




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

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

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

SUBJECT: ARC-23-079 1020 N LAKE WAY

MEETING: JUNE 28, 2023

ARC-23-079 1020 N LAKE WAY: The applicant, 1020 North Lake Way Revokable Trust (Paul Krasker), has filed an application requesting Architectural Commission review and approval for the construction of new habitable second floor living space within an existing mansard roof, the construction of new second floor dormer windows, and the installation of new roof top solar panels.

Applicant: 1020 North Lake Way Revokable Trust (Paul Krasker)
Professional: Michael Perry | MP Design & Architecture

THE PROJECT:

The applicant has submitted plans, entitled "Existing 2 Story Residence at 1020 N Lake Way" as prepared by **MP Design & Architecture**, dated May 16, 2023.

The following is the scope of work:

- Construction of a +/-674 SF second story addition within an existing mansard roof and the construction of dormer windows
- Installation of new rooftop solar panels

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Existing: 18,458 SF Required: 10,000 SF	Crown of Road (COR)	3.37' NAVD (N LAKE WAY)
Total Enclosed SF	7,689 SF	FEMA Flood Zone	AE 6
Building Height	Permitted: 22' Proposed: 22'	Overall Building Height	Permitted: 30' Proposed: 29.83'
Finished Floor Elevation	7.15' NAVD	Point of Measurement	7.15' NAVD <i>Additions under 800 SF in RB</i>
Lot Coverage	Permitted: 30% (5,537 SF) Existing/Prop: 31% (5,862 SF)	Fill	NA
Landscape Open Space (LOS)	Required: 45% (8,306 SF) Proposed: 51.9% (9,579 SF)	Front Yard Landscape Open Space	Required: 40% (1,049 SF) Proposed: 57.3% (1,503 SF)

Surrounding Properties / Zoning	
North	1040 N Lake Way / R-B
South	1010 N Lake Way / R-B
East	Garden Road / N Lake Way Intersection
West	Lake Worth Lagoon

STAFF ANALYSIS

This application is presented to the Commission to consider whether all criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town of Palm Beach Town zoning code.

The application requests to construct +/-674 SF of additional living space within a previously uninhabitable dormer roof over the existing garage wing at the front of the residence. The application includes the construction of six (6) new projecting dormer windows within the mansard slopes to provide windows into the addition. The new habitable space will consist of a staff and a guest suite and will be accessible via a new stair way. The application does not include any modifications to the residence's lot coverage as the addition is solely limited to the second story.

The application also requests approval to install 46 new 30" x 54" solar panels on the flat roof portions over the central and south massing elements of the home. The solar panels are set back from the edges of the roofline and are limited to in height to 6" from the roof's surface. Diagrams of the panel configurations and mounting systems are provided on Sheets A105 and A301 of the miniset.

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, subject to any imposed conditions.

WRB:JGM:JRH