



**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-22-157 (ARC-22-202) 256 RIDGEVIEW DR (COMBO)

MEETING: DECEMBER 14, 2022

**ZON-22-157 (ARC-22-202) 256 RIDGEVIEW DR (COMBO) – VARIANCES.** The applicant, Rotman Property Partnership (Francis X. J. Lynch), has filed an application requesting Town Council review and approval for variances to (1) exceed the maximum allowable amount of fill in required yards, (2) to exceed the maximum allowable height of a generator in a required yard setback, and (3) to exceed the allowable wall height in a required yard setback, for the construction of a new one-story single-family residence with related landscape and hardscape improvements. The Architectural Commission will perform the design review of the application.

**ARCOM NOTICE:**

**ARC-22-202 (ZON-22-157) 256 RIDGEVIEW DR (COMBO).** The applicant, Rotman Property Partnership (Francis Lynch), has filed an application requesting Architecture Commission review and approval for the construction of a new one-story single-family residence with related landscape and hardscape improvements, including variances to exceed to maximum allowable fill in required yards, to exceed the allowable height of a generator in a setback, and to exceed the allowable wall height in a setback. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Rotman Property Partnership (Francis Lynch)  
Professional: LaBerge and Menard (Chris Kidle)  
Representative: Francis Lynch

**THE PROJECT:**

The applicant has submitted plans, entitled "256 RIDGEVIEW DRIVE FINAL SUBMITTAL 9.26.22 ", as prepared by **LaBerge & Menard**, dated September 26, 2022.

The following is the scope of work:

- Construction of a new single-story single-family residence, and site wide landscape and hardscape improvements

Site Data			
Zoning District	R-B	Lot Size (SF)	11,500 SF

Lot Coverage	Permitted: 40% 1-Story Proposed: 39.8% (4,575 SF)	Landscape Open Space	Required: 45% (5,175 SF) Proposed: 45.1% (5,181 SF)
Perimeter Open Space	Required: 50% Proposed: 62.3%	Front Yard Open Space	Required: 40% (755 SF) Proposed: 53.38% (1,008 SF)
Cubic Content Ratio (CCR)	Permitted: 3.99 Proposed: 3.81	Enclosed Square Footage	4,037.5 SF
Front Yard Setback	Required: 25’ Proposed: 25’– 9”	Side Yard Setback	Required: 12’–6” Proposed 12’–6” (E + W)
Rear Yard Setback	Required: 10’ Proposed: 10’	Angle of Vision	Required: 100° Proposed: 100°
Crown of Road	2.71’ NAVD	Finished Floor Elevation	Required: 7’ NAVD Proposed: 7’ NAVD
Site Fill	Max. Allowed: 2.145’ Proposed: 3.79’ <b>VARIANCE REQUESTED</b>	Generator Height	Max Height: 7’ above grade Proposed Height: 7.5’ above grade <b>VARIANCE REQUESTED</b>
Site/Screening Wall Height	Max: 7’ above grade Proposed: 7.5’ above grade <b>VARIANCE REQUESTED</b>		
Surrounding Properties / Zoning			
North	2004 1-Story Residence/ R-B		
South	1957 1-Story Residence / 1959 1-Story Residence / R-B		
East	2009 2-Story Residence / R-B		
West	2004 2-Story Residence / R-B		

### **STAFF ANALYSIS**

This application is presented to the Town Council to consider whether all of the criteria for variance approval have been met. 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:** Section 134-1600. A variance to allow a fill amount of 3.8 ft in required yards in lieu of the 2.15 ft allowed by Code, a difference of 1.6 ft of fill.
- **VARIANCE 2:** Section 134-1729(1)(c). A variance to allow the highest point of a generator at 7.5 in lieu of 7' allowed by Code.
- **VARIANCE 3:** Section 134-1729(1)(d). A variance to allow a generator screening wall at a height of 7.5' in lieu of the 7' allowed by Code.

The proposed single-family residence is contemporary in design and utilizes a single-story massing with smooth white stucco façades, a flat roof with parapets, projecting eyebrows, black aluminum glazed doors and casement windows with coral stone sills, a wood clad garage door, and decorative panels with horizontal wood cladding.



The residence is laid out in a courtyard plan with a central pool and rear covered loggia. Pedestrian access to the property is via a winding set of stairs and platforms that climbs from Ridgeview Drive to the front entry porch. A paver driveway with lawn joints provides vehicular access to a forward-facing garage bay. The property is fully enclosed with a new masonry site wall at varying heights. Additional retaining walls are proposed within the side yards due to the terracing of the grade of the property.

#### Variance Requests

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

Code Section	Required	Proposed	Variance
<b>Section 134-1600.</b> A variance to allow a fill amount of 3.8 ft in required yards in lieu of the 2.15 ft allowed by Code, a difference of 1.6 ft of fill.	<i>Maximum of 2.15' of fill</i>	<i>3.8' of fill</i>	<i>1.6' of fill</i>

The subject parcel has a low elevation, with the highest crown of road of Ridgeview Drive measuring 2.71' NAVD in front of the property. The FEMA required finish floor of the elevation is 7' NAVD. Per the Town's Fill Ordinance, the applicant may install 2.15' of fill to raise the site.

Finish Floor Elevation (7' NAVD) – Crown of Road (2.71' NAVD) = 4.29 / 2 = 2.15' of fill.

The design utilizes a combination of exterior stairs and grade terracing for entry into the property. Sheets D2 and D4 of the landscape plans provide Yard Section Diagrams illustrating the adjacent property's grade, the existing grade, the allowable amount of fill, and the proposed grade. The areas where variances are required are graphically identified. The applicants are requesting to add 3.8' of fill to the property, with a variance amount of 1.6' in additional fill.

Code Section	Required	Proposed	Variance
<b>Section 134-1729(1)(c).</b> A variance to allow the highest point of a generator at 7.5' lieu of 7' allowed by Code.	<i>Maximum Height 7'-0"</i>	<i>7.5'</i>	<i>.5'</i>

The generator for the property is proposed within the east side yard. A section drawing illustrating the generator, its required screening wall, and the neighboring adjacent grade is provided on Sheet D2 (graphic 2). Per FEMA regulations, generators are required to be elevated to current base flood elevation, which is 7' NAVD for this parcel. Town code (Section 134-1729(1)(c)) prohibits generators in required yards from exceeding 7' in height, as measured from the lowest adjacent grade. Due to the raising of the east yard with fill, the parcel's grade will be roughly 1.5' higher than the neighboring grade. The generator is then placed on a platform to elevate the generator to the required base flood elevation. The top of the generator is requested to be at 7.5' above the neighboring grade, thus a variance amount of .5' is requested.

Code Section	Required	Proposed	Variance
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<b>Section 134-1729(1)(d).</b> A variance to allow a generator screening wall at a height of 7.5' in lieu of the 7' allowed by Code.	<i>Maximum Height</i> 7'-0"	7.5'	.5'
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Town Code also requires that generators in required yards be completely screened from neighboring properties with a masonry wall. Site/screening walls, like generators, are also limited in height to 7' above the height of the lowest adjacent grade. The applicants are requesting a wall height variance of .5' to fully screen the generator from the neighboring property. A graphic depiction of the proposed wall is illustrated on Sheet EL3 of the landscape plans.

WRB/JGM/BMF/JRH