



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
Director PZ&B

SUBJECT: ZON-24-0037 (ARC-24-0073) 353 EL BRILLO WAY

MEETING: SEPTEMBER 25, 2024 ARCOM
OCTOBER 09, 2024 TC

ZON-24-0037 (ARC-24-0073) 353 EL BRILLO WAY (COMBO) – VARIANCES. The applicants, Eduard De Guardiola & Melissa G. Bridgers, have filed an application requesting town council review and approval for (2) variances as they pertain to a closet addition, including (1) a variance to encroach into the required front yard setback area and (2) a variance to exceed maximum lot coverage permitted. ARCOM shall perform design review of the application.

ARC-24-0073 (ZON-24-0037) 353 EL BRILLO WAY. The applicants, Eduard De Guardiola & Melissa G. Bridgers, have filed an application requesting Architectural Commission review and approval for a closet addition, requiring variances for a setback encroachment and lot coverage overage. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: Eduard De Guardiola & Melissa G. Bridgers
Architecture: Dailey Janssen Architects

HISTORY:

The existing residence was constructed in 1991 with a second-floor addition in 2008. Variances were not required for either new construction nor the addition. Various permits for renovations and maintenance have been issued since construction.

At the September 25, 2024, ARCOM meeting, the Commission approved (4-3) an addition to an existing residence. Additionally, the Commission approved (5-2) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED ADDITION AT: 353 EL BRILLO WAY" as prepared by **Dailey Janssen Architects**, uploaded August 12, 2024.

The following scope of work is proposed:

- Construction of a 266 SF enclosed closet addition.

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

- **VARIANCE 1: Sec. 134-843(a)(5):** A variance to reduce the required front yard setback request for an addition with a 26.5' front yard setback in lieu of the 35' front yard existing and 35' front yard setback.

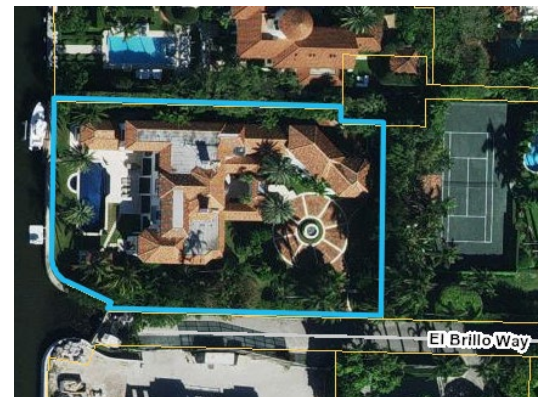
- **VARIANCE 2:** Sec. 134-843(a)(11): A variance to exceed the maximum lot coverage request to permit a lot coverage of 25.7% in lieu of the 24.9% existing and 25% maximum lot coverage permitted.

Site Data			
Zoning District	R-A	Future Land Use	SINGLE FAMILY
Lot Size	35,285 SF	Crown of Road	1.66' NAVD
Finished Floor Elevation	5.5' NAVD	Enclosed Square Footage	Existing: 11,447 Sq. Ft. Proposed: 11,713 Sq. Ft. (+266 SF)
Front Yard Setback	Required: 35' Existing: 35' Proposed: 26.5' <i>Variance Required</i>	Lot Coverage	Permitted: 25% Existing: 24.9% Proposed: 25.7% <i>Variance Required</i>
Surrounding Properties / Zoning			
North	343 El Bravo Way Residence / R-A		
South	360 El Brillo Way Residence (Under Construction) / R-A		
East	300 El Brillo Way Residence / R-A		
West	Lake Worth Lagoon		

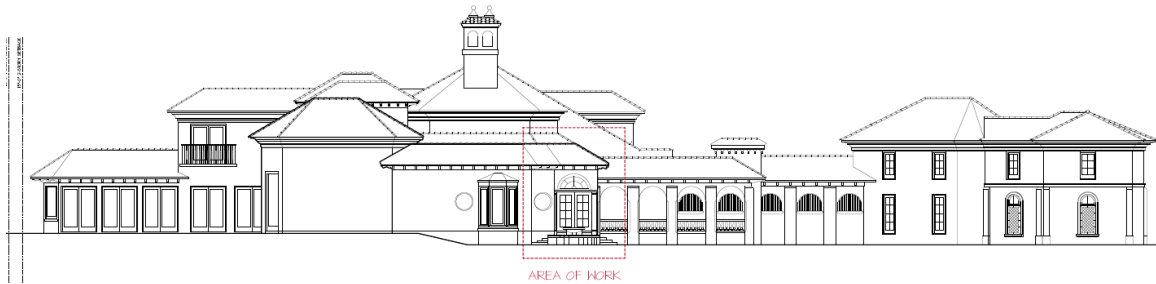
STAFF ANALYSIS

The applicant is proposing the construction of a new closet addition of less than 300 SF over existing ground floor outdoor paved area at the side of an existing two-story residence. It is highly unlikely that the addition will be visible from the road. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires two (2) variances to achieve the application as proposed.

