



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Combination Memorandum: Architectural Commission (ARCOM) and Town Council

TO: ARCOM Chairperson and Members

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

SUBJECT: ARC-23-036 (ZON-23-050) 243 SEASPRAY AVE (COMBO)

MEETING: April 26, 2023

ARC-23-036 (ZON-23-050) 243 SEASPRAY AVE (COMBO). The applicant, 243 Seaspray LLC (Larry Meyer, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape and pool, requiring setback variances. This is a combination project that shall be reviewed by Town Council as it relates to zoning relief/approval.

ZON-23-050 (ARC-23-036) 243 SEASPRAY AVE (COMBO) – VARIANCES. The applicant, 243 Seaspray LLC (Larry Meyer, Manager), has filed an application requesting Town Council review and approval for (2) variances for (1) a reduced west side yard setback and (2) a reduced north rear yard setback, as it pertains to construction of a new two-story single-family residence. The Architectural Commission shall perform design review of the application.

Applicant: 243 Seaspray LLC (Larry Meyer)
Professional: Asbacher Architecture (Kevin Asbacher)

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED RESIDENCE: 243 SEASPRAY AVENUE PALM BEACH, FLORIDA 33480", as prepared by **Asbacher Architecture, Inc.** dated March 14, 2023.

The following is the scope of work:

- New two-story residence and detached one-story garage.
- New swimming pool and hardscape.
- New landscape.

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

- **VARIANCE 1: Sec. 134-893(b)(7)a.**: A variance to permit a west side yard setback of 4.5 ft in lieu of the 12.5 ft minimum one-story side yard setback required; for a detached garage structure.

- VARIANCE 2: Sec. 134-893(b)(9)a.: A variance to permit a north rear yard setback of 8 ft in lieu of the 10 ft minimum one-story rear yard setback required; for a detached garage structure.

Site Data			
Zoning District	R-B	Lot Size (SF)	Required: 10,000 SF Existing: 13,781 SF
Lot Width	Required: 100 ft Existing: 112.5 ft	Lot Depth:	Required: 100 ft Existing: 122.5 ft
Lot Coverage	Permitted: 30% Proposed: 27.66% (3,813 SF)	Perimeter Open Space	Required: 50% Proposed: 76.1%
Landscape Open Space (LOS)	Required: 45% Proposed: 45.03%	Front Yard Open Space	Required: 40% Proposed: 69.6%
Building Height	Permitted: 22'-0" Proposed: 21'-8"	Overall Building Height	Permitted: 30'-0" Proposed: 27'-0"
Crown of Road	3.25' NAVD	FEMA Flood Zone	AE 6' NAVD
Finish Floor Elevation	8' NAVD	Cubic Content Ratio	Max: 3.96 Proposed: 3.96
Max Fill	Permitted: 2.35' Proposed: 2.35'	Enclosed Sq. Ft.	5,703 SF

Surrounding Properties	
North	1925 Two-Story residence / R-B 2020 Two-Story residence / R-B
South	1924 Two-story residence / R-B 1924 Two-story residence / R-B 1956 Two-story residence / R-B
East	1926 Two-story residence / R-B
West	1925 Two-story residence / R-B

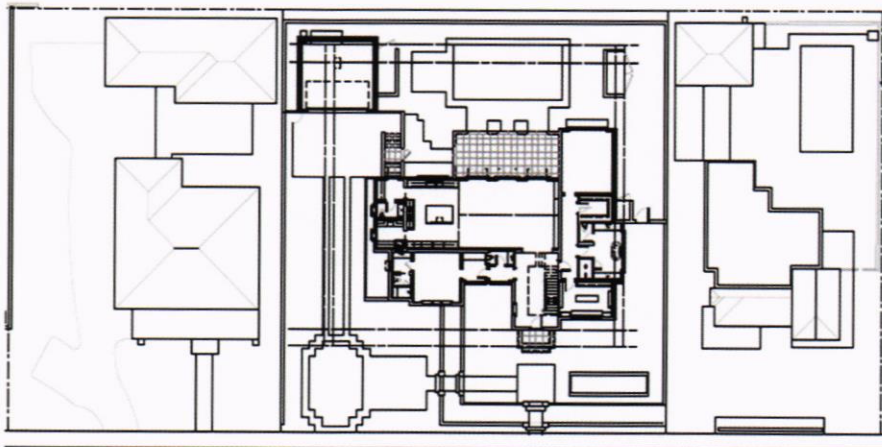
STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A review of the project indicates that the application, as proposed, appears to be inconsistent with the abovementioned sections of the Town zoning code.

The subject property is a mid-block "Sea-Street" parcel. The parcel exceeds the minimum lot size of the zoning district at 13,000+ sq. ft. and may actually be a larger than average sized parcel on a Sea-Street, where many smaller sized parcels were developed. The applicant suggests that the proposed design is appropriate for the neighborhood, incorporating designs and features such as a varied massing, textured stucco, barrel tile roofing, iron balcony and stone entry surround. The applicant offers that the design and materials are inspired from other Spanish style homes on the street without being to similar other homes. The site plan also proposes a detached one-story accessory garage structure located in the rear corner of the property. Similar style structures were a common occurrence when the neighborhood was developed, an ode to the original neighborhood development pattern.



Two variances are requested from the applicant to locate the detached one-story garage structure within (1) the north rear-yard setback and (2) the west side-yard setback areas. Detached structures with similar siting are not uncommon in this neighborhood, and many such structures in the neighborhood are two stories in height. Similar variances were granted to the property to the west of the subject parcel for it's accessory structure to further encroach into required rear and side yard setback areas, granting of this variance would not be an anomaly in this neighborhood. The applicant proposes this feature in an attempt to perpetuate the original development pattern of the neighborhood while keeping garage parking as far from the street as possible.



Approval of the project will require two separate motions to be made by the Commission: (1) the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and (2) that the implementation of the proposed variances will/will not cause negative architectural impact to the subject property.

WRB:JGM:BMF