



# **EXISTING**

SETBACKS: FRONT (N COUNTY): 5'-0" FRONT (SUNSET): 0'-0" REAR YARD (WEST): 37'-4" SIDE YARD (NORTH): 1'-9"

EXISTING LOT COVERAGE: 44.5%

OPEN SPACE: 7%

FRONT YARD LANDSCAPED: 10.06%

## **VARIANCES**

FIRST FLOOR: 13,774 SF SECOND FLOOR: 5,523 SF

TOTAL BUILDING: 19,297 SF

ALLOWED.

VARIANCES FOR NON-CONFORMING LANDMARKED BUILDING:

1. SECTION 134-2176(3): TO ALLOW 18 SPACES IN LIEU OF 40 SPACES REQUIRED.

SECTION 134-1113(5): TO ALLOW A FRONT YARD

SETBACK ALONG SUNSET AVENUE TO BE 0'-0" IN LIEU OF 5'-0" REQUIRED.

SECTION 134-1113(11): TO ALLOW A 2% LANDSCAPE OPEN SPACE IN LIEU OF 25% REQUIRED.

SECTION 134-1113(11): TO ALLOW A 0% FRONT YARD

LANDSCAPE OPEN SPACE IN LIEU OF 35% REQUIRED. 5. SECTION 134-1113(12): TO ALLOW A GROSS BUILDING AREA OF 19,297 SF IN LIEU OF THE 15,000 SF MAXIMUM

6. SECTION 134-1113(10): TO ALLOW A BUILDING LENGTH OF 172'-9" ON N COUNTY ROAD IN LIEU OF 150' MAXIMUM ALLOWED

# **ALLOWABLE**

SETBACKS: FRONT: 5'-0" REAR: 10'- 0" SIDE: 5'-6"

SITE PLAN OVERLAY

LOT COVERAGE: 70% - 21,980 SF

**OPEN SPACE: 25%** 

FRONT YARD LANDSCAPED: 35%

DOES NOT COMPLY

PARKING REQUIREMENTS: - 2 ADA PARKING SPACES. **EXISTING DOES** NOT COMPLY - 15' DRIVE AISLE REQUIREMENT. **EXISTING** 

# **PROPOSED**

FRONT (SUNSET): 0'-0" FRONT YARD (N COUNTY): 5'-0"

► OPEN SPACE: 10.58%

# **VARIANCES**

 $\sim\sim\sim$ FIRST FLOOR UNDER AIR: 17,410 SF SECOND FLOOR UNDER AIR: 12,531 SF

TOTAL BUILDING UNDER AIR: 29,941 SF

1. VARIANCE #1: SECTION 134-1113(5): A VARIANCE TO

REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK VARYING FROM 0.2' AT ITS CLOSEST POINT ALONG SUNSET AVENUE TO 5'-0" ALONG N COUNTY RD IN LIEU OF THE REQUIRED SETBACK RANGING FROM 5' TO 8' AND TO REDUCE A PORTION OF THE PEDESTRIAN WALKWAY TO 7'-1" ALONG SUNSET AVE WHERE 10' IS REQUIRED.

2. VARIANCE #2: SECTION 134-1113(11): A VARIANCE TO REDUCE THE MINIMUM REQUIRED OVERALL LANDSCAPE OPEN SPACE BY 15% TO PERMIT 10% IN LIEU OF THE REQUIRED 25%.

3. VARIANCE #3 SECTION 134-1113(11): A VARIANCE TO REDUCE THE MINIMUM REQUIRED FRONT YARD LANDSCAPE OPEN SPACE TO 18% ALONG SUNSET AVE AND 15% ALONG N COUNTY ROAD IN LIEU OF THE REQUIRED 35%.

4. VARIANCE #4 SECTION 134-1113(10): A VARIANCE TO EXCEED THE MAXIMUM BUILDING LENGTH OF 150'-0" ALONG SUNSET AVE TO ALLOW FOR A BUILDING 173'-0" IN LENGTH AND ALONG N COUNTY ROAD TO ALLOW FOR A BUILDING 172'-0" IN LENGTH. 5. VARIANCE #5 SECTION 134-2176(3): A VARIANCE TO

ORDER TO PROVIDE 18 SPACES IN LIEU OF THE REQUIRED 115. 6. VARIANCE #6 SECTION 134-1113(12): A VARIANCE TO EXCEED THE MAXIMUM FLOOR AREA (GROSS

ALLOW A BUILDING WITH 32,398 SF. 7. VARIANCE #7 SECTION 134-2211: A VARIANCE TO ELIMINATE THE MINIMUM REQUIRED NUMBER OF BERTHS (OFF-STREET LOADING SPACES) IN ORDER TO

LOADING SPACE ON SITE. 8. VARIANCE #8 SECTION 134-1113(6): A VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD (NORTH) SETBACK TO 1.8' IN LIEU OF THE REQUIRED SETBACK OF 7'-0".

