



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 *WLB*
Director PZ&B

SUBJECT: ARC-24-0080 (ZON-24-0042) 141 ATLANTIC AVE (COMBO)

MEETING: NOVEMBER 22, 2024 ARCOM
DECEMBER 11, 2024 TC

ARC-24-0080 (ZON-24-0042) 141 ATLANTIC AVE (COMBO). The applicants, Sloane Family Trust (Brasseur & Drobot Architects, P.A.), have filed an application requesting Architectural Commission review and approval for a first-floor addition to an existing residence, a new pool and hardscape, new site wall and expansion of an existing curb cut. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-0042 (ARC-24-0080) 141 ATLANTIC AVE (COMBO) – VARIANCE. The applicants, Sloane Family Trust (Brasseur & Drobot Architects, P.A.), have filed an application requesting Town Council review and approval for one (1) variance for a one-story addition of primary structure to encroach into the required east side yard setback. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: Sloane Family Trust
Architecture: Brasseur & Drobot Architects, P.A.
Landscape: Environment Design Group

THE PROJECT:

The applicant has submitted plans, entitled "A One-Story Addition and Renovation For: The Sloane Residence" as prepared by Brasseur & Drobot Architects, P.A, dated September 23, 2024.

The following scope of work is proposed:

- Removal of the existing front porch and addition of 109SF of living space in the front of the residence.
- Removal of louvered shutters.
- New plunge pool.
- Landscape and hardscape modifications with new driveway configuration.

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

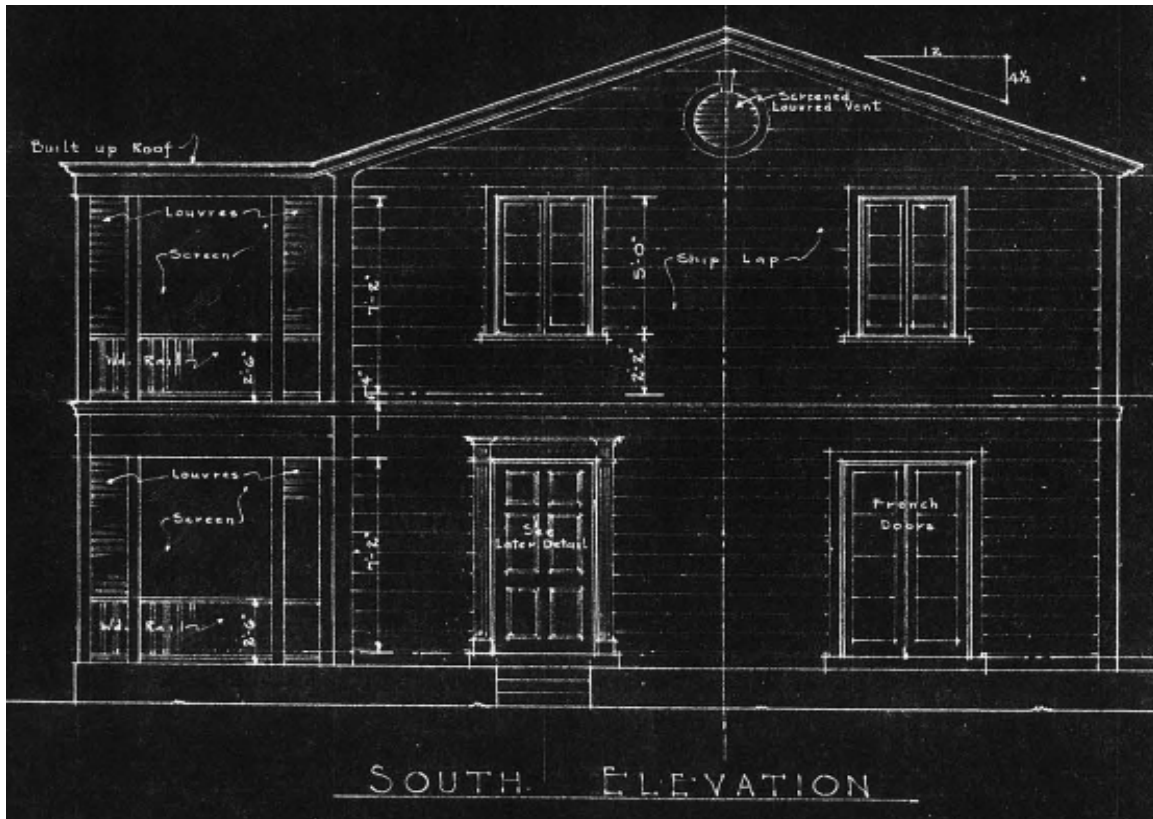
- **Variance 1: Sec. 134-893(b)(7):** A request to allow an east side yard setback of 10.7 feet in lieu of the 12.5-foot minimum setback required.

| Site Data | | | |
|-----------------|--------|-----------|-------------|
| Zoning District | R-B | Lot Size | 4,993.10 SF |
| Lot Depth | 100 FT | Lot Width | 50 FT |

