



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	227 Angler Avenue		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	Single Family		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	15,070	N/C
6	Lot Depth	100'	100.41'	N/C
7	Lot Width	100'	150'	N/C
8	Lot Coverage (Sq Ft and %)	4,521 (30%)	4,463 (29.61%)	5,013 (33.26%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structures, etc)	N/A	6,007	N/C
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/C
11	*Front Yard Setback (Ft.)	25' 1 stry 30' 2 stry	28'-7 3/8" 1stry	N/C
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	EAST 29'-8"	EAST 27'-4"
13	* Side Yard Setback (2nd Story) (Ft.)	15'	N/A	N/C
14	*Rear Yard Setback (Ft.)	10' 1 stry 15' 2 stry	10'-1"	N/C
15	Angle of Vision (Deg.)	116	116	N/C
16	Building Height (Ft.)	N/A	N/A	N/C
17	Overall Building Height (Ft.)	N/A	N/A	N/C
18	Crown of Road (COR) (NAVD)	N/A	N/A	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	7.0'	6.00'	N/C
21	Zero Datum for point of meas. (NAVD)	7.0'	7.0'	N/C
22	FEMA Flood Zone Designation	AE6 & X	AE6 & X	N/C
23	Base Flood Elevation (BFE)(NAVD)	7.0'	7.0'	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	6,781.5 (45%)	6,781.5 (45%)	N/C
25	Perimeter LOS (Sq Ft and %)	3,390.8	3,453	N/C
26	Front Yard LOS (Sq Ft and %)	1,500 (40%)	2,879 (87.4%)	N/C
27	**Native Plant Species %	N/A	N/A	N/A

* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

NOTE FOR LINES 11 & 14:
FRONT AND REAR YARD
SETBACK SET BY TOPB CODE
SEC. 134-893(b)(5)A

1 ZONING LEGEND

ARC - 24 - 040
ZON - 24 - 046



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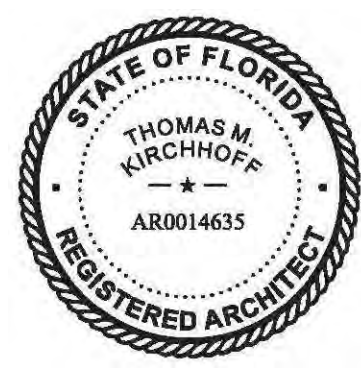
1907 COMMERCE LANE, SUITE 106
JUPITER, FLORIDA 33458
Tel. 575-9994
KIRCHHOFFARCHITECTS.COM

PERGOLA
RENOVATION FOR:

THOMAS
RESIDENCE

227 ANGLER AVENUE
PALM BEACH, FLORIDA 33480

SEAL



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REVISIONS	
△	JANUARY 29, 2024
PROJECT NUMBER: 2302	DATE: SEPTEMBER 2023
ISSUED FOR: PROGRESS	CHECKED BY: TK
DRAWN BY: CG	DRAWING NUMBER:

