



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

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

SUBJECT: ARC-23-052 (ZON-23-092) 300 COLONIAL LN (COMBO)

MEETING: DECEMBER 15, 2023 ARCOM
JANUARY 10, 2024 TC

ARC-23-052 (ZON-23-092) 300 COLONIAL LN (COMBO). The applicants, Dragana & Richard Connaughton, have filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence requiring (2) variances from east side yard setback and (1) variance from mechanical equipment regulations and construction of a detached accessory structure requiring (2) setback variances, (1) lot coverage variance and (1) angle of vision variance, together with final hardscape, landscape, and swimming pool. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-092 (ARC-23-052) 300 COLONIAL LN (COMBO) – VARIANCE(S). The applicants, Dragana & Richard Connaughton, have filed an application requesting Town Council review and approval for seven (7) variances including (1-2) to construct an accessory slat house structure in the south rear-yard and west street side-yard setback, (3) to exceed maximum angle of vision, (4) to exceed maximum lot coverage, (5-6) to construct a new-single family residence with reduced one-story and two-story east side-yard setbacks, and (7) to exceed the maximum number of pieces of air-conditioning equipment permitted in the east side-yard setback. The Architectural Commission shall perform design review of the application.

APPLICANT: Dragana & Richard Connaughton
ARCHITECT: Patrick Ryan O'Connell Architect (Patrick O'Connell)
DESIGN: Elizabeth Connaughton
LANDSCAPE: Environment Design Group (Dustin Mizell)

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED NEW RESIDENCE FOR: 300 COLONIAL LN" as prepared by **Patrick Ryan O'Connell Architect**, dated November 09, 2023.

The following scope of work is proposed:

- Construction of a new two-story single-family residence.
- Sitewide landscape and hardscape improvements.
- New swimming pool.
- Construction of an accessory slat house structure.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

1. **VARIANCE 1:** [Sec. 134-891\(b\)\(3\)](#): A variance to permit a south rear-yard setback of **8.75 ft** in lieu of the 10 ft minimum rear yard setback required for a detached accessory slat house structure.
2. **VARIANCE 2:** [Sec. 134-891\(b\)\(4\)](#): A variance to permit a west street side-yard setback of **8.2 ft** in lieu of the 25 ft setback required, for construction of a detached accessory slat house structure.
3. **VARIANCE 3:** [Sec. 134-893\(b\)\(6\)b.](#): A variance to permit an angle of vision of **128°** in lieu of the 100° maximum permitted, related to the construction of a detached accessory slat house structure.
4. **VARIANCE 4:** [Sec. 134-893\(b\)\(11\)a.](#): A variance to permit a lot coverage of **32%** in lieu of the 30% maximum permitted, for the construction of a new-single family residence with a detached accessory slat house structure.
5. **VARIANCE 5:** [Sec. 134-893\(b\)\(7\)a.](#): A variance to permit a one-story east side-yard setback of **10 ft** in lieu of the 12.5 ft minimum one-story side yard setback required.
6. **VARIANCE 6:** [Sec. 134-893\(b\)\(7\)b.](#): A variance to permit a two-story east side-yard setback of **13.5 ft** in lieu of the 15 ft minimum two-story side yard setback required.
7. **VARIANCE 7:** [Sec. 134-1728\(a\)\(3\)](#): A variance to permit **three (3) pieces of air conditioning equipment** in the east side-yard setback, where two (2) pieces of air conditioning equipment is the maximum permitted.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 10,078 SF	Crown of Road	5.58' NAVD
Lot Depth	100'	Lot Width	101'
Lot Coverage	Permitted: 30% (3,023 SF) Proposed: 32.8% (3,309 SF) <i>Variance Requested.</i>	Enclosed Square Footage	3,701 SF
Building Height	Permitted: 22' Proposed: 20'-1"	Overall Building Height	Permitted: 30' Proposed: 29'-6"
Finished Floor Elevation	Required: 7' NAVD Proposed: 7.417' NAVD	FEMA Flood Zone	X / AE
Site Fill	Permitted: 1.01' Max. Proposed: 0.75'	Zero Datum	7' NAVD
Overall Landscape Open Space	Req'd: 45% (4,535.1 SF) Prop: 45.09% (4,545 SF)	Front Yard Landscape Open Space	Req'd: 40% (993.2 SF) Prop: 50% (1,256 SF)

