



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-23-030 (COA-23-006) 130 BRAZILIAN AVE (COMBO)

MEETING: FEBRUARY 15, 2023

ZON-23-030 (COA-23-006) 130 BRAZILIAN AVE (COMBO)—VARIANCES. The applicant, 145 Clarendon LLC, has filed an application requesting Town Council review and approval for a Variance (1) to reduce the required side setback for the installation of new ground floor awning on an existing Landmarked structure. The Landmarks Preservation Commission will perform the design review.

LPC NOTICE

COA-23-006 (ZON-23-030) 130 BRAZILIAN AVE (COMBO). The applicant, 145 Clarendon LLC, has filed an application requesting a Certificate of Appropriateness for the installation of new awning in an interior courtyard of an existing Landmarked structure including a variance from the side setback requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: 145 Clarendon LLC
Professional: SKA Architect + Planner (Jackie Albarron)
Representative: Maura Ziska, Esq.

THE PROJECT:

The applicant has submitted plans, entitled "Wheat Residence", as prepared by **SKA Architect + Planner**, dated December 08, 2022.

The following is the scope of work for the project:

- Installation of a new awning in the inner courtyard (rear of house) to match style, color, and material of awning at front of residence including a side setback variance.

The following Variances are being requested for the project:

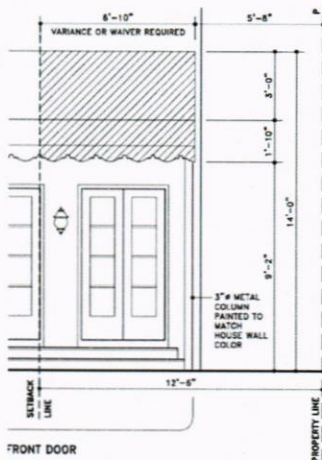
- **Variance 1:** Section 134-893 (7): Request for a Variance to add a 360 square foot fabric awning to the interior courtyard with a 5.66' east side yard setback in lieu of the 12.5 minimum required in the R-B Zoning District.

Site Data

Zoning District	R-B	Lot Size (SF)	12,840 SFSF
Future Land Use	SINGLE FAMILY	Designated:	01/09/96
Architect	Unknown	Year Constructed	1925
Lot Coverage	Existing: 23.43% Proposed: 26.24% Permitted: 30%	Side Setback	Existing: 5.4' Proposed: 5.4' 5.66' awning Permitted: 12.5' <i>Variance requested</i>
Surrounding Properties			
North	1986 Two-story residence / R-B		
South	2006 Two-story residence / R-B		
East	1926 Three-story residence / R-B		
West	2004 Two-story residence / R-B		

STAFF ANALYSIS

The project is the addition of a 360 SF awning at the ground floor to the rear of the existing two-story Landmarked residence. The residence built in 1925 has an existing nonconforming side setback of 5'-4".



The installation, as proposed, will require variance relief side yard setback of 6'-10" in lieu of the 12'-6" minimum required, for a structure. The awning proposed is a solid beige design with a scalloped edge to match the awning over the front entry. The proposed awning will not have a negative impact on the landmarked property and could be removed in the future. As it pertains to the variance request, the Code does not distinguish between the principal structure or the awning in determining setback requirements. The applicants have submitted a Letter of Intent outlining the justification for the variance requests. The proposed awning is in the rear pool courtyard and is necessary to provide shade on the pool deck and will be located over an existing door.

Variance Request

The following Variances required to complete the project, and shall be reviewed by Town Council:

Code section	Required	Proposed	Variance
Section 134-893 (7) <i>Variance for a reduced side setback</i>	12'-6"	5'-8"	6'-10"

The new awning is being installed at the rear of the structure and will not be visible from the street or from neighbors.

WRB:JGM