COA-24-0022

REAR YARD (WEST): 6'-9"

REAR YARD (NORTH): 11'-0" PROPOSED LOT COVERAGE: 63.8% - 20,051 SF

FRONT YARD LANDSCAPED: 29.9%

mmmm

REDUCE THE REQUIRED PARKING SPACES BY 97 IN

BUILDING AREA) OF 15,000 SF BY 21,815 SF TO

NOT PROVIDE THE ONE (1) REQUIRED 12' X 25'

9. VARIANCE #9 SECTION 134-1113(7): A VARIANCE TO REDUCE THE MINIMUM REQUIRED REAR YARD (WEST) SETBACK TO 7' IN LIEU OF THE REQUIRED SETBACK OF 13'-0".

PROPOSED SITE PLAN

#### PENTHOUSE 600A PALM BEACH, FLORIDA 33480 T: 561 461 0108

ARCHITECTURE AND DESIGN

Bartholemew + Partners

PROGETTO DI ARCHITETTURA THE PLAZA CENTER 251 ROYAL PALM WAY

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KYLE B FANT ARCHITECT # AR9925 AIA # 30425933 NCARB # 87929

Project no: 24.04.130 Date: 07.29.24 Drawn by: V. Antico Project Manager: K. Fant

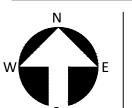
120-132 N. COUNTY RD **PALM BEACH SYNAGOGUE** 

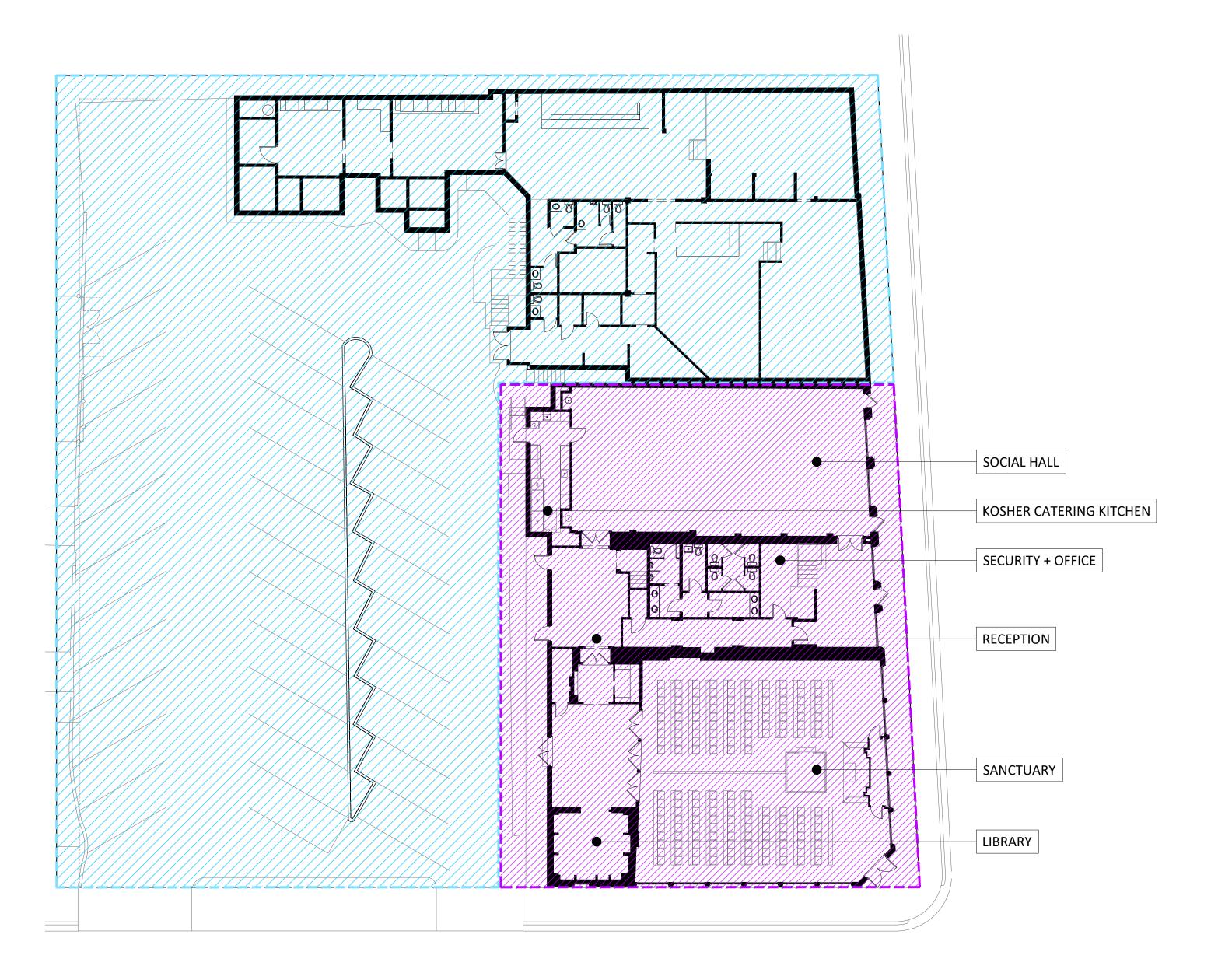
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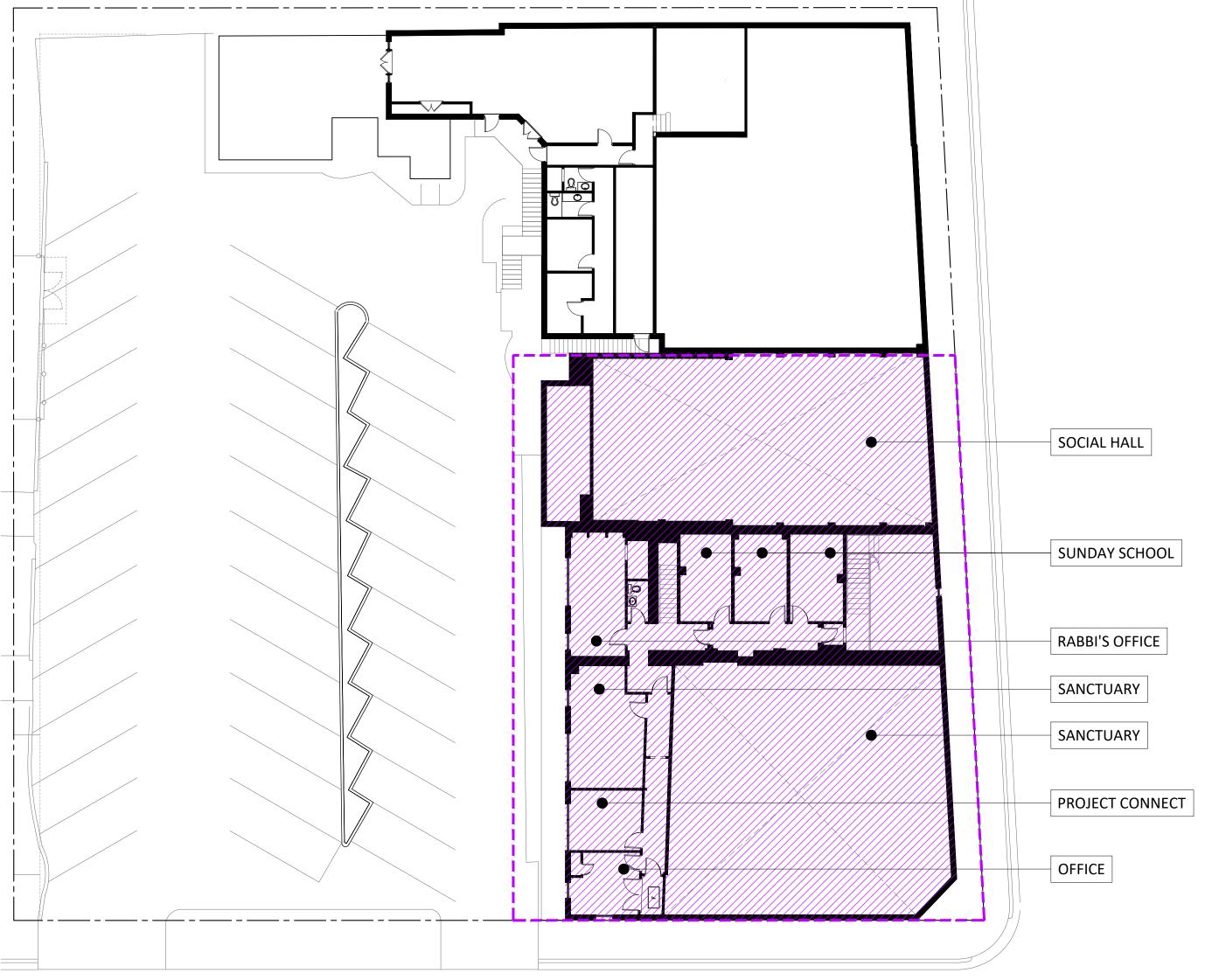
SHEET NAME

