



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

TO: LPC Chairperson and Members

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

SUBJECT: HSB-22-003 (ZON-22-032) 594 N COUNTY RD (COMBO)

MEETING: MARCH 22, 2023

HSB-22-003 (ZON-22-032) 594 N COUNTY RD (COMBO). The applicant, George Marucci, has filed an application requesting Landmarks Preservation Commission review and approval for two, one-story additions to a historically significant one-story building totaling approximately 300 SF, including variances from side setback requirements and including a variance from Chapter 50 for the required floor elevation for the new ground floor additions on a historically significant building to construct a ground floor addition with a finished floor of 6.69' NAVD in lieu of the required 7' NAVD. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: George Marucci
Professional: Harold J. Smith/Smith and Moore Architects, Inc.
Representative: David E. Klein, Esq.

HISTORY:

At the end of November 2021, the subject property was determined to meet at least one the criteria in Section 18-305(c) to be designated 'historically significant'. The structure falls within the Canopy Historic Conservation District and was constructed in 1940 designed by Belford Shoumate.

A very similar application (ARC-21-082 and ZON-21-020) for the construction of three additions totaling approximately 430 SF to an existing one-story residence, including variances from both side setback requirements was previously on track for ARCOM December 17, 2021 and TC review. Since then, the owner pursued to have the existing structure designated as a 'historically significant' building. An application was filed for, HSB-22-003 (ZON-22-032), three additions to the structure and was placed on the February 16, 2022 Landmarks Preservation Commission agenda, but the applicant requested an indefinite deferral. Today, the application at hand generally matches those requests but in a reduce capacity—only two additions are proposed—and the applicant is ready to move forward.

This item was originally scheduled for the January 18, 2023 LPC meeting but was deferred at the request of the applicant.

THE PROJECT:

The applicant has submitted plans, entitled "HSB-22-003 594 NORTH COUNTY ROAD", as prepared by **Smith and Moore Architects, Inc.**, dated February 28, 2022

The following is the scope of work for the Project:

- Construction of a two single story additions totaling approximately 300 square feet to an existing one 3,507 square foot story single residence including variances.

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

- **VARIANCE 1** - Section 134-893(a)(7): Request for a variance to allow two one-story additions to the residence resulting in a side yard setback on the south side of the property of 10.6 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District.
- **VARIANCE 2** - Section 50-114: Historic Buildings A variance is authorized for the improvements to and rehabilitation of this historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the building's continued designation as a Historic building. to construct a ground floor addition with a finished floor of 6.69' NAVD in lieu of the required 7' NAVD

Site Data			
Zoning District	R-B	Lot Size (sq ft)	11,663 SF
Future Land Use	SINGLE-FAMILY	Total Building Size (sq ft)	4,036 SF
C-O-R	8.1	Flood Zone	AE 6
Finished Floor Elevation	Existing 6.49' NAVD Required 7.0' NAVD <i>Variance requested</i>	Max Fill	N/A
Year of Construction:	1940	Architect:	Belford Shoumate
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	40% (4665 SF)	30% (3,507 SF)	32.5% (3,794 SF)
Side Setback	Proposed 10.6' Required 12.5' <i>Variance requested</i>	Landscape Open Space (LOS)	Existing 36.3% Proposed 36.7% Required 45%
Surrounding Properties / Zoning			
North	Two-story 2020 residence / R-B		
South	One-story 1952 residence / R-B		
East	Two-story 1992 residence / R-B		
West	Two-story 2021 residence / R-B		

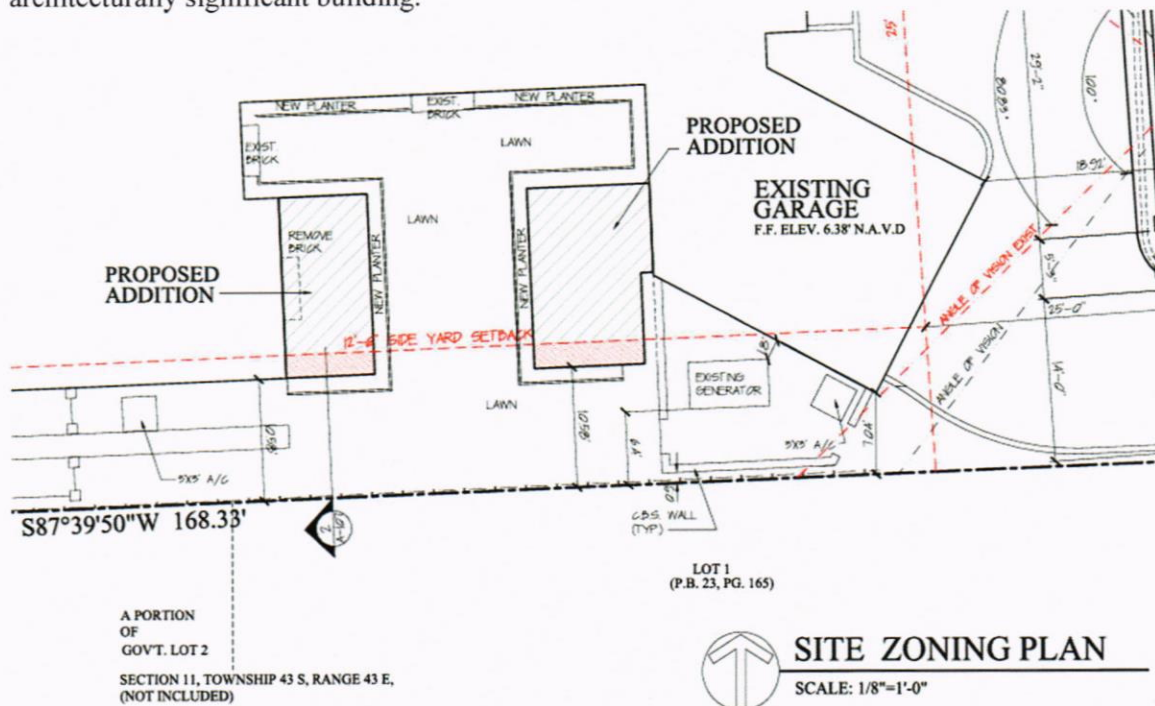
STAFF ANALYSIS

As a HSB project the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and 54-123 of the Landmark Preservation Ordinance.

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town code:

- Section 134-893(a)(7): Request for a variance to allow an addition to the residence resulting in a side yard setback on the south side of the property of 10.6 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District.
- Section 50-114 – Historic Buildings A variance is authorized for the improvements to and rehabilitation of this historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the building's continued designation as a Historic building. to construct a ground floor addition with a finished floor of 6.49' NAVD in lieu of the required 7' NAVD.

The construction of a new two minor single story additions totaling approximately 300 SF to an existing one 3,507 square foot historically significant building triggers the need for three (3) variances, two for the setback requirements and one from the Floodplain requirements. The additions will require north and south side yard variances, and a flood variance. Staff is supportive of the application for the minor additions due to the retention and renovation of an older architecturally significant building.



Approval of the project will require three separate motions to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, (2) the approval of variance #1, to construct a ground floor addition with a finished floor of 6.49' NAVD in lieu of the required 7.0' NAVD; (3) that the implementation of the proposed setback variances will/will not cause negative architectural impact to the subject property. The variance portion of the application is scheduled for review by Town Council.

WRB:JGM