A1.2

SCALE:
AS NOTED

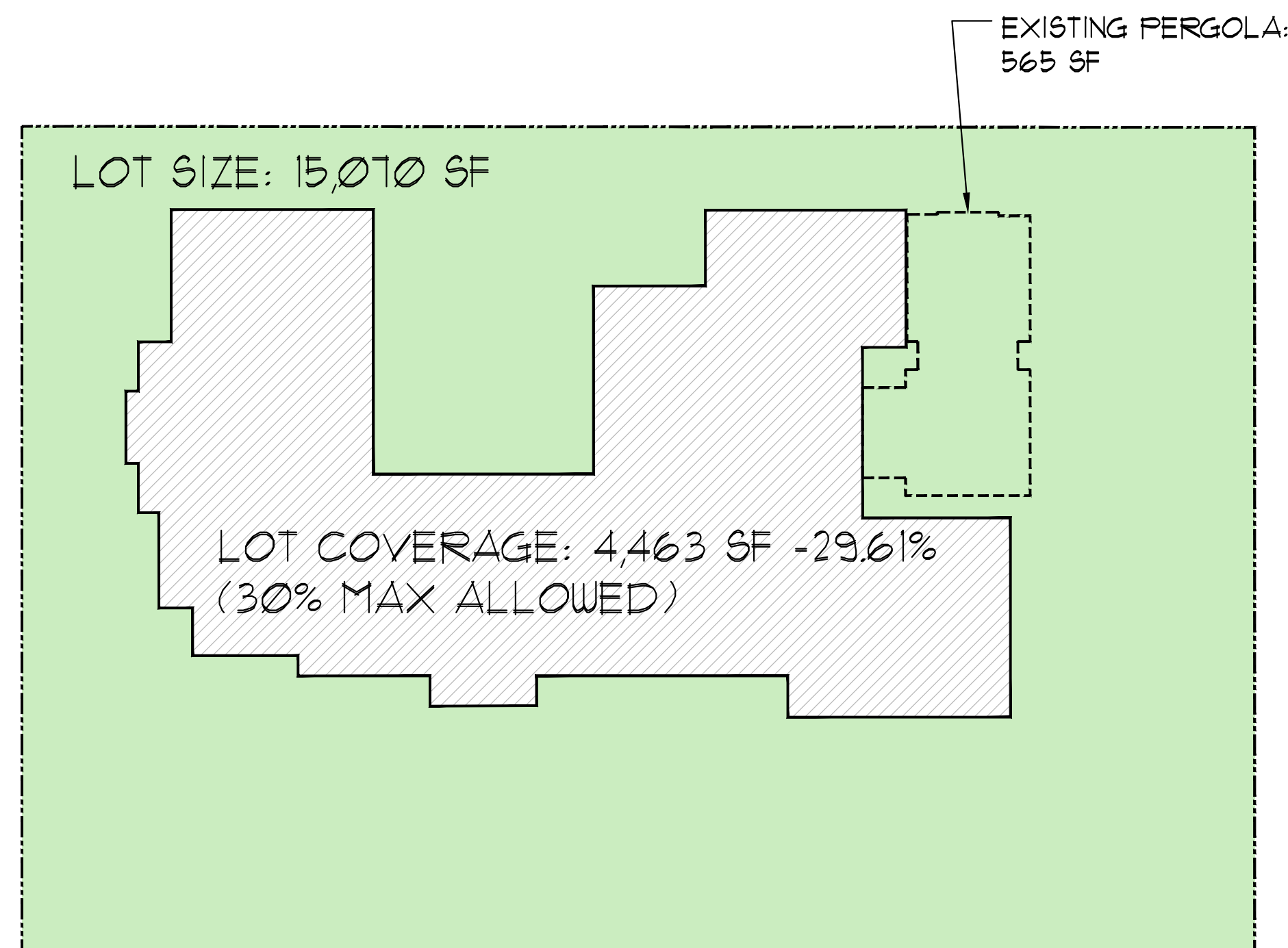
VARIANCE REQUIRED

SECTION 134-893(b) (11) A REQUEST FOR A VARIANCE TO ALLOW THE ADDITIONAL LOT COVERAGE AREA FROM THE PROPOSED LOGGIA A 33.26% LOT COVERAGE IN LIEU OF THE 30% ALLOWED

VARIANCE REQUIRED

SECTION 134-893(b)(13) A REQUEST FOR A VARIANCE TO ALLOW THE ADDITIONAL CUBIC CONTENT RESULTING FROM THE PROPOSED LOGGIA A 4.46 CCR IN LIEU OF THE 4.15 CCR ALLOWED