COMBINED SITE PLAN

SHEET NUMBER







#### EXISTING FIRST FLOOR PLAN PROGRAM DIAGRAM

SCALE:  $\frac{1}{16}$ " = 1'- 0"

### LEGEND

PALM BEACH SYNAGOGUE (O PARKING SPACES)

CHEZ JEAN-PIERRE
(18 LEGAL PARKING SPACES)

**CURRENT PROGRAM** 

SANCTUARY

SUNDAY SCHOOL PROJECT CONNECT

SOCIAL HALL
SYNAGOGUE STAFF OFFICES

LIBRARY

#### IMPORTANT NOTE

PALM BEACH SYNAGOGUE HAS 727 MEMBERS (INCLUDING CHILDREN)

198 FAMILIES WITHIN THIS NUMBER LIVE WITHIN A MILE AWAY, AND WALK TO SERVICE AND HOLIDAYS

#### EXISTING SECOND FLOOR PLAN PROGRAM DIAGRAM

SCALE: 1/16" = 1'- 0"

# Bartholemew + Partners

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Project no: 24.04.130 Date: 07.29.24 Drawn by: V. Antico Project Manager: K. Fant

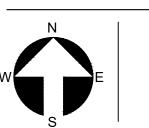
120-132 N. COUNTY RD PALM BEACH SYNAGOGUE