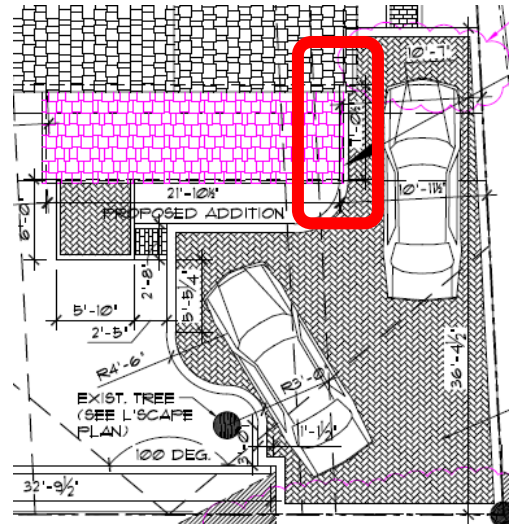
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|--|---|--|---|
| Lot Coverage | Permitted: 30% Existing: 27.57% Proposed: 27.25% | Enclosed Square Footage | Existing: 2,348 SF Proposed: 2,327 SF |
| Cubic Content Ratio (CCR) | Permitted: 22,469 CF 4.5 Existing: 22,615 CF 4.5 Proposed: 22,394 CF 4.45 | Angle of Vision | Permitted: Proposed: |
| Building Height | Permitted: 22" Existing: 18'3" | Overall Building Height | Permitted: 30' Existing: 23' |
| Finished Floor Elevation | Proposed: 7.94' | FEMA Flood Zone | Zone X |
| Overall Landscape Open Space | Required: 45% Existing: 40.26% Proposed: 45% | Front Yard Landscape Open Space | Required: 40% Existing: 33.15% Proposed: 54.68% |
| Surrounding Properties / Zoning | | | |
| North | 146 Dunbar Rd Residence / R-B | | |
| South | 146 Atlantic Ave Residence / R-B | | |
| East | 113 Atlantic Ave Residence / R-B | | |
| West | 151 Atlantic Ave Residence / R-B | | |

STAFF ANALYSIS

The residence at 141 Atlantic, designed by Treanor & Fatio and built in 1936, retains much of its original design. The front porch, which is proposed for demolition in this application, was not part of the home's original design. Records show that the porch was added in 1979.



The application is for the removal of an existing front porch of a single-family residence to allow for a first-floor expansion of approximately 110 SF. The addition will create additional living room space and present a new covered entry to the existing front door. The current configuration of the driveway and front porch do not meet the minimum side setbacks, and the applicant proposes the new addition to align with the current building footprints east setback. The new construction will illicit one variance to align with existing nonconformity of the property, as the current structure is within the required setbacks. The proposed new addition will be setback 10.7' from the east side property line and span for 7'-0" in length.



| Code Section | Permitted | Proposed | Variance |
|--|---------------------------------------|--------------------------------|----------|
| Variance 1: Sec. 134-893(b)(7). | Minimum side yard setback of 12.5 ft. | East Side Yard Setback 10.7ft. | +1.8' |

In addition, the applicant seeks to make changes to other elements of the existing façades including the removal of the louvered shutters and new railing designs on the front and rear entries.

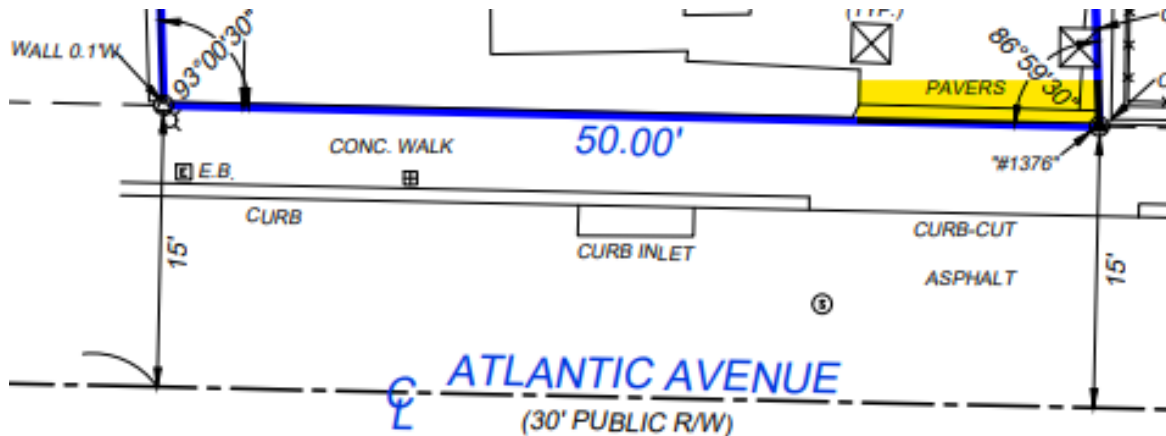


EXISTING FRONT AND SOUTH ELEVATION

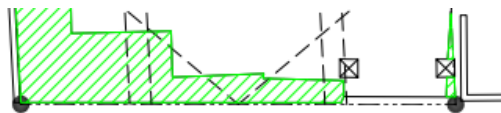


PROPOSED FRONT AND SOUTH ELEVATION

As part of the landscape and site improvements to the front of the property, the applicant is also seeking a new driveway configuration. Specifically, expanding the driveway width from 14'-0" to 17'-0".

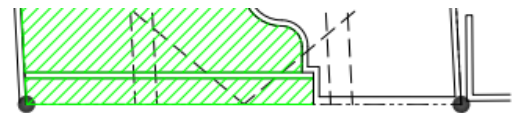


In regard to the widening of the existing curb cut, ARCOM's authority extends only to the design and materials of the driveway within the property boundaries. Since the proposed widening of the curb cut and driveway apron encroaches upon the right of way, it falls under the jurisdiction of Public Works. The applicant seeks to widen the on-site driveway to match the width of the driveway apron (curbed access). Given that the Public Works Department has advised the applicant that the proposed widening does not meet current standards, the applicant has made a request for relief but may need to explore alternative design solutions should it not be granted.



EXISTING LANDSCAPE OPEN SPACE

SCALE: 1/8" = 1'-0"



SCHEMATIC PROPOSED LANDSCAPE OPEN SPACE

SCALE: 1/8" = 1'-0"

Additionally the proposes widening will remove the two existing brick columns that flank the existing driveway entrance.

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) 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.