec. 134-948(5)a.: A variance for a second story front (south) yard setback of 1 foot in lieu of the 25 feet minimum required, for a new second floor awning.

Site Data			
Zoning District	R-C MEDIUM DENSITY	Lot Size (SF)	7,640 SF

District:	Phipps Plaza Historic District	Designated:	05/04/1982
Surrounding Properties			
North	Palm Beach Day Academy		
South	Phipps Plaza open space		
East	1926 2-story residence/office		
West	1946 1-story Residence		

STAFF ANALYSIS

The project is the addition of an awning to the south (front yard) second story patio of existing two-story Landmarked residence. The existing residence contains a nonconforming front setback. The installation, as proposed, will require variance relief second story front (south) yard setback of 1 foot in lieu of the 25 feet minimum required, for a new second floor awning. The awning proposed is a striped design with a scalloped edge. The 36' wide awning will be anchored with brackets off the façade of the building and have four structural vertical posts at the edge of the patio. The proposed awning will not have a negative impact on the landmarked property and could be removed in the future.