



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 *WRB*
Director PZ&B

SUBJECT: ZON-24-0051 (ARC-24-0083) 239 TANGIER AVE

MEETING: OCTOBER 23, 2024 ARCOM
NOVEMBER 13, 2024 TC

ZON-24-0051 (ARC-24-0083) 239 TANGIER AVE (COMBO) – VARIANCE. The applicant, Patricia Dean, has filed an application requesting Town Council review and approval of one variances to (1) exceed maximum lot coverage permitted for a two story structure; as it pertains to the improvement and enclosing of attic space to achieve a second story habitable area to existing single story residence. The Architectural Commission (ARCOM) shall perform design review of the application.

ARC-24-0083 (ZON-24-0051) 239 TANGIER AVE (COMBO). The applicant, Patricia Dean, has filed an application requesting ARCOM review and approval for new dormer windows related to improvements and enclosure of existing attic space to achieve a second floor habitable area; a lot coverage variance is required to achieve the scope of work. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: Patricia Dean
Architecture: SKA Architect + Planner (Pat Seagraves)

HISTORY:

The existing residence was constructed in 2001, designed by SKA Architect. There have been no significant changes made to the structure.

At the October 23, 2024, ARCOM meeting, the Commission approved with conditions regarding the design of the dormer window (7-0) modifications to an existing residence. Additionally, the Commission approved (7-0) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed Renovations for: Mr. & Mrs. Dean-Miller" as prepared by **SKA Architect + Planner**, uploaded September 09, 2024.

The following scope of work is proposed:

- Addition of a second floor to an existing one-story residence, by converting existing attic space into habitable living space, including the addition of dormer windows.

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

- **VARIANCE 1:** Sec. 134-893(b)(11)b.: A variance to exceed the maximum allowable lot coverage for a two-story lot coverage of 34.64%, in lieu of the 34.64% lot coverage existing for a one-story residence and the 30% maximum two-story lot coverage permitted.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Size	17,250 SF	Crown of Road	2.62'
Lot Depth	172.47 FT	Lot Width	100 FT
Lot Coverage	Permitted: 30% (Two-Story Max.) Existing: 34.64% (One-Story) Proposed: 34.64% (Two-Story) <i>Variance Required</i>	Enclosed Square Footage	Existing: 5123.5 SF Proposed: 6226.5 SF (+1103 SF)
Cubic Content Ratio (CCR)	Permitted: 3.92 Existing: 3.12 Proposed: 3.66	Zero Datum	+7.0' NAVD
Building Height	Existing/Proposed: 18'	Overall Building Height	Existing/Proposed: 22'
Finished Floor Elevation	+7' NAVD	FEMA Flood Zone	AE 6' NAVD
Surrounding Properties / Zoning			
North	542 N County Rd Residence / R-B		
South	240 Tangier Ave Residence / R-B		
East	225 Tangier Ave Residence / R-B		
West	241 Tangier Ave Vacant Parcel / R-B		

STAFF ANALYSIS

The applicant is proposing a second floor addition to an existing one-story residence. Proposed within the attic space of the existing roof structure, with new dormer windows planned and will be the only visible alteration from the exterior. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance to achieve the application as proposed.

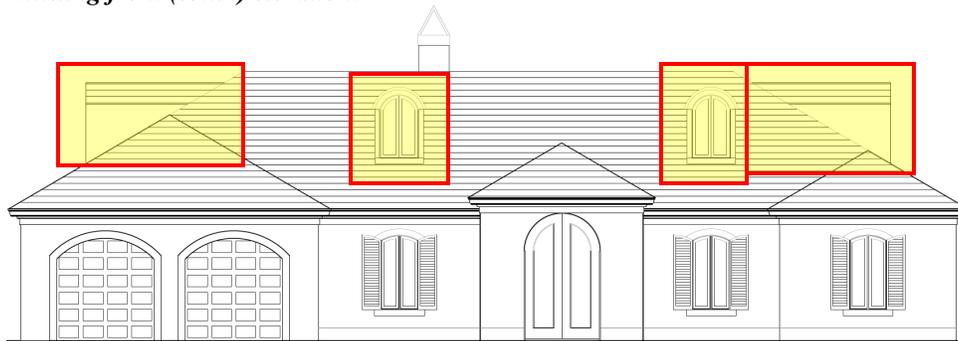


The subject property is located midblock on the north side of Tangier Avenue. The proposed second story addition occurs entirely within the existing roof structure without adding new building