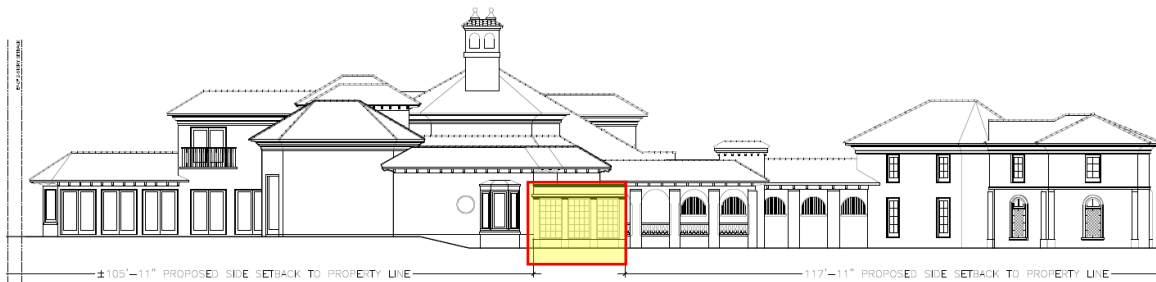
The subject property is located waterfront at the western end of El Brillo Way on the north side of the street. The siting of the house is somewhat irregular, with the “side” of the home facing the street (El Brillo Way). The addition is proposed on this street facing “side” of the home, however, this area is technically considered the front yard setback area. The addition is relatively minor compared to size of the existing structure, and is designed with a flat roof and a trellis on the exterior walls for climbing plants, with other details to match the existing residence. The addition is proposed over existing courtyard paved area, and the applicant affirms that no landscape open space will be lost due to the addition.



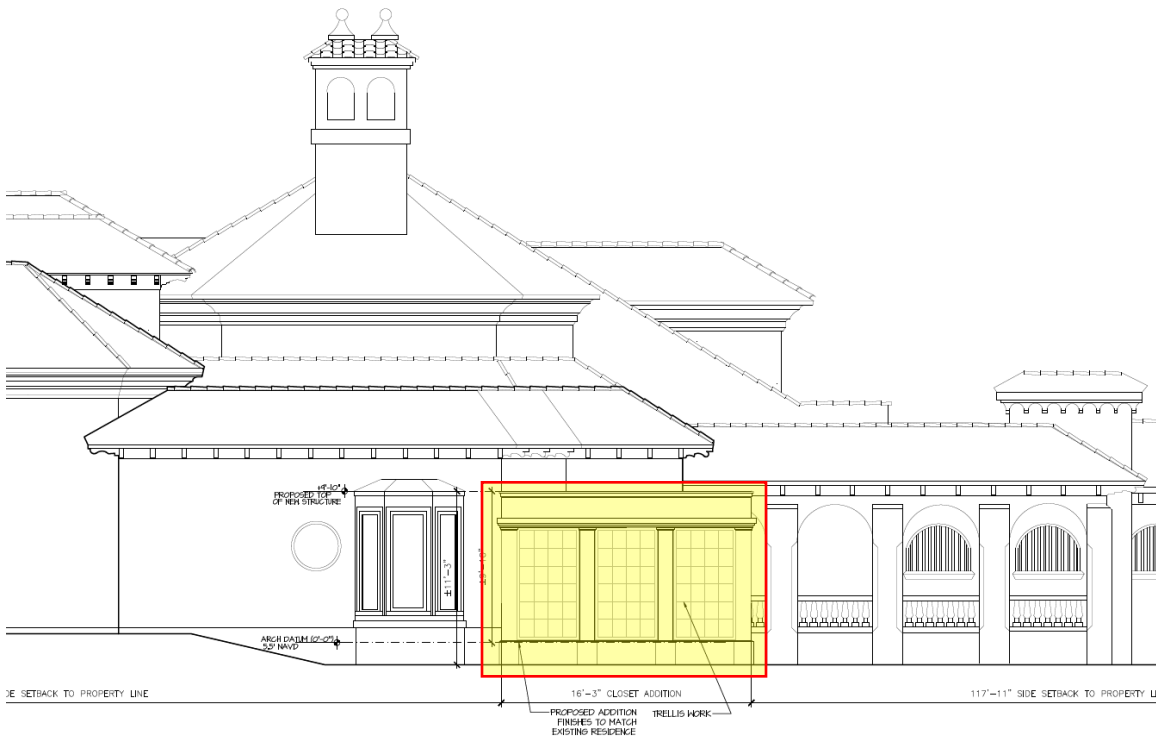
Rendering of home with new closet addition.



