



## 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 Combination Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-23-146 (ZON-23-119) 995 S OCEAN BLVD

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

**ARC-23-146 (ZON-23-119) 995 S OCEAN BLVD.** The applicant, Mary S. Conrad, has filed an application requesting Architectural Commission review and approval of a second story addition requiring variances to build within the required setbacks. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

**ZON-23-119 (ARC-23-146) 995 S OCEAN BLVD (COMBO) - VARIANCES.** The applicant, Mary S. Conrad, has filed an application requesting Town Council review and approval for variances to construct a second story addition on an existing single-family residence within the required setbacks. The Architectural Commission shall perform design review of the application.

Applicant: Mary S. Conrad  
Professional: SKA Architect + Planner

### **HISTORY:**

The two-story single-family residence was constructed in 1950. The project was first heard by ARCOM at the November 20, 2023 meeting and deferred with direction to restudy second story addition.

### **THE PROJECT:**

The applicant has submitted plans, entitled "995 SOUTH OCEAN BOULEVARD", as prepared by **SKA Architect + Planner** dated December 4, 2023.

The following is the scope of work for the project:

- Construction of a second-floor addition to a one-story portion of a two-story residence.

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

- (1) **VARIANCE 1: Section 134-843(5)** – A variance to permit a west front yard setback of 18.67 feet in lieu of the 35-foot front setback required.
- (2) **VARIANCE 2: Section 134-846(5)** – A variance to permit a second story front setback of 27 feet in lieu of the 35-foot front setback required.
- (3) **VARIANCE 3: Section 134-843(8)** – A variance to permit a south side yard setback of 9.92 feet in lieu of the 15-foot side yard setback required.

- (4) VARIANCE 4: Section 134-843(7)(a) –A variance to permit a building height plane setback of 27 feet in lieu of the 31.08 foot setback required.

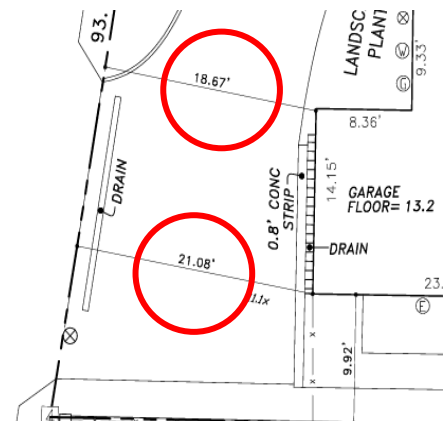
Site Data			
<b>Zoning District</b>	R-A	<b>Lot Size (SF)</b>	11,325 SF
<b>Future Land Use</b>	SINGLE FAMILY	<b>FEMA Zone</b>	VE
<b>Landscape Open Space (LOS)</b>	Existing: 5,889 SF (52%) Proposed: No Change Required: 50%	<b>Lot Coverage</b>	Existing: 2902.4 SF (25.6%) Proposed: No Change Permitted: 25%
<b>Crown of Road (COR)</b>	15.2' NAVD	<b>Finished Floor Elevation</b>	14.4' / 12.8'
Surrounding Properties / Zoning			
<b>North</b>	997 S Ocean Blvd / Single Family / R-A		
<b>South</b>	1015 S Ocean Blvd / Single Family / R-A		
<b>East</b>	Beach / Oceanfront		
<b>West</b>	1020 S Ocean Blvd / Single Family/ R-A		

#### STAFF ANALYSIS

The existing two-story residence is an oceanfront lot at the end of Via Del Lago and South Ocean Boulevard. Currently the site is improved with a two-story residence with a one-story garage portion, street facing west. The attached garage currently has a nonconforming front setback of 21.08' (18.67' to the north) in lieu of the 35' required.

