



**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 *WUB*  
Director PZ&B

**SUBJECT:** ARC-24-0011 (ZON-24-0006) 1741 S OCEAN BLVD (COMBO)

**MEETING:** JUNE 26, 2024, ARCOM  
JULY 10, 2024, TC

**ARC-24-0011 (ZON-24-0006) 1741 S OCEAN BLVD (COMBO).** The applicant, Maura Ziska (attorney) in conjunction with SKA Architect + Planner, has filed an application requesting Architectural Commission review and approval for partial second floor demolition, construction of an expanded second floor on a single-family residence including variances from setbacks, open space requirements and lot coverage. Additional components of request include a new covered terrace area, interior renovation, and replacement of the swimming pool with a smaller version. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.

**ZON-24-0006 (ARC-24-0011) 1741 S OCEAN BLVD (COMBO)— VARIANCES.** The applicant, Maura Ziska (attorney) in conjunction with SKA Architect + Planner, has filed an application requesting Town Council review and approval for four (4) variances to (1) increase the maximum allowable lot coverage, (2) to allow existing non-conforming front yard setback to remain, (3) to allow existing side yard setback to remain, and (4) to allow landscape open space to increase from existing but still not meet minimum requirement as it relates to the existing structure and site improvements being modified. The Architectural Commission (ARCOM) shall perform design review of the application.

**Applicants:** Maura Ziska, legal counsel  
**Architecture:** SKA Architect + Planner  
**Landscape:** SMI Landscape Architecture

**HISTORY:**

This lot currently contains an existing two story approximately 5,266 SF residence, built in 1980 in the Palm Beach Regency style.

**THE PROJECT:**

The applicant has submitted plans, entitled "WORTH AVENUE VENTURES LLC 1741 SOUTH OCEAN BLVD" as prepared by SKA, uploaded May 13, 2024, and identified as final submittal for ARCOM hearing 6-26-24.

The following scope of work is proposed:

- Remove approximately 636 SF of second floor.
- Addition of 2,511 SF second floor.
- Addition of covered terrace and pergola.
- Whole house rehabilitation.

- Replace existing pool with smaller pool.
- New hardscape, and landscape.

The following is required to complete the project:

- **Variance 1:** Section 134-843(11): to allow a lot coverage of 25.34% in lieu of the 24.76% existing and the 25% maximum allowed in the R-A Zoning District.
- **Variance 2:** Section 134-843(5): to allow an existing front yard setback of 30.2 feet to remain after demolition of more than 50% of the structure in lieu of the 35-foot minimum required in the R-A Zoning District.
- **Variance 3:** Section 134-843(8): to allow an existing side yard setback of 14.3 feet to remain after demolition of more than 50% of the structure in lieu of the 15-foot minimum required in the R-A Zoning District.
- **Variance 4:** Section 134-843(12): to allow a landscaped open space 45.77% in lieu of the 39.44% existing and the 50% minimum required in the R-A Zoning District.

Site Data			
<b>Zoning District</b>	R-A	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	Required: 20,000 SF Existing: 21,268 SF	<b>Crown of Road</b>	14.53' NAVD
<b>Lot Depth</b>	166'	<b>Lot Width</b>	125'
<b>Lot Coverage</b>	Permitted: 25% (5,317 SF) Proposed: 25.34% (5,389 SF) <i>Variance Requested</i>	<b>Enclosed Square Footage</b>	Existing: 6,323 SF Proposed: 8,544 SF
<b>Building Height</b>	Permitted: 25' – 0" Proposed: 25' – 0"	<b>Overall Building Height</b>	Permitted: 30' Proposed: 28.17'
<b>Finished Floor Elevation</b>	Proposed: 17.2' NAVD	<b>FEMA Flood Zone</b>	ZONE AE & X
<b>Maximum Fill</b>	N/A	<b>Zero Datum</b>	16.03' NAVD
<b>Overall Landscape Open Space</b>	Required: 50% Proposed: 45.77%	<b>Front Yard Landscape Open Space</b>	Required: 45% Proposed: 45%
Surrounding Properties / Zoning			
<b>North</b>	1739 S Ocean Blvd   Residence / R-A		
<b>South</b>	1744 S Ocean Blvd   Residence / R-A		
<b>East</b>	1742 S Ocean Blvd   Residence / R-A		
<b>West</b>	Intracoastal waterway		