* EXISTING LOT COVERAGE

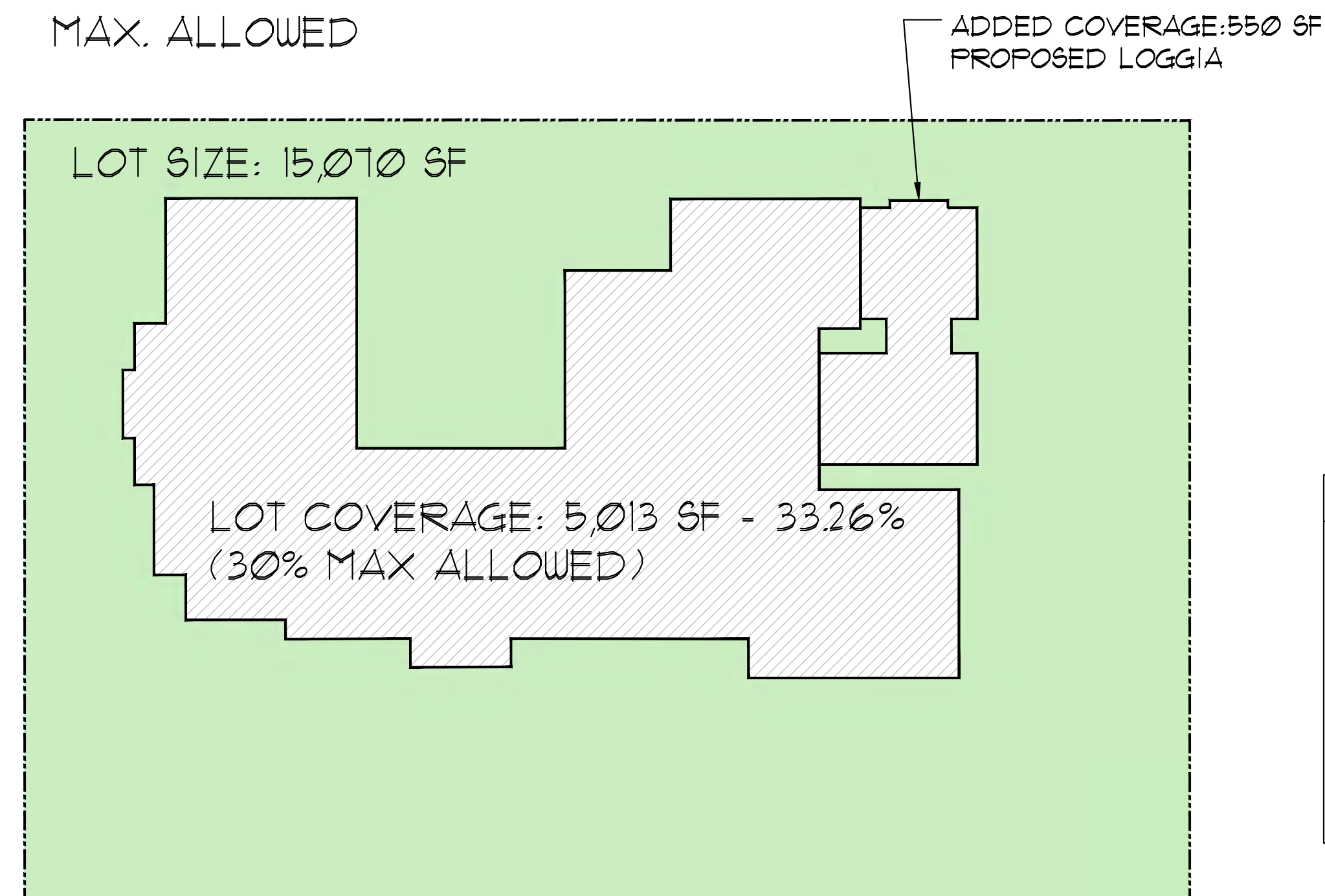


ANGLER AVE.

1

LOT COVERAGE- EXISTING

*PROPOSED LOT COVERAGE EXCEEDS MAX. ALLOWED



ANGLER AVE.

2

LOT COVERAGE- PROPOSED

CUBIC CONTENT CALCULATIONS - RB

CCR = (BUILDING VOLUME/LOT AREA)
 LOT SIZE = 15,070 SQUARE FEET
 MAXIMUM ALLOWABLE CCR = $3.50 \times ((60,000 - 15,100) / 50,000) + 0.5$
 MAXIMUM ALLOWABLE CCR = 3.94 = 59,494 CUBIC FEET
 LOGGIAS, PERGOLAS 5% ALLOWABLE = 2,975 CUBIC FEET
 TOTAL MAXIMUM ALLOWABLE CCR = 4.15 = 62,469 CUBIC FEET

NOTE: AVERAGE CROWN OF ROAD
 FINISH FLOOR IS 6.00'
 GARAGE FINISH FLOOR IS 5.31'
 BASE FLOOD ELEVATION IS 7.00'
 MEASURING POINT IS 6.00'

EXISTING RESIDENCE VOLUME:

FIRST FLOOR	4,461 SF × 10.00' =	44,612 CF
SECOND STORY	1,515 SF × 11.33' =	17,175 CF

TOTAL EXISTING RESIDENCE VOLUME:	= 61,787 CF
TOTAL EXISTING RESIDENCE CCR:	= 4.09

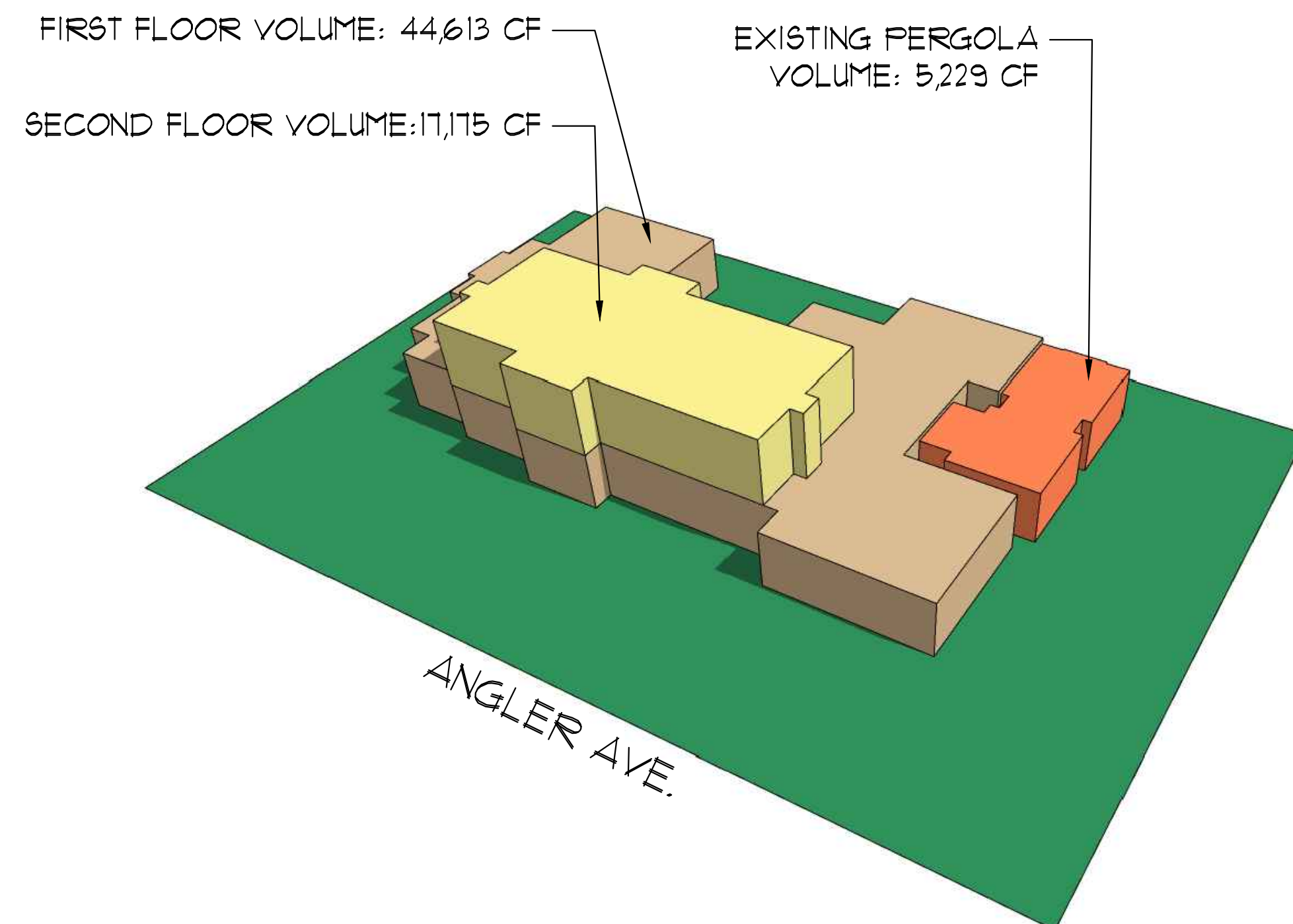
PROPOSED RESIDENCE VOLUME:

