



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-22-146 (ARC-22-209) 1020 N LAKE WAY (COMBO)

MEETING: NOVEMBER 09, 2022

ZON-22-146 (ARC-22-209) 1020 N LAKE WAY (COMBO)—VARIANCE. The applicant, Robert Morse, has filed an application requesting Town Council review and approval for a variance (1) to exceed the maximum allowable lot coverage, in conjunction with the exterior alterations and loggia modifications and enlargement proposed at the property. The Architectural Commission will perform design review of the application.

ARCOM NOTICE:

ARC-22-209 (ZON-22-146) 1020 N LAKE WAY (COMBO). The applicant, Robert Morse, has filed an application requesting Architectural Commission review and approval for exterior alterations to an existing single-family residence, including the modifications to and enlargement of an existing rear loggia, including a variance to exceed allowable lot coverage. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Robert Morse
Professional: MP | Design & Architecture (Michael Perry)
Representative: Maura Ziska, Esq.

THE PROJECT:

The applicant has submitted plans, entitled "Existing 2 Story Residence At 1020 N Lake Way", as prepared by **MP | Design & Architecture**, dated August 29, 2022.

The following is the scope of work:

- Construction of a rear loggia addition of approximately 275 SF, including a variance.
- Additional exterior changes including minor modification to the existing front elevation, fenestration modifications on west (rear) and north (side) elevations.

Site Data			
Zoning District	R-B	Lot Size (SF)	18,458 SF

Future Land Use	SINGLE FAMILY	Lot Coverage	Permitted: 30% (5,537 SF) Existing: 30.15% (5,565 SF) Proposed: 31.7% (5,846 SF) Variance Requested
Surrounding Properties / Zoning			
North	1998 Two-story residence/ R-B		
South	1977 One-story residence/ R-B		
East	1940 Two-story residence/ R-B		
West	Lake Worth Lagoon		

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:

- *VARIANCE 1: Sec. 134-893(b)(11): A variance for lot coverage of 31.7% in lieu of the 30% maximum allowed.*

The proposal includes modification to three existing loggias in the rear of the existing two-story structure. The plans reflect an enlargement to the existing loggia and 2nd floor terrace and altering the both of the two that flank this central area, specifically removing the hardened roof coverings at north and south pergolas and replacing those with a slatted trellis style roof. Resulting in a lot coverage variance request needed to be heard by Town Council for review and approval.

Variance Request

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

- *Variance #1 Sec. 134-893(b)(11) Lot, yard and area requirements—Generally.
(11)Lot coverage. b. The maximum lot coverage for two-story buildings is 30 percent.*

Code section	Allowed	Proposed	Variance
<i>Sec. 134-893(b)(11)</i>	30% (5,537 SF)	31.7% (5,846 SF)	1.7% (309 SF)

The following zoning graphic best illustrates the lot coverage consequence resulting from the loggia enlargement.

