



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Town Council Development Review

TO: Town of Palm Beach Mayor and Council

FROM: Wayne Bergman, MCP, LEED-AP  
Director PZ&B



SUBJECT: ZON-22-156 (ARC-22-156) 12 SLOANS CURVE DR (COMBO)

MEETING: OCTOBER 12, 2022

**ZON-22-156 (ARC-22-156) 12 SLOANS CURVE DRIVE (COMBO)—SITE PLAN REVIEW AND VARIANCE.** The applicant, Gary L & Joanne Wachman, have filed an application requesting Town Council review and approval for Site Plan Review and a variance to exceed the by 0.5% the maximum allowable lot coverage for an existing townhouse unit in a PUD development in order to expand the second-floor projecting balcony. The Architectural Commission shall perform design review of the application.

**ARC NOTICE:**

**ARC-22-156 (ZON-22-156) 12 SLOANS CURVE DRIVE (COMBO).** The applicant, Gary L & Joanne Wachman, has filed an application requesting Architectural Commission review and approval for a rear balcony expansion and aluminum picket to glass railing on an existing townhome, including a variance to exceed the maximum allowable lot coverage for a townhouse unit in a PUD development. This is a combination project that shall also be reviewed by Town Council as it pertains to the variances and Site Plan Review.

Applicant: Gary & Joanne Wachman  
Professional: Design Floor & Home

**THE PROJECT:**

The applicant has submitted plans, entitled "Balcony Repair and Modification", as prepared by Epic Forensics & Engineer INC dated August 1, 2022.

The following is the scope of work:

- Change of existing aluminum railing to glass.
- Expansion of a rear second floor balcony, extending an additional 2' further for about 39 SF total new balcony area, requiring a variance and site plan review.

The following Special Exceptions, Site Plan review and/or Variance(s) are required to complete the project, and shall be reviewed by Town Council:

- **SITE PLAN REVIEW:** Section 134-329: Site plan review for modification to one unit of a previously approved PUD site plan for Sloan's Curve Townhomes.

- **VARIANCE 1:** Sec. 134-948 (9)(c) A variance to exceed by 3.8% the maximum allowable lot coverage of 35% to provide 38.8% lot coverage in lieu of the 38.3% existing.

Site Data			
Zoning District	PUD-B	Lot Size	7,857 SF
Future Land Use	APPROVED PUD	Year Built	1981
Total Building Size (SF)	3,053 SF	Lot Coverage	Max. Allowed: 35% Existing: 38.3% (3,014SF) Proposed: 38.8% (3,053 SF) <i>Variance Required</i>
Surrounding Properties / Zoning			
North	Single Family Residence (Townhome) / PUD-B (Sloan's Curve)		
South	Single Family Residence (Townhome) / PUD-B (Sloan's Curve)		
East	Atlantic Ocean		
West	Single Family Residence / PUB-B (Sloan's Curve)		

#### **STAFF ANALYSIS**

The scope of work is occurring on the rear of the town house, facing the Atlantic Ocean. The extent of the variance request is relatively small, with only 39 SF of additional balcony being proposed via a 2' wide further extension of the second floor balcony slab. However, the existing lot coverage is already nonconforming, and the small addition of the balcony counts towards lot coverage and thus is increasing the nonconformity (variance #1), however *de minimus* the amount of < 0.5%.

Site Plan Review is required because of the modification to the previously approved Sloan's Curve PUD. The scope of work for this application is limited to one town house unit. The townhomes in this development have some variation in design from one another, either by original design or through owner modifications, additions, updates, and upgrades throughout the years. It appears that this will be the first townhome to introduce glass railing facing the ocean.