### **STAFF ANALYSIS**

The applicant is proposing modifications and additions to this existing Palm Beach Regency style single family residence. The property is located along the intracoastal waterway at the west terminus of Via Agape. The new addition centers the second floor and is in keeping with the existing architectural style. Window and door modifications will result in more classical proportions and the rear yard will see a reduction in pool size from 50' x22' to 32' x 15'. Finishes are consistent with the existing house including smooth stucco and multi-lite windows.

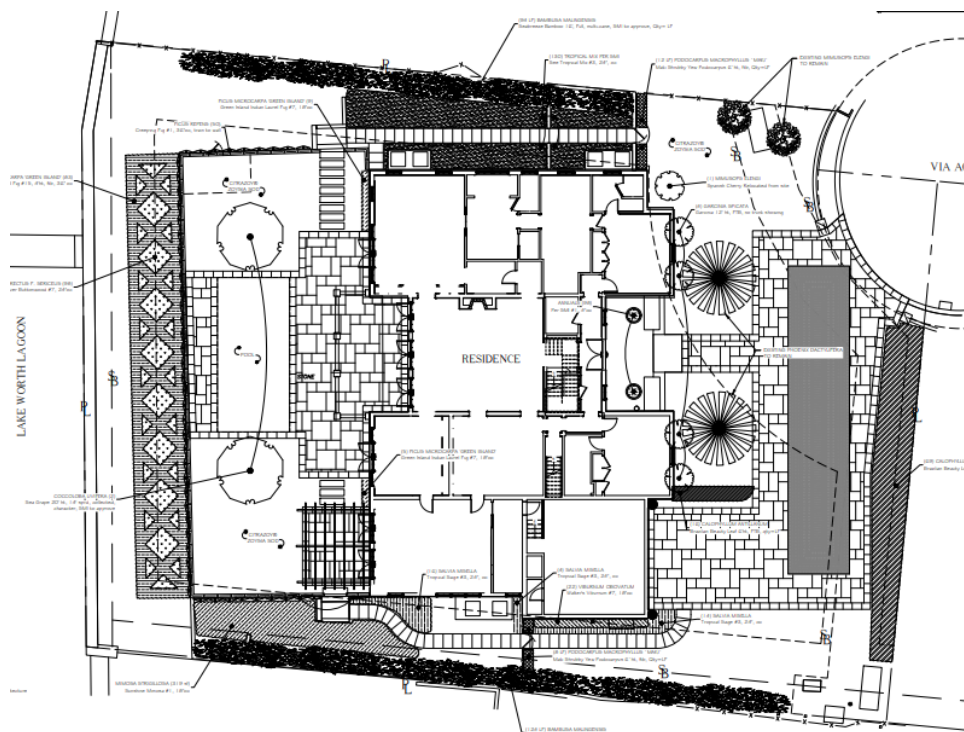


EXISTING EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



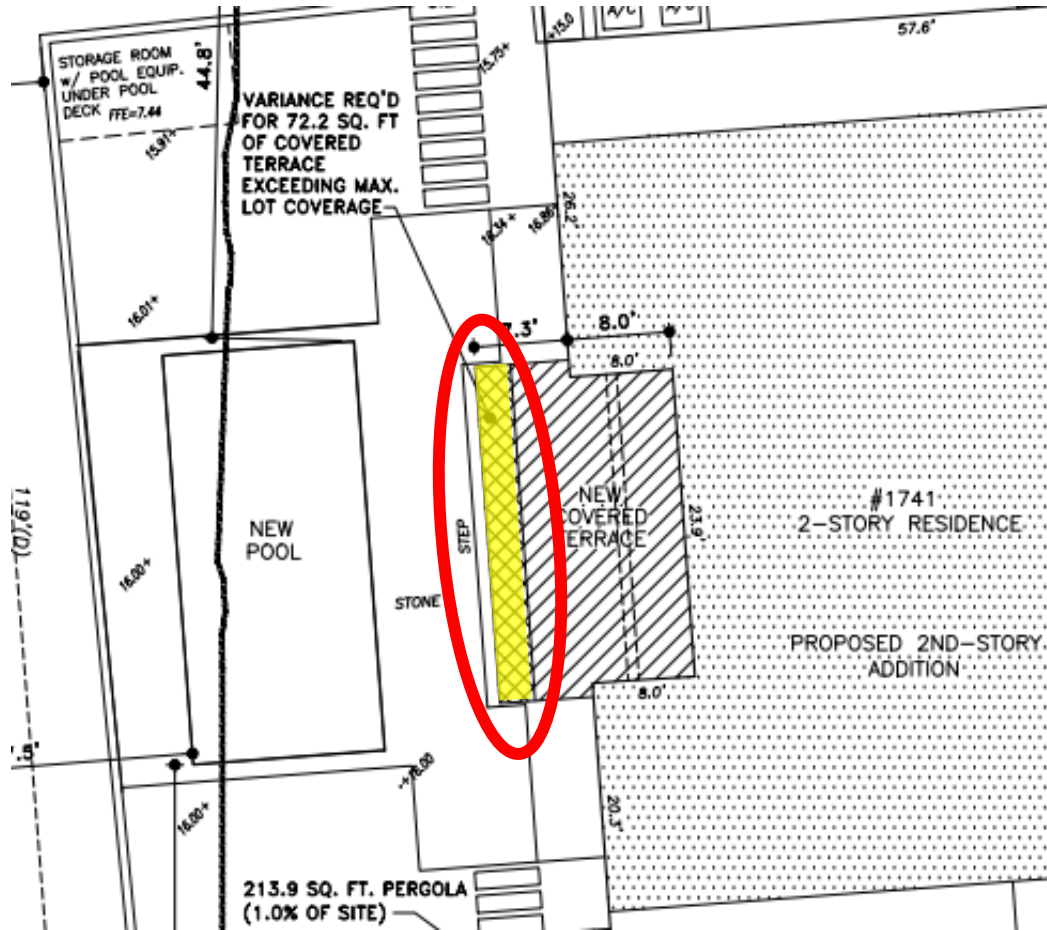
EXTERIOR FINISHES & MATERIALS: STUCCO, PAINTED BENJAMIN MOORE DECORATOR'S WHITE OC-148.  
 WINDOW FRAME MATERIAL, COLOR, MUNTIN PROFILE, GLAZING TYPE: PINE, PAINTED BENJAMIN MOORE DECORATOR'S WHITE OC-148, Ogee 3/4" MUNTIN PROFILE, TRIPLE-PANE HURRICANE IMPACT CLEAR GLASS.  
 WINDOW SHUTTER COLOR: BENJAMIN MOORE WEDGEMAN-ASH 2134-20.  
 ROOF MATERIAL & COLOR: FLAT BUILT-UP GRAVEL & TAR ROOF WITH WHITE COOL, ROOF REFLECTIVE COATING.

PROPOSED EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires four (4) variances, most of them related to legal non-conforming conditions that will remain after 50% or more of the existing structure is impacted through this project. Some situations such as the landscaped open space are improving by approximately 6% yet are still shy of the required 50% currently in the code.

Variance #1 is being requested for the new terrace at the rear of the property to exceed the lot coverage by approximately 72 SF. Variances 2-4 are to retain existing conditions.



Code Section	Required	Proposed	Variance
<u>Variance 1:</u> Section 134-843(11)	25% lot coverage max	25.34% lot coverage	.34%
Code Section	Required	Proposed	Variance
<u>Variance 2:</u> Section 134-843(5):	35' front yard setback	30.2' front yard setback Existing	4.8'
Code Section	Required	Proposed	Variance
<u>Variance 3:</u> Section 134-843(8):	15' side yard setback	14.3' side yard setback Existing	.7'
Code Section	Required	Proposed	Variance
<u>Variance 4:</u> Section 134-843(12):	50% landscaped open space	45.77% -proposed 39.44% -existing	4.23%

**CONCLUSION:**

Approval of the project will require two (2) separate motion(s) 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 four (4) 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.

WRB: JGM: FHM