



**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 *WRB*  
Director PZ&B

SUBJECT: ARC-24-0092 1020 N LAKE WAY

MEETING: OCTOBER 23, 2024, ARCOM

**ARC-24-0092 1020 N LAKE WAY.** The applicant, 1020 North Lake Way Revocable Trust (Paul Krasker), has filed an application requesting Architectural Commission review and approval for the construction of new habitable second floor living space within an existing mansard roof, the construction of new second floor dormer windows, and the installation of new roof top solar panels.

Applicant: 1020 North Lake Way  
Architecture: MP Design & Architecture, Inc

**HISTORY:** This case came to be heard and was approved by ARCOM (5-2) on June 28, 2023, under case ARC-23-079 with the conditions that the new roof tile ridge blocks the view of the solar panels and that the new dormer windows are in proportion to the existing dormers on the main roof. Due to this approval expiring, the applicant has returned with the request under case ARC-24-0092. The installation of new roof top solar panels was completed in a timely manner under building permit B-23-98322 and B-23-00505 and therefore is not part of the current request.

**THE PROJECT:**

The applicant has submitted plans, entitled "EXISTING 2 STORY RESIDENCE AT 1020 N LAKE WAY" as prepared by **MP Design & architecture**, uploaded September 19, 2024.

The following scope of work is proposed:

- Creation of approximately 674 SF of habitable space for bedrooms and bathrooms under an existing mansard roof.
- Addition of six (6) new dormer windows on east, north and south elevations of garage.
- Installation of solar panels.

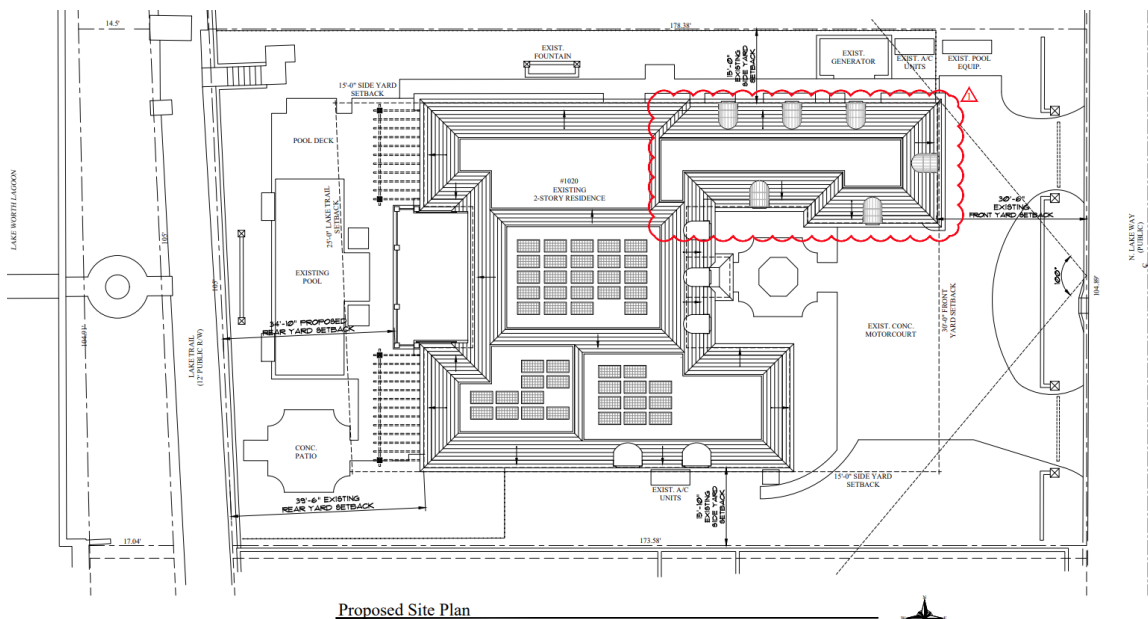
Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	Residential
<b>Lot Size</b>	18,458 SF	<b>Crown of Road</b>	3.37 NAVD
<b>Lot Depth</b>	178'	<b>Lot Width</b>	105'
<b>Lot Coverage</b>	Existing: 31.8% Proposed: 31.8%	<b>Enclosed Square Footage</b>	Existing: 7,015 SF Proposed: 7,689 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 4.5 Proposed: 4.49	<b>Angle of Vision</b>	Permitted: 100 Proposed: 100

