



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

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

SUBJECT: HSB-23-002 (ZON-23-039) 261 SANFORD AVE (COMBO)

MEETING: MARCH 22, 2023 (LPC)
APRIL 04, 2023 (TC)

HSB-23-002 (ZON-23-039) 261 SANFORD AVE (COMBO). The applicant, Mr. & Mrs. Delaney, has filed an application requesting Landmarks Preservation Commission review and approval for proposed additions and alterations to a two-story Historically Significant Buildings involving demolition of more than 50% of a portion of the building as part of an alteration requiring variances from the Floodplain requirements from Chapter 50, Floods, for the required floor elevation of the existing structure and addition, and variances from setbacks and lot coverage,. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-039 (HSB-23-002) 261 SANFORD AVE (COMBO)—VARIANCES. The applicant, Mr. & Mrs. Delaney, has filed an application requesting Town Council review and approval for Site Plan Review for additions and alterations to an existing two-story Historically Significant building involving the demolition of more than 50% of portions of the structure resulting in Variances (1) to retain the existing nonconforming side (west) yard setback and (2) to exceed the maximum lot coverage permitted, and from Chapter 50, Floods, for the required floor elevation of the existing structure, for the renovation and alteration of an existing Historically Significant two-story building. The Landmarks Preservation Commission will perform design review of the application and review and approved the Floodplain variance.

Applicant: Mr. & Mrs. Delaney
Professional: SKA Architect + Planner (Daniel Clavijo)

HISTORY:

The subject property was designated 'historically significant' in August of 2022. The property is located within the Canopy Conservation District. The two-story Monterey style dwelling was designed by Howard Chilton in 1945-1946.

THE PROJECT:

The applicant has submitted plans, entitled "Delaney Residence 261 Sanford Avenue", as prepared by **SKA Architect + Planner** dated February 09, 2023.

The following is the scope of work for the Project:

- The renovation includes partial rear demolition, removal and replacing of windows and doors for impact resistance with new wood clad windows, and addition of approximately 100 square feet and along with Landscape/Hardscape modifications.
- Variance #1 Chapter 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 of 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 maintain a ground floor and additions with a finished floor of **4.31'** NAVD in lieu of the required 7' NAVD. Additionally, this variance authorization and subsequent eligibility, allows for the installation of mechanical equipment, pool equipment, and a generator below the required base flood elevation.

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

- Variance #2 Section 134-893(7): A variance to allow an east side yard one-story setback for the existing house to remain to be 8.0' in lieu of the 12.5' minimum required.
- Variance #3 Section 134-893(11): A variance from lot coverage requirements of 30.40% in lieu of the 30.96% existing and 30% max allowed.

| Site Data | | | |
|---------------------------------|---|----------------------------|--|
| Zoning District | R-B | Lot Size (SF) | 11,950 SF |
| Future Land Use | SINGLE-FAMILY | Total Building Size (SF) | 5,528 SF Existing 5,619 SF Proposed |
| Crown of Road C-O-R | 2.78' Sanford Ave 4.7' Kamala Ln | Flood Zone | AE 6 |
| Exist Fin. Floor Elevation | 4.31' (lowest habitable slab) and 4.84' and 3.07' (garage) | Prop. Fin. Floor Elevation | 4.31' <i>Floodplain Variance requested</i> |
| Year of Construction | 1945-1946 | Architect/Builder: | Howard Chilton |
| Project | | | |
| | Required/Allowed | Existing | Proposed |
| Lot Coverage | 30% (3,858 SF) | 30.96% (3,700 SF) | 30.4 % (3,632 SF) <i>Variance requested</i> |
| Cubic Content Ratio (CCR) | 3.98 | 3.58 | 3.93 |
| Landscape Open Space | 45% | 47% (5,613 SF) | 47% (5,637 SF) |
| Surrounding Properties / Zoning | | | |
| North | 2003 Two-story residence / R-B | | |
| South | 2005 Two-story residence / R-B | | |
| East | 2020 Two-story residence B-048-2020 / R-B | | |
| West | 1951 One-story 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 zoning code: floodplain variance and 2 other requested variances.

The renovation includes the partial rear demolition, removal and replacing of windows and doors for impact resistance with new wood clad windows, and addition of approximately 100 square feet and along with landscape modifications of an existing historically significant two-story residence. The Monterey style residence features a front-loaded cantilevered balcony and large bay windows that will not be impacted. The proposal appears to preserve the home's original character defining features, removes previous alterations and additions at the rear of the home, and creates additions that are both compatible with and differentiated from the historic structure as outlines in the Secretary of Interior Standards.

As it pertains to variance #1, in order to keep and to expand the rear of the structure and have it closely resembling the appearance of the original, the finished floor of the new structure is proposed to match the existing floor height of the main residence, which is below the current required base flood elevation. A flood plain variance is being requested for the historic structure to allow an addition with a finished floor of 4.31' (lowest slab of interior habitable space) in lieu of the 7' required by code. As such, a flood plain variance is necessary for construction at 4.89' NAVD, in lieu of the 7' NAVD current minimum; the floodplain waiver is only afforded to landmarked and historically significant buildings in the Town and is in fact one of the greatest benefits of the program for the older historic building stock. The floodplain variance is now reviewed and approved by the LPC.

As it pertains to variances #2 and #3, to establish to the existing nonconforming setback and lot coverage of the original, retained structure. The improvements to the older historically significant structure will exceed both the 50% of the value improvements to the structure and 50% of the demolition of the rear façade, which triggers all of the building's nonconformances to be brought up to the today's zoning requirements. The historically significant building is already nonconforming in lot coverage and constructed with the west side setback. Specifically to variance #2, the existing side yard one-story setback for the existing historically significant structure is proposed to remain at 8.0' in lieu of the 12.5' minimum required; due to the extent of demolition to rear façade, all nonconformances must be established. Similarly, as it pertains to variance #3, to permit the lot coverage at 30.40% in lieu of the 30.96% existing and 30% max allowed. The applicant is improving the existing nonconforming area and reducing the overall footprint. The lot coverage is reduced slightly by eliminating the portion of the footprint of the existing footprint and adding a new approximately 100SF addition in the rear portion of the residence, resulting in a new footprint smaller than the portion to be removed.

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 4.31' NAVD in lieu of the required 7.0' NAVD; (3) that the implementation of the proposed variances will/will not cause negative architectural impact to the subject property. The other variances (#2 and #3) portion of the application is scheduled for review by Town Council.
WRB:JGM