




**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

TO: ARCOM Chairperson and Members  
FROM: Wayne Bergman, MCP, LEED-AP   
Director PZ&B  
SUBJECT: ARC-23-019 (ZON-23-036) 247 SEASPRAY AVE  
MEETING: MARCH 29, 2023

**ARC-23-019 (ZON-23-036) 247 SEASPRAY AVE (COMBO).** The applicant, Alicia Grace (ALICIA GRACE TR TITL HLDR), has filed an application requesting Architectural Commission review and approval for the construction of a second floor addition on an existing single-story detached accessory structure, requiring variances to vest existing non-conforming first story side and rear setbacks due to the demolition of more than 50% of the structure, and variances to permit the construction of a second story with reduced side and rear setbacks. This is a combination project that shall also be reviewed by Town Council as it pertains to the zoning relief/approval.

Applicant: Alicia Grace  
Professional: Peter Papadopoulos | Smith & Moore Architects

**THE PROJECT:**

The applicant has submitted plans, entitled "247 Seaspray Ave., Palm Beach, Florida" as prepared by **Smith and Moore Architects, Inc.**, dated March 06, 2023.

The following is the scope of work:

- Details of the frieze/fascia design

The following Special Exception, Site Plan Review and/or Variances were supported at the February 22, 2023 ARCOM meeting:

- **Variance #1:** Sec. 134-893(b)(7)(a). A variance to vest an existing non-conforming first floor side (east) yard setback of 1.6' in lieu of the 12.5' required within the R-B zoning district due to the demolition of more than 50% of the existing structure.
- **Variance #2:** Sec. 134-893(b)(9)(a). A variance to vest an existing non-conforming first floor rear (north) yard setback of 1.3' in lieu of the 10' required within the R-B zoning district due to the demolition of more than 50% of the existing structure.
- **Variance #3:** Sec. 134-893(b)(7)(b). A variance to permit a second story with a side (east) yard setback of 13'-7 1/2" in lieu of the 15' required within the R-B zoning district.
- **Variance #4:** Sec. 134-893(b)(9)(b). A variance to permit a second story with a rear (north) yard setback of 2'-6 1/4" in lieu of the 15' required within the R-B zoning district.
- **Variance #5:** Sec. 134-891(B). A variance to permit a two-story accessory structure on a parcel less than 20,000 SF within the R-B zoning district.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	Required: 10,000 SF Existing: 9,138.5 SF	<b>Crown of Road</b>	2.69' NAVD
<b>Lot Depth</b>	122.5'	<b>Lot Width</b>	74.60'
<b>Rear Yard Setback (North)</b>	Required: (1 <sup>st</sup> ) 10' (2 <sup>nd</sup> ) 15' Proposed: (1 <sup>st</sup> ) 1.3' (2 <sup>nd</sup> ) 2'-6" <i>2 Variances Requested</i>	<b>Side Yard Setback (East)</b>	Required: (1 <sup>st</sup> ) 12'-6" (2 <sup>nd</sup> ) 15' Proposed: (1 <sup>st</sup> ) 1.6' (2 <sup>nd</sup> ) 13'-7" <i>2 Variances Requested</i>
<b>Building Height</b>	Permitted: 22' Existing: 9'-10 1/4" Proposed: 17'-4 5/8"	<b>Overall Building Height</b>	Permitted: 25' (accessory) Existing: 14'-7" Proposed: 21' 1 7/16"
<b>Finished Floor Elevation</b>	Required: 7' NAVD Existing: 2.87' NAVD Proposed: 3.87' NAVD	<b>FEMA Flood Zone</b>	AE-6
<b>Cubic Content Ratio (CCR)</b>	Maximum: 4.09 Existing: 3.478 Proposed: 3.581	<b>Enclosed Square Footage</b>	4,075 SF (Cumulative)
<b>Landscape Open Space</b>	Required: 45% Existing: 39.43% Proposed: N/C	<b>Lot Coverage</b>	Required: 30% Existing: 29.8% Proposed: N/C
Surrounding Properties / Zoning			
<b>North</b>	242 Seabreeze / Residence / R-B		
<b>South</b>	252 Seaspray Ave / Residence / R-B		
<b>East</b>	243 Seaspray Ave / Vacant Parcel / R-B		
<b>West</b>	255 Seaspray / Residence / R-B		

### STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met.

At the February 22, 2023 ARCOM meeting, the project design was approved with the condition that certain elements (the girth of the fascia and how it meets the roofline) return to the Commission for review at the 03/29/23 ARCOM meeting. Additionally, a motion was approved that the variances were supported and that they would not cause negative impact to the architecture.

### Conclusion

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria.

WRB:JGM:JRH