FIRST FLOOR NO CHANGE	4,461 SF × 10.00' =	44,612 CF
SECOND STORY NO CHANGE	1,515 SF × 11.33' =	17,175 CF

TOTAL EXISTING RESIDENCE VOLUME: NO CHANGE	= 61,787 CF
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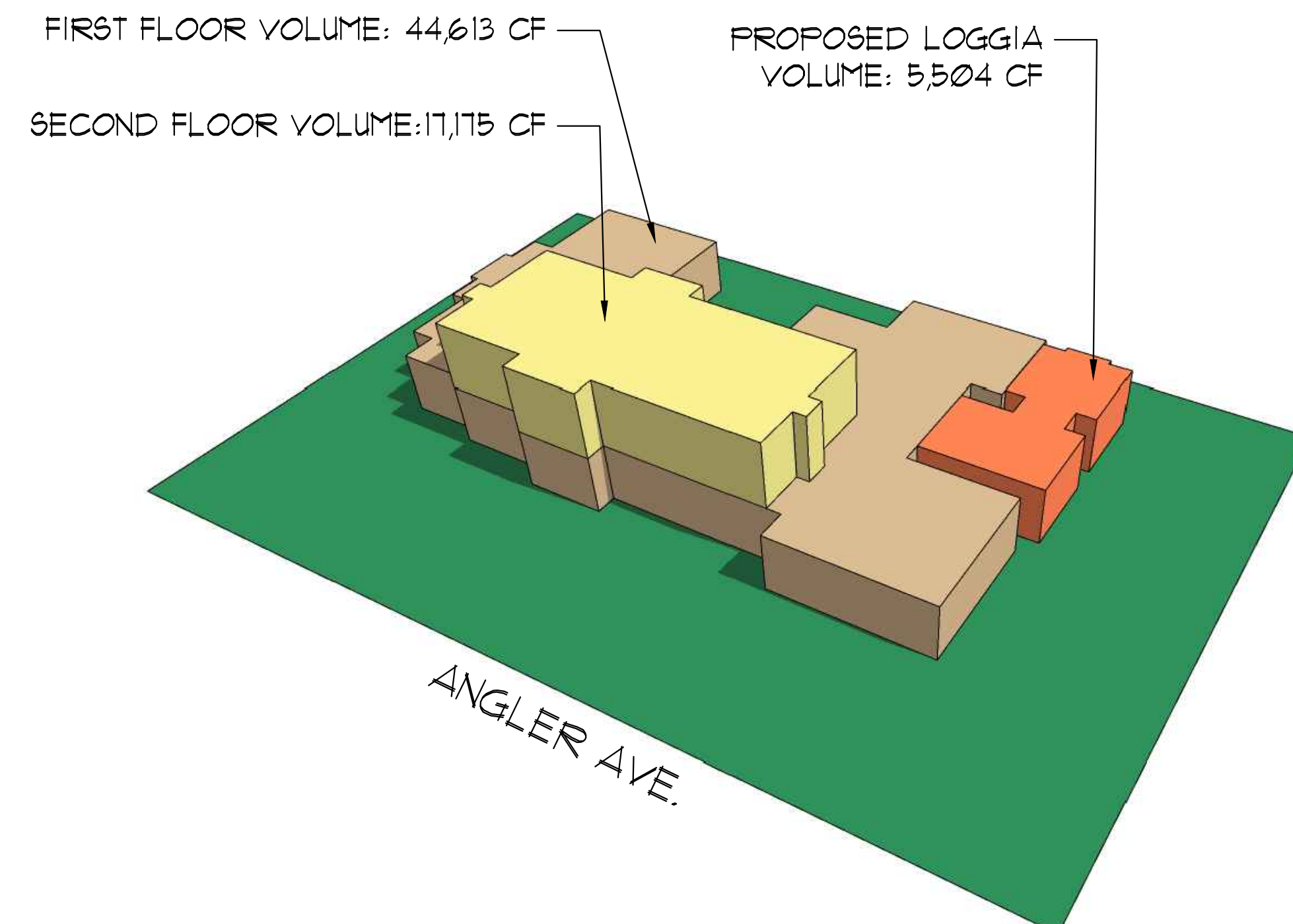
PROPOSED LOGGIA	550 SF × 10.00' =	5,500 CF
LOGGIAS, PERGOLAS 5% ALLOWABLE =		-2,975 CF

TOTAL PROPOSED RESIDENCE VOLUME:	= 67,281 CF
TOTAL PROPOSED RESIDENCE CCR:	= 4.46



3

CUBIC CONTENT- EXISTING



4

CUBIC CONTENT- PROPOSED



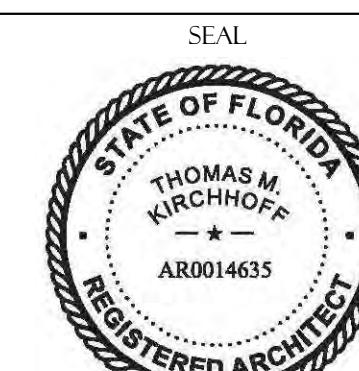
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REVISIONS

▲ JANUARY 29, 2024

PROJECT NUMBER:
2302

ISSUED FOR:
PROGRESS

DATE:
SEPTEMBER 2023

DATE PLOTTED:

DRAWN BY:
CG

CHECKED BY:
TK

DRAWING NUMBER:

A1.3

SCALE:
AS NOTED

ARC - 24 - 040
ZON - 24 - 046



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REVISIONS

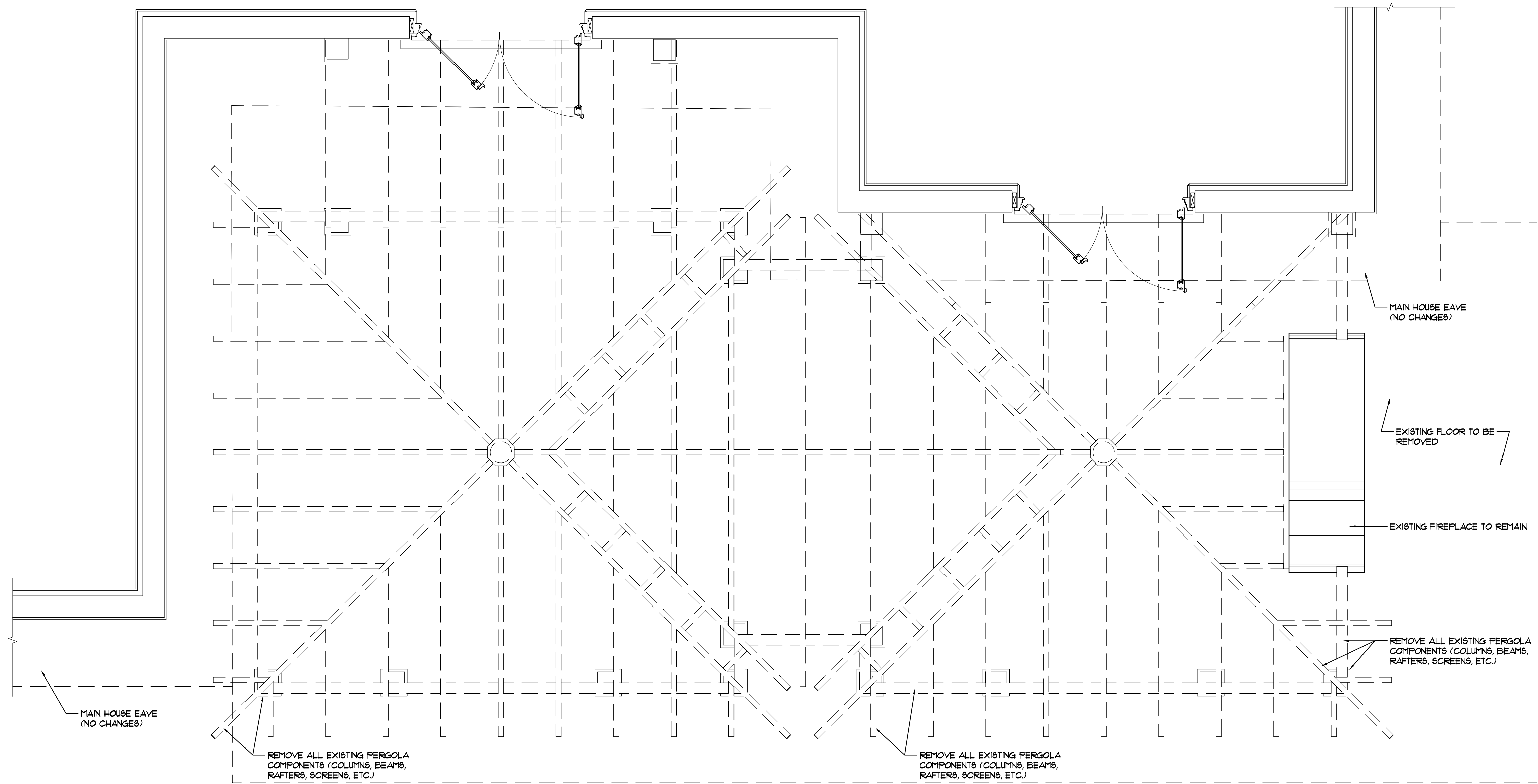
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ISSUED FOR: PROGRESS	DATE: SEPTEMBER 2023
DATE PLOTTED:	

DRAWN BY: AA	CHECKED BY: TK
DRAWING NUMBER:	