Perimeter Landscape Open Space	Req'd: 50% (2,267.6 SF) Proposed: 80% (2,880 SF)	Native Planting	Complies
Surrounding Properties / Zoning			
North	1123 N Lake Way Residence / R-B		
South	1105 N Lake Way Residence / R-B		
East	292 Colonial Ln Residence / R-B		
West	1110 N Lake Way & 1100 N Lake Way Residence(s) / R-B		



1 PROPOSED NORTH COLORED ELEVATION

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires seven (7) variances for the construction of the new single-family residence and accessory structure.

The parcel at 300 Colonial Lane is a corner lot which is boarded to the north by Colonial Lane, the west by North Lake Way, and to the east and south by residences. The lot encompasses 10,078 SF of area, which is slightly larger than the minimum required within the R-B zoning district. The property is currently improved with a single-story residence with swimming pool. The application seeks to redevelop the parcel with a new two-story single-family residence containing approximately 3,700 SF of enclosed space, a new landscape and hardscape program– including new site walls and a pool, and a freestanding slat house in the rear and street yard.

The proposed residence is designed with a Dutch-Caribbean influence including Dutch gable entry on the primary façade with cypress front doors, sidelights and fanlight transom, and gable ends at the two-story massing. Exterior building materials include white painted stucco walls, white concrete tile roof, copper gutters, painted aluminum Bahama shutters, and painted railings and trim.

The proposed residence is sited roughly at the center lot, but due to its dual frontage along two rights-of-way, is required to meet an increased west street-side yard setback of 25', which shifts the bulk of the massing east. The second story massing is stepped back at the street facing elevations

at Colonial Ln and N Lake Way. A single-story master bedroom wing projects south at the rear of the residence, along the east setback. An uncovered second floor terrace is proposed above the first story rear loggia. The front yard contains a circular drive which leads to the west where a side loaded garage and parking court are located. The rear yard contains a new 12' x 36' swimming pool. A detached slat house structure is proposed in the rear and west street-side yard with outdoor shower attached.

The application contains seven (7) variance requests: four (4) for setback encroachments one (1) for angle of vision, one (1) for lot coverage, and one (1) for A/C equipment location.

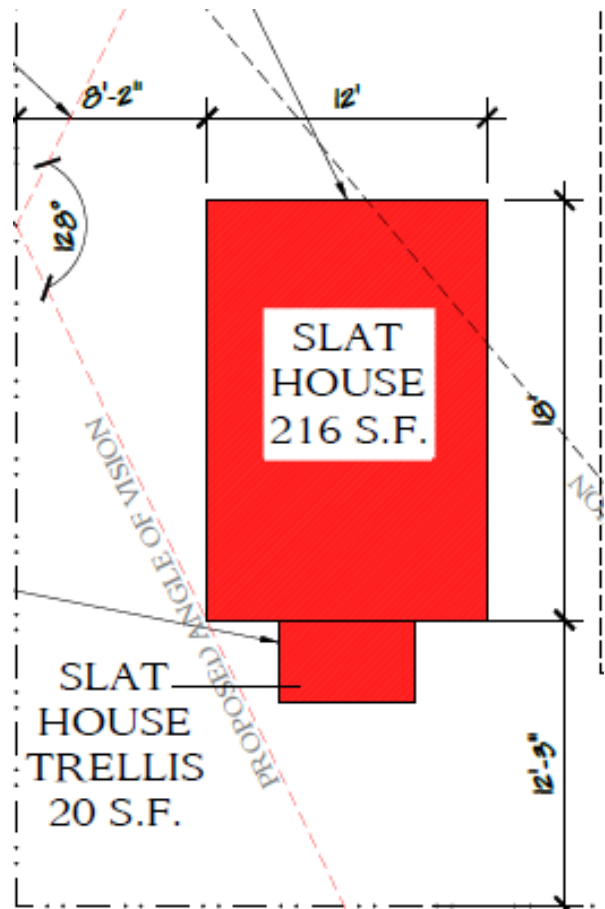
As the diagram to the right illustrates, **Variances 1** through **4** occur at the accessory slat house structure.