<b>Building Height</b>	Permitted: 22' Proposed: 22'	<b>Overall Building Height</b>	Permitted: Proposed:
<b>Finished Floor Elevation</b>	Existing: 7.15' NAVD Proposed: 7.15' NAVD	<b>FEMA Flood Zone</b>	AE (El 6')
<b>Overall Landscape Open Space</b>	Required: 45% Proposed: 51.9%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 57.3%
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	624 N Lake Way   Residence / R-B		
<b>South</b>	301 Plantation Rd   Residence (Under Construction) / R-B		
<b>East</b>	272 Southland Rd   Residence / R-B & Southland Road R-O-W		
<b>West</b>	630 Crest Rd & 640 Crest Rd   Residence(s) / R-B		

### **STAFF ANALYSIS**

The applicant has submitted a request to add habitable space and dormer windows to an existing two-story single-family residence. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The existing property is a contemporary version of the French Regency style and already features five (5) dormer windows. Three are currently on the front façade concentrated in the center entry element, two (2) face south and of the six (6) new ones only one faces the front with three (3) on the north and two (2) into the arrival court.

The subject property is located on the west side of North Lake Way between Laurian Lane and Eden road at the west terminus of Garden Road. The western edge of the property line fronts the Lake Trail.



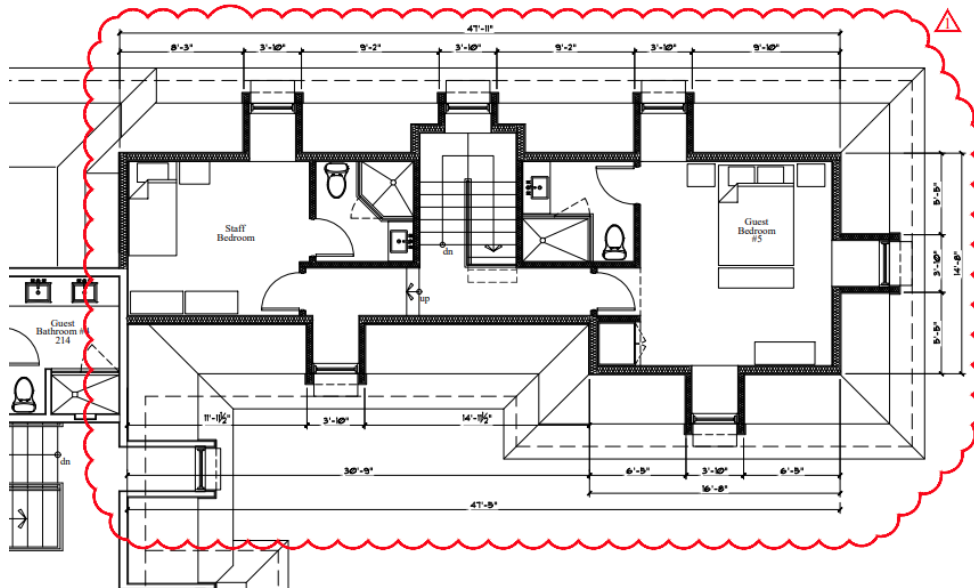
***Location of dormer windows***



Only one dormer window will directly face the right of way to the east. The dormer window proportions have been modified to reflect the condition that was originally imposed upon the June 2023 approval.



Garage area to receive dormer windows on three sides. The interior space to be built out will include a staff bedroom and bath, a guest bedroom and bath as well as a dedicated set of stairs leading to this part of the home.





The application is also for the installation of solar panels throughout portions of the roof. The forty-six (46) solar panels on the flat portions of the roof that were part of the original ARCOM request did receive a permit in a timely manner and have been installed as is visible from this aerial. The installation of panels on the flat portions of the roof will be concealed entirely from view by the roofing extension of the mansard roof.

**CONCLUSION:**

Approval of the project will require one (1) 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, and

WRB: JGM: FHM