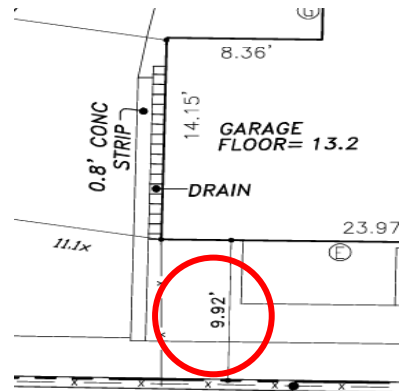


The applicant is seeking to add a second floor to the one-story garage. In order to do so, variances are required to further encroach on the front yard setback. The variance would be to (revest) reduce the front yard setback at the first floor varying from 18.67 to 21.08 where 35' is required (**variance #1**) and to reduce the front yard setback at the second floor varying from 27' where 35 is required (**variance #2**). The applicant has designed the second floor to be further setback from the street.



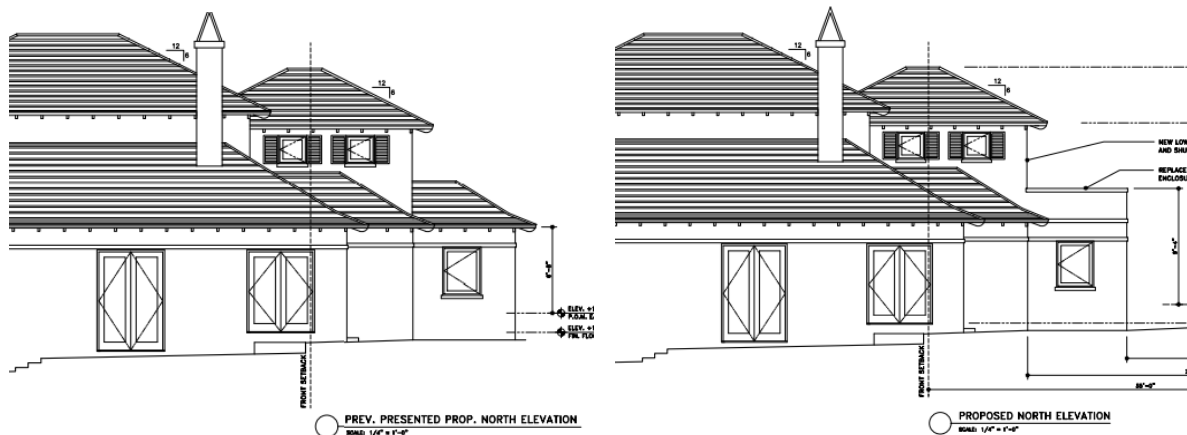
Both variances reflect the greater relief distance as the right of way is at an angle to the structure placement on the lot. The second-floor addition will contain approximately 215 SF of enclosed space and be utilized as an art studio to be added above an existing one-story area. Both the building height and the overall building height will be lower than the existing 2-story areas. The existing flat roof of the garage will be removed and a sloped roof with a lower eave line will replace it.

Similar to the nonconforming front setback, the existing structure has a south side setback of 9.92' where 15' is required. As such, the proposal setbacks a south side setback variance to revisit the existing nonconformity of the first-floor garage at 9.92 feet in lieu of the 15 feet required (**variance #3**).



In addition, due to the nonconforming setbacks and siting of the structure built in 1950, the proposed second floor addition does not comply with the building height plan requirements in its two locations (**variance #4**).

Following comments from ARCOM the applicant has resubmitted with a change in the lower roof line of the garage. The existing flat roof of the garage will be removed and a terrace will replace it. Although variances are still required for the addition the slopped roof has been modified to a flat roof over the existing garage. The proposed addition has been designed sensitively as it pertains to the existing 1950s structure.



### 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 subject project will require two (2) separate motions to be

made by the Architectural Review Commission:

- (1) that the overall design of the project is in accordance with the criteria provided below, subject to any imposed conditions, and
- (2) that the implementation of the proposed variances **will or will not** cause negative architectural impact to the subject property.

Approval of the project will require one separate motion to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.

WRB:JGM:SCP