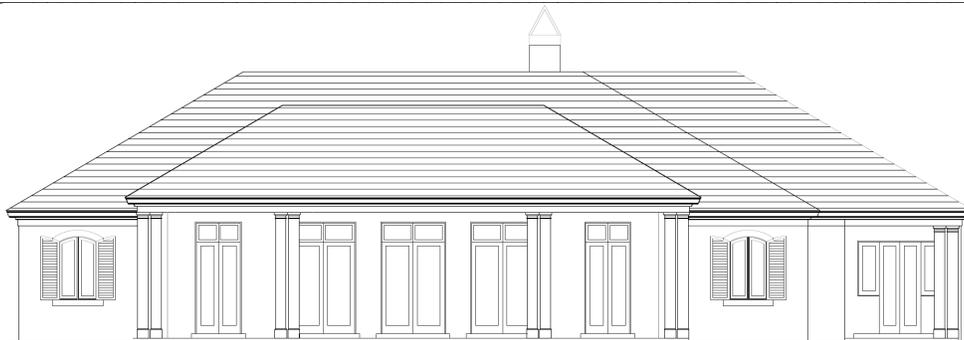
height or overall building height. Four (4) new dormer windows are proposed to accompany the attic enclosure. One window is proposed on both the east and west sides of the structure, and two dormers are proposed on the front south elevation. Dormer windows are proposed as a pair of casement windows arched at the top, with a copper roof over the dormer additions. No changes are proposed to existing landscape or hardscape.



Existing front (south) elevation.



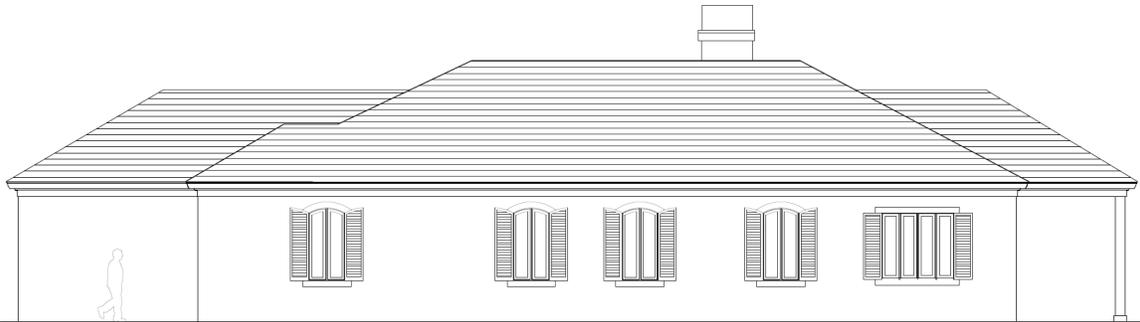
Proposed front (south) elevation.



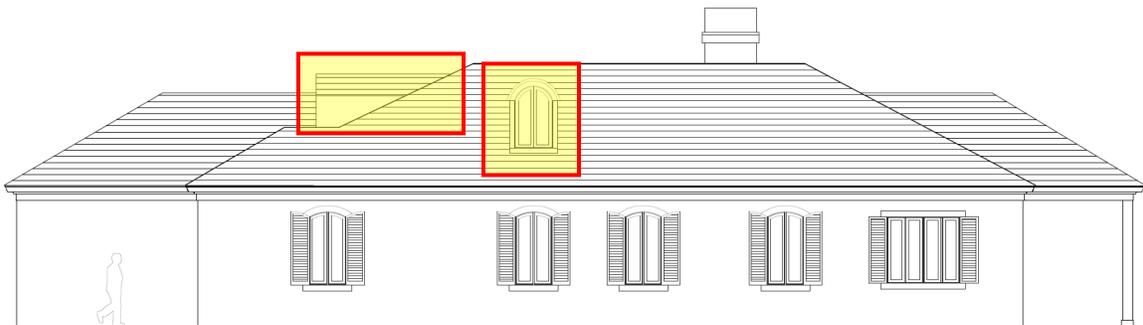
Existing rear (north) elevation.



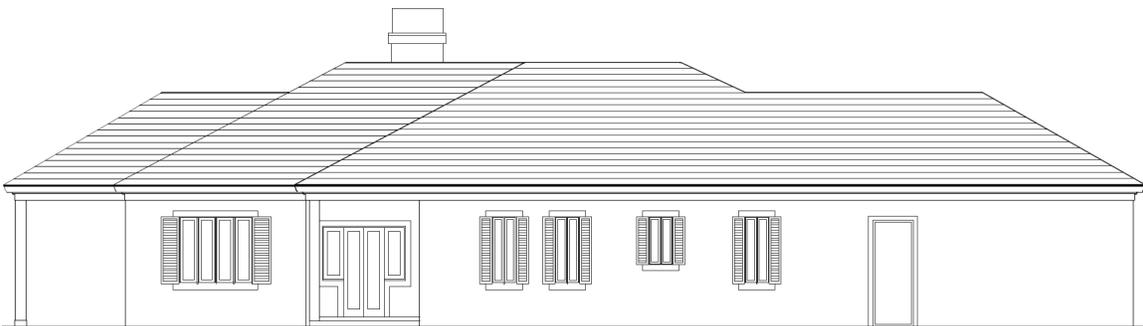
Proposed rear (south) elevation.