A2.1ex

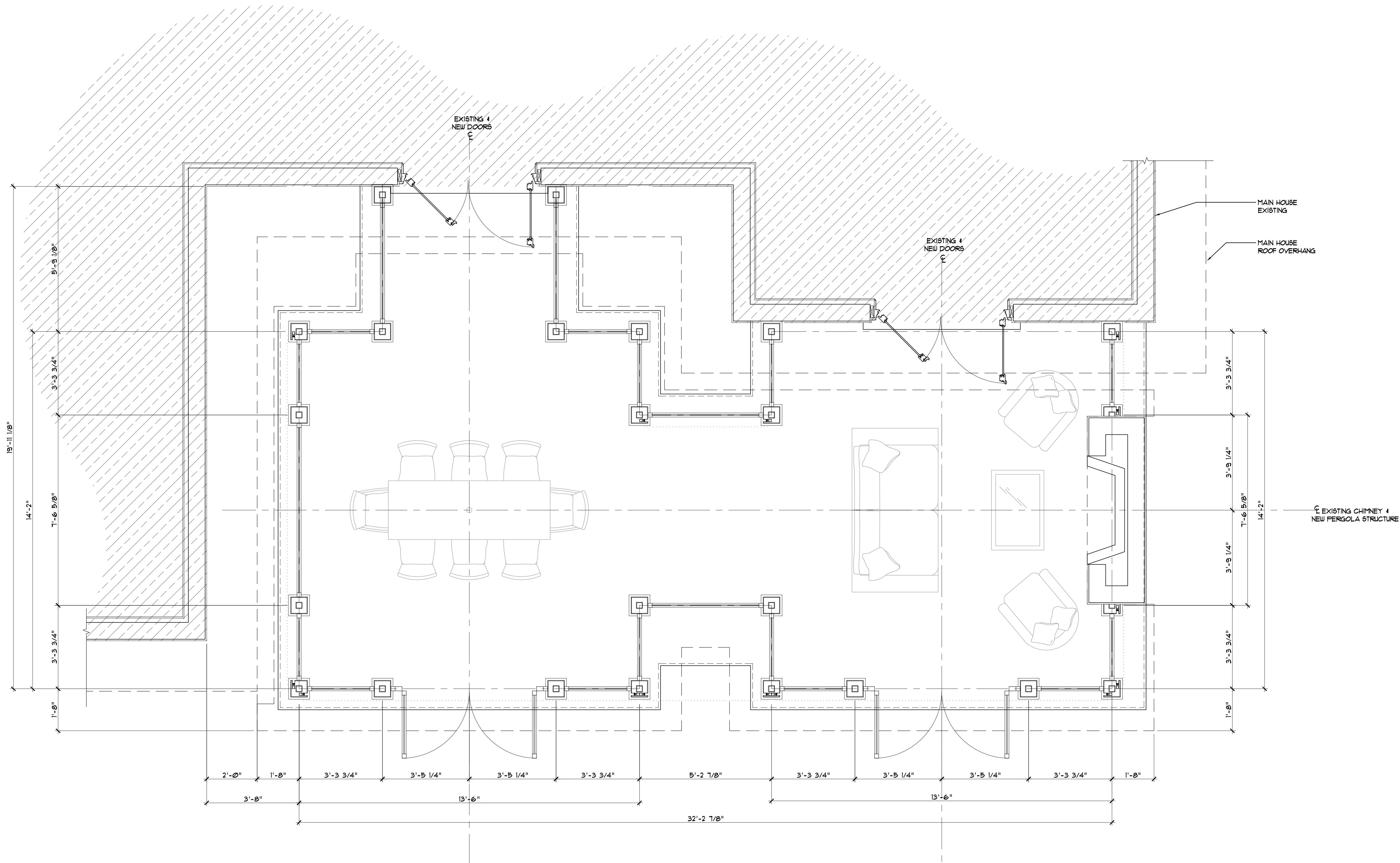
SCALE:
AS NOTED

ARC - 24 - 040
ZON - 24 - 046



1 **DEMO PLAN**
1/2" = 1'-0" 
N

REVISIONS	
PROJECT NUMBER: 2302	DATE: SEPTEMBER 2023
ISSUED FOR: PROGRESS	DATE PLOTTED:
DRAWN BY: AA	CHECKED BY: TK
DRAWING NUMBER: D1.1	
SCALE: AS NOTED	



1 **LOGGIA PLAN**
1/2" = 1'-0"



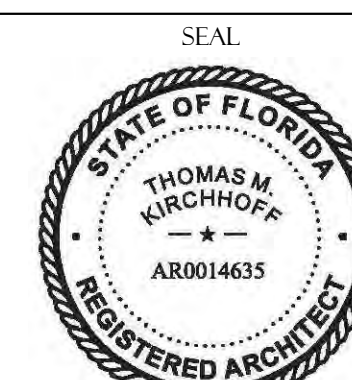
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REVISIONS

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DATE PLOTTED:

DRAWN BY:
AA

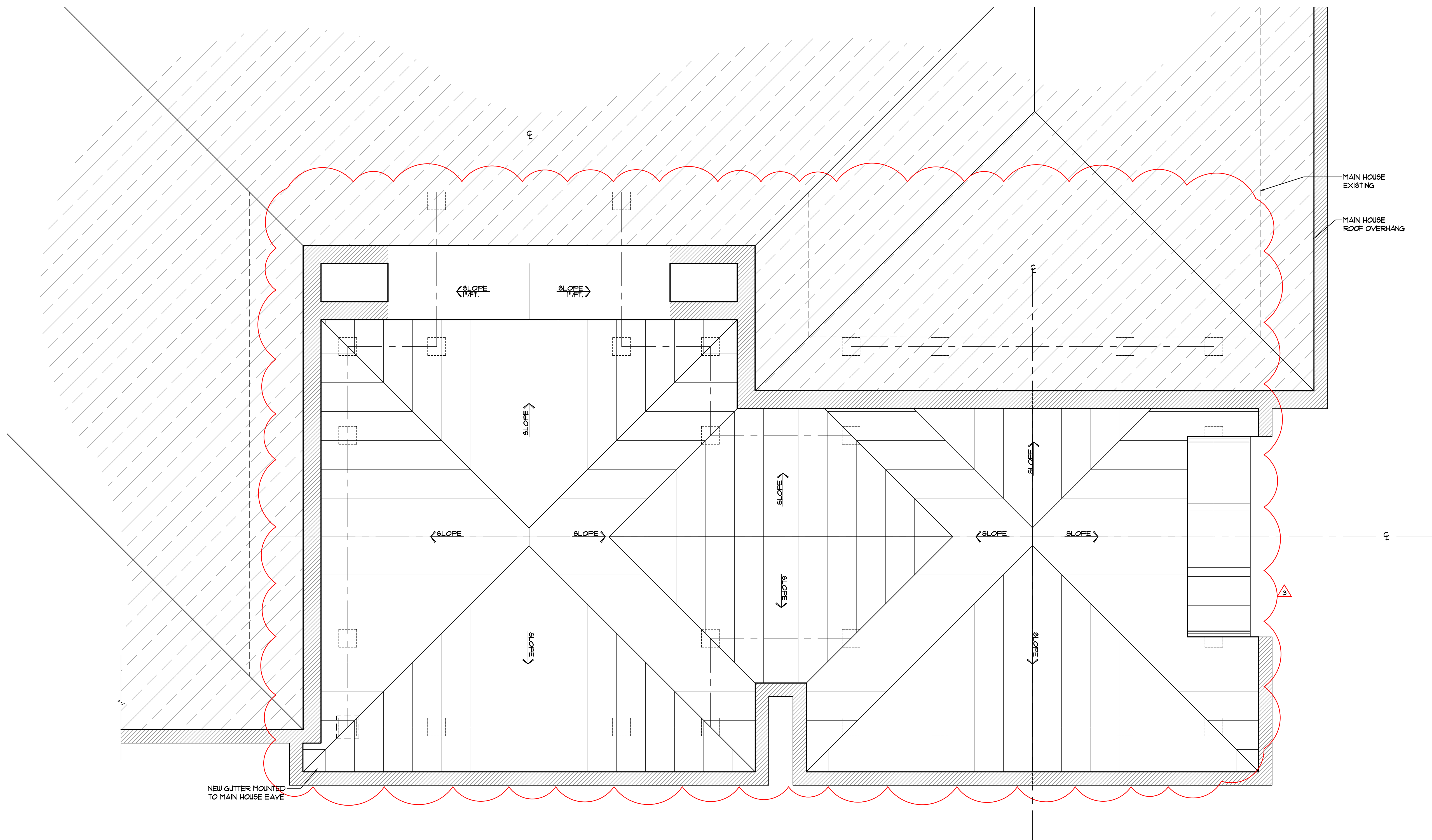
CHECKED BY:
TK

DRAWING NUMBER:

A2.1

SCALE:
AS NOTED

ARC - 24 - 040
ZON - 24 - 046



1 **LOGGIA ROOF PLAN**
1/2" = 1'-0"



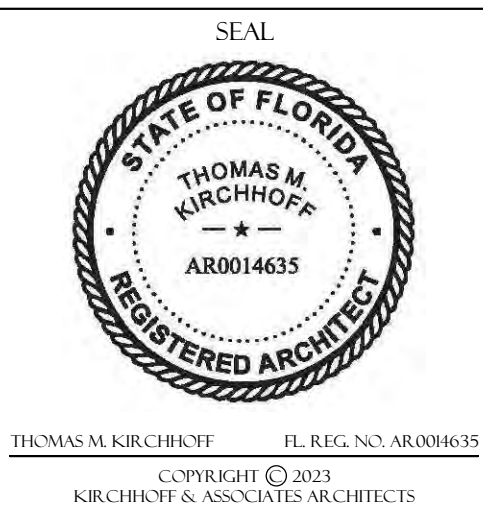

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REVISIONS
3 APRIL 8, 2024

PROJECT NUMBER:
2302
ISSUED FOR:
PROGRESS
DATE PLOTTED:
DRAWN BY:
AA
CHECKED BY:
TK
DRAWING NUMBER:

A2.2

SCALE:
AS NOTED

ARC - 24 - 040
ZON - 24 - 046