This structure is proposed to have a south rear yard setback of 8.75' at the 20 sq. ft. enclosed shower feature where 10' minimum setback is required for accessory structures (Variance 1).

At the west street-side yard setback, an 8.2' setback is proposed where a 25' street side-yard setback is required (Variance 2).

Due to the slat house structure's proximity to the primary structure (less than 25'), it must be included in the angle of vision calculation, pushing the angle of vision to 128° where 100° is the maximum permitted (Variance 3).

The slat house structure also pushes the lot coverage percentage over the maximum permitted (lot coverage variance not required due to size of primary structure) with 32% lot coverage proposed with 30% maximum permitted (Variance 4). A reduction in the size of the main house could be achieved to eliminate the need for the lot coverage variance, while retaining the slat house structure.



The variance request code sections, provisions, and amounts are provided in the table below:

Code Section	Required	Proposed	Variance
VARIANCE 1: Sec. 134-891(b)(3)	Minimum South Rear Yard Setback of 10'	South Rear Yard Setback of 8.75'	1.25' <i>Enclosed Outdoor Shower Feature at Slat House</i>
VARIANCE 2: Sec. 134-891(b)(4)	Minimum West Street-Side Yard Setback of 25'	West Street-Side Yard Setback of 8.2'	16.8' <i>Accessory Slat House Structure</i>

VARIANCE 3: Sec. 134-893(b)(6)b.	Maximum Angle of Vision of 100°	Angle of Vision of 128°	28° <i>Proximity Of Accessory Structure to Primary Structure</i>
VARIANCE 4: Sec. 134-893(b)(11)a.	Maximum Lot Coverage of 30%	Lot Coverage of 32.8%	2.8% <i>286 Square Feet</i>

While the slat house is an attractive feature, and offers an airy or light massing due to its dual-sided, open-nature design, there is little compelling evidence submitted by the applicant justifying the hardship or practical difficulty criteria to exceed the lot yard and bulk requirements. In this regard, staff maintain that the new construction on a vacant parcel of land should meet these regulations.

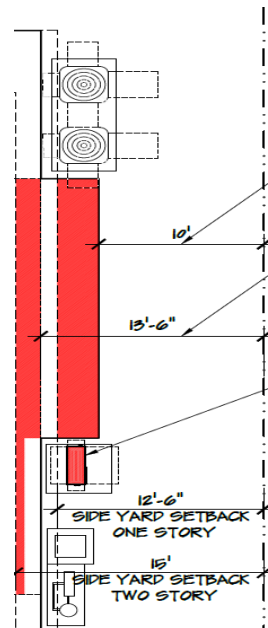
As the diagram to the right indicates, variances **5** through **7** are required due to project features at the east side yard area.

The primary structure is proposed to have a first-story east side-yard setback of 10' where 12.5' is the minimum setback required.

At the second story, the two-story side-yard setback is proposed at 13.5' where 15' is the minimum two-story side-yard setback required.

The east side-yard area is serving as the equipment yard area, and a third piece of A/C equipment is proposed in the setback where a maximum of two pieces of equipment is permitted. A/C equipment is permitted to be located within a side yard setback, with a 5' setback provided and a masonry screening wall to screen equipment from the neighboring property owners.

The three (3) variances related to features of the east side yard with variance code sections, provisions, and amounts are provided in the table below:



Code Section	Required	Proposed	Variance
VARIANCE 5: Sec. 134-893(b)(7)a.	A Minimum One-Story East Side-Yard Setback of 12.5'	A One-Story East Side-Yard Setback of 10'	2.5'
VARIANCE 6: Sec. 134-893(b)(7)b.	A Minimum Two-Story East Side-Yard Setback of 15'	A Two-Story East Side-Yard Setback of 13.5'	1.5'
VARIANCE 7: Sec. 134-1728(a)(3)	A Maximum of Two (2) Pieces of A/C Equipment In the East Side-Yard	Three (3) Pieces of A/C Equipment in the East Side-Yard	+1 Pieces of A/C Equipment

CONCLUSION:

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require two (2) separate motions to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions, and
- (2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) motion to be made by the Town Council:

- (1) for final determination of approval or denial of the seven (7) variances by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met, subject to any proposed conditions.

WRB:JGM:BMF