Existing south elevation at El Brillo Way.



Proposed south elevation at El Brillo Way.



Enlarged proposed south elevation at El Brillo Way.



Existing east elevation.



Proposed east elevation.



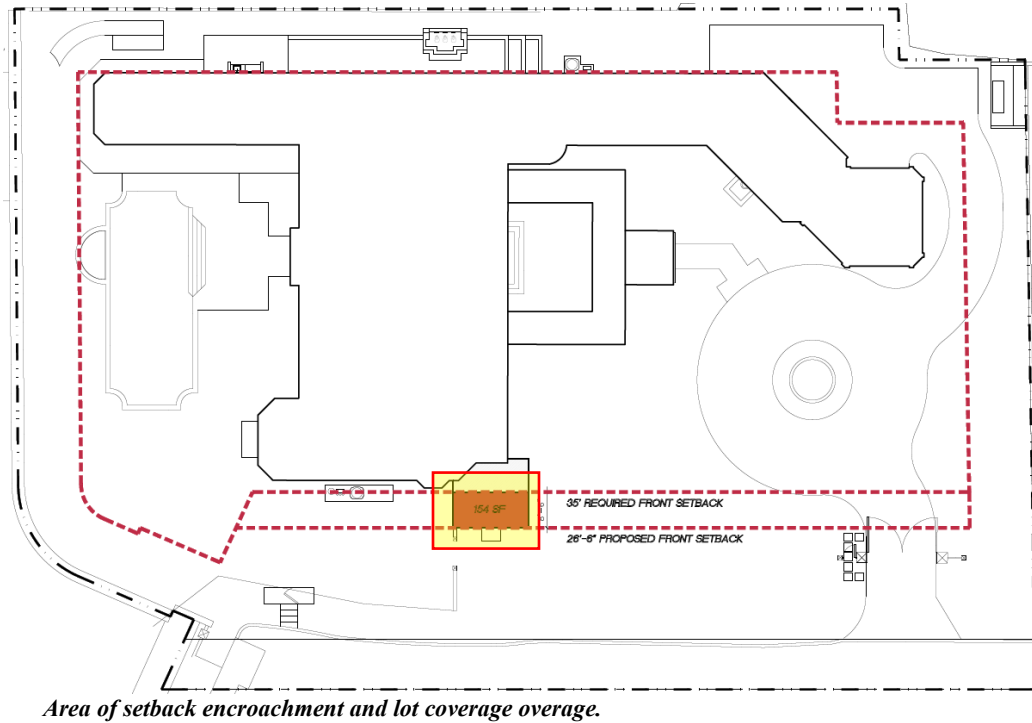
Existing west (lakefront) elevation.



Proposed west (lakefront) elevation.

The design requires two variances as proposed. The existing residence is built up to the 35' front

setback line, and is just below the maximum lot coverage at 24.9% existing. The small closet addition will require a setback variance to permit a 26.5' front yard setback in lieu of the 35' minimum setback required, and a variance for lot coverage of 25.7% in lieu of the 25% maximum permitted.



Code Section	Permitted / Required	Proposed	Variance
VARIANCE 1: Sec. 134-843(a)(5)	25' Front Yard Setback	26.5' Front Yard Setback (in lieu of 35' existing)	- 8.5'
VARIANCE 2: Sec. 134-843(a)(11)	25% Lot Coverage	25.7% Lot Coverage (in lieu of 24.9% existing)	+ 0.7%

CONCLUSION:

Approval of the project will require one (1) separate motion(s) to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) variance 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.