



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

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-23-159 (ZON-24-005) 288 SANDPIPER DR (COMBO)

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

ARC-23-159 (ZON-24-005) 288 SANDPIPER DR (COMBO). The applicant, Kelly M Williams TR TITL HLDR (Rep. Maura Ziska), has filed an application requesting Architectural Commission review and approval for exterior alterations to an existing detached guest house, including window and door replacement and the construction of enclosed additions, requiring a rear setback variance. This is a combination project that shall be reviewed by Town Council as it pertains to the zoning relief/approval.

ZON-24-005 (ARC-23-159) 288 SANDPIPER DR (COMBO) VARIANCE. The applicant, Kelly M Williams TR TITL HLDR (Rep. Maura Ziska), has filed an application requesting Town Council review and approval of (1) variance for the construction of an enclosed addition to a detached guest house within the rear yard setback. The Architectural Commission shall perform the design review component of the application.

APPLICANT: Mr. & Mrs. Forsyth-Williams
ARCHITECT: MP Design & Architecture (Angelo Davila) / Michael Perry
REPRESENTATIVE: Maura Ziska, Esq.

THE PROJECT:

The applicant has submitted plans, entitled "Mr. & Mrs. Forsyth Williams Guest House" as prepared by **MP Design & Architecture**, dated November 09, 2023.

The following scope of work is proposed:

- Enclosure of existing nonconforming unenclosed covered guest house entry.
- Addition at existing guest house planter.
- New doors and windows to match existing door and window type.
- Guest house colors and materials to match existing primary residence.

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

1. **VARIANCE 1: Sec. 134-893(b)(1)(c):** A variance to construct enclosed additions with a rear yard setback of 10.4' in lieu of the 15' minimum required for R-B lots over 20,000 SF.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 30,074 SF	Crown of Road	7.4' NAVD
Lot Depth	128'	Lot Width	233'
Lot Coverage	Permitted: 25% (7,518.5 SF) Existing: 23.6% (7,105 SF) Proposed: 24.74% (7,441 SF)	Enclosed Square Footage	Existing: 7,846 SF Proposed: 8,182 SF
Cubic Content Ratio	Permitted: 3.8 Existing: 2.63 Proposed: 2.68	Rear Yard Setback	Required: 15' Existing: 10.4' Proposed: 10.4' <i>Variance Requested</i>
Surrounding Properties / Zoning			
North	975 N Lake Way / 289 Sandpiper Dr / 281 Sandpiper Dr Residences / R-B		
South	299 Tradewind Dr / 297 Tradewind Dr Residence / R-B		
East	280 Sandpiper Dr Residence / R-B		
West	970 N Lake Way Residence / R-B		