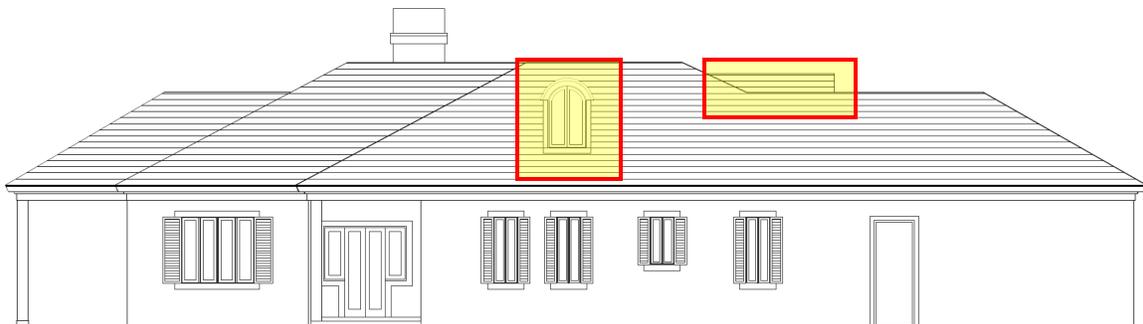
Existing side (east) elevation.



Proposed side (east) elevation.

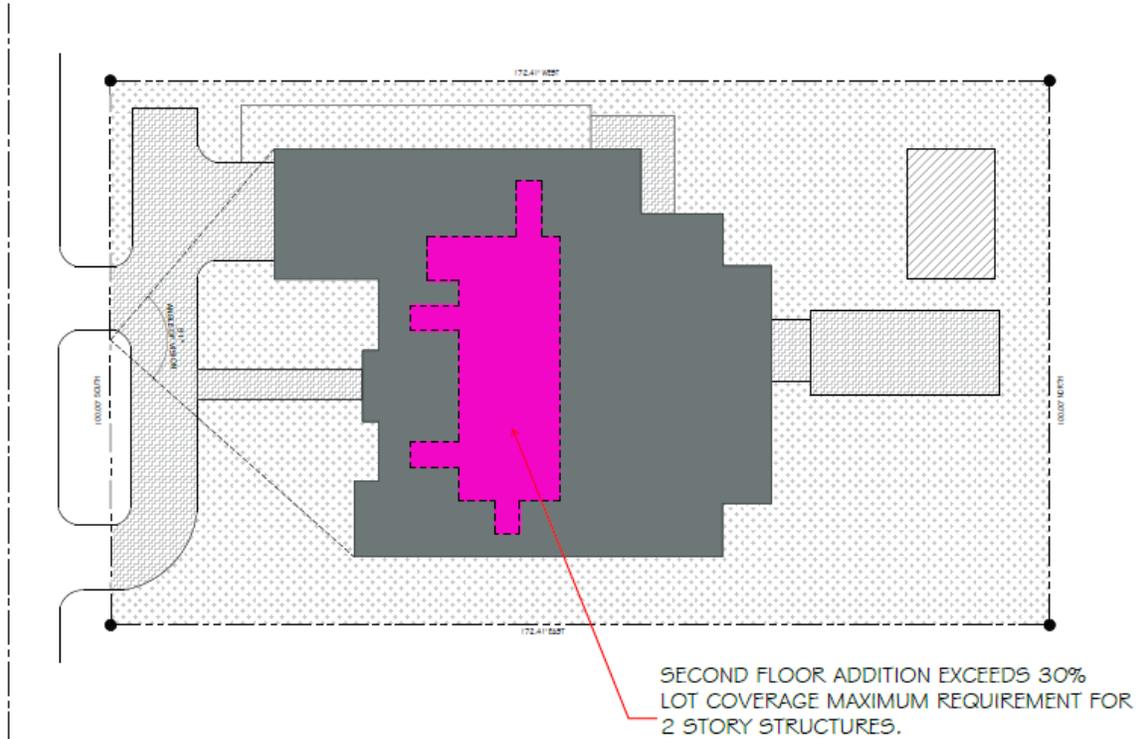


Existing side (west) elevation.



Proposed side (west) elevation.

The application requires one (1) variance as proposed. The existing residence is one-story, with a maximum lot coverage of 40% permitted. The enclosure of the attic space with habitable living area causes the structure to be considered a two-story structure. Two-story structures have a maximum lot coverage of 30% in the R-B Zoning District. The existing lot coverage of the single-story structure is 34.6%, and by adding a new second-story, the structure becomes nonconforming even though new lot coverage is not being added. Therefore, a variance is required to achieve the scope of work proposed.



Code Section	Permitted	Proposed	Variance
Variance 1: Sec. 134-893(b)(11)b.	Maximum lot coverage of 30% for two-story residences.	Maximum lot coverage of 34.6% for a two-story residence.	+4.6% Lot Coverage

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.