



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

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

SUBJECT: ARC-23-163 615 CREST RD

MEETING: JANUARY 24, 2024

ARC-23-163 615 CREST RD. The applicants, Richard and Ellen Richman, have filed an application requesting Architectural Commission review and approval for construction of a one-story addition to an existing two-story residence.

Applicant: Richard and Ellen Richman
Professional: Bridges, Marsh & Associates
Nievera Williams Design

HISTORY

The residence at 615 Crest Road was built in 2005. A second story addition was done in 2010. The owner is requesting a first-floor addition of just under 700 SF at the front of the home facing Crest Road.

THE PROJECT:

The applicant has submitted plans, entitled “Additions to 615 Crest Rd” as prepared by **Bridges, Marsh & Associates**, date stamped by the Town December 7, 2023.

The following is the scope of work:

- Addition to an existing single-family residence.
- Landscape and hardscape improvements

Site Data			
Zoning District	R-B Low Density Res.	Future Land Use	SINGLE-FAMILY
Lot Size	29,832 SF	Crown of Road	11.87' NAVD
Lot Depth	245'	Lot Width	125'
Finish Floor Elevation	10.48' NAVD	Zero Datum	13.37' NAVD
FEMA Flood Zone	ZONE AE & X	Angle of Vision	Permitted: 100° Existing: 83° Proposed: 99°

Lot Coverage	Permitted: 30% Existing: 22.4% Proposed: 24.7%	Enclosed SF	Existing: 6,689 SF Proposed: 7,373 SF
Cubic Content Ratio (CCR)	Permitted: 4.5 Proposed: 4.08	Landscape Open Space	Required: 45% Proposed: 46.8%
Surrounding Properties / Zoning			
North	625 Crest Rd Vacant Lot / R-B Zoning		
South	324 Plantation Rd One-Story Residence / R-B Zoning		
East	620 Crest Rd One-Story Residence / R-B Zoning		
West	Intercoastal		

STAFF ANALYSIS

A review of the project indicates that the application, as proposed, appears consistent with the Town zoning code. The application requests to increase the footprint of the home without triggering the need for any variances and staff has no objection to the proposed addition. The one-story ground floor addition is approximately 700 SF in area, and while visible from the right-of-way, has been designed in a compatible manner to the balance of the structure.

CONCLUSION:

This application is presented to the Commission to consider whether all criteria in [Sec. 18-205](#) have been met. Approval of the project will require one motion 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.

WRB:SCP