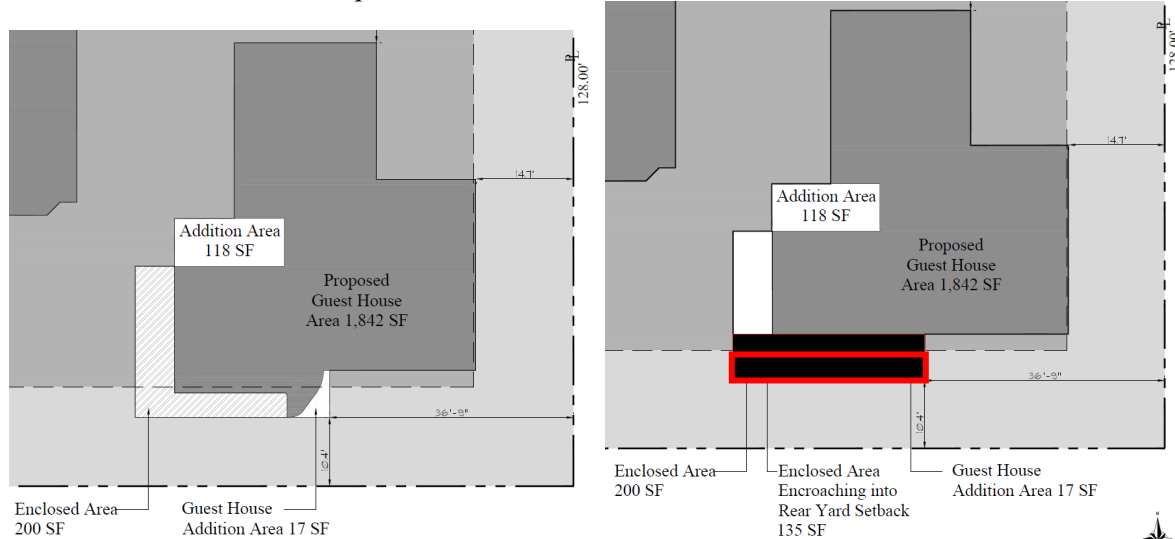


STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance for modification to an existing accessory guest house structure.

The parcel at 288 Sandpiper Drive is a corner parcel bounded by Sandpiper Drive to the north, North Lake Way to the west, and residences to the east and south. The lot encompasses 30,000+ SF of area, an oversized parcel in the R-B zoning district. Properties over 20,000 SF in R-B zoning district are subject to more strict zoning regulations which normally apply to properties located in the Estate (R-A) or Large Estate (R-AA) residential districts. The property is currently improved with a two-story main residence, a single-story guest house, with hardscape and landscape improvements. The application seeks to modify the existing guest house by enclosing unenclosed covered portions of the structure and construction of a small (approx. 20 SF) addition. Portions of these improvements are occurring within the required rear yard setback area, and a variance is being pursued. Finishes on the accessory structure are proposed to match the primary residence. The application contains one (1) variance request: for setback encroachments. As the diagrams

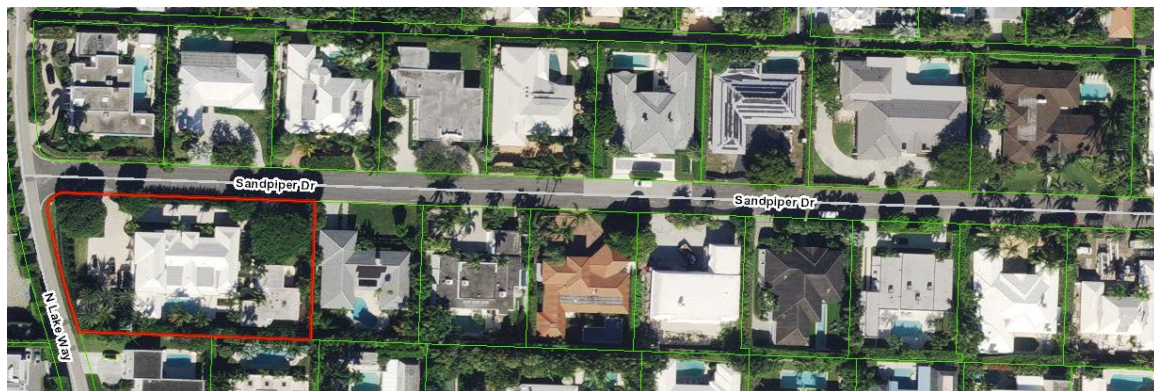
below illustrate, the variance occurs at the south rear-yard setback area. It may be worth noting that for a lot under 20,000 SF in R-B zoning, this setback would be conforming. The increased setback to 15' is due to the oversized parcel.



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

Code Section	Required	Proposed	Variance
VARIANCE 1: Sec. 134-893(b)(1)(c)	Minimum South Rear Yard Setback of 15'	South Rear Yard Setback of 10.4'	4.6' <i>Existing and proposed guest house encroachment.</i>

To that end, although the proposal is for a new addition. The balance of the areas of the properties along Sandpiper contains lots that are more traditionally sized, ie under 20, 000 SF. All of the lots share the same depth of lot as part of the DODGE ESTATES subdivision, the subject property is two lots, 14 & 15, and is therefore subject to the more restrictive rear setback. When in fact, the lesser setback is a built condition for the balance of the single lot parcels. The setback is existing nonconforming, and the setback would be conforming for a standard size R-B lot.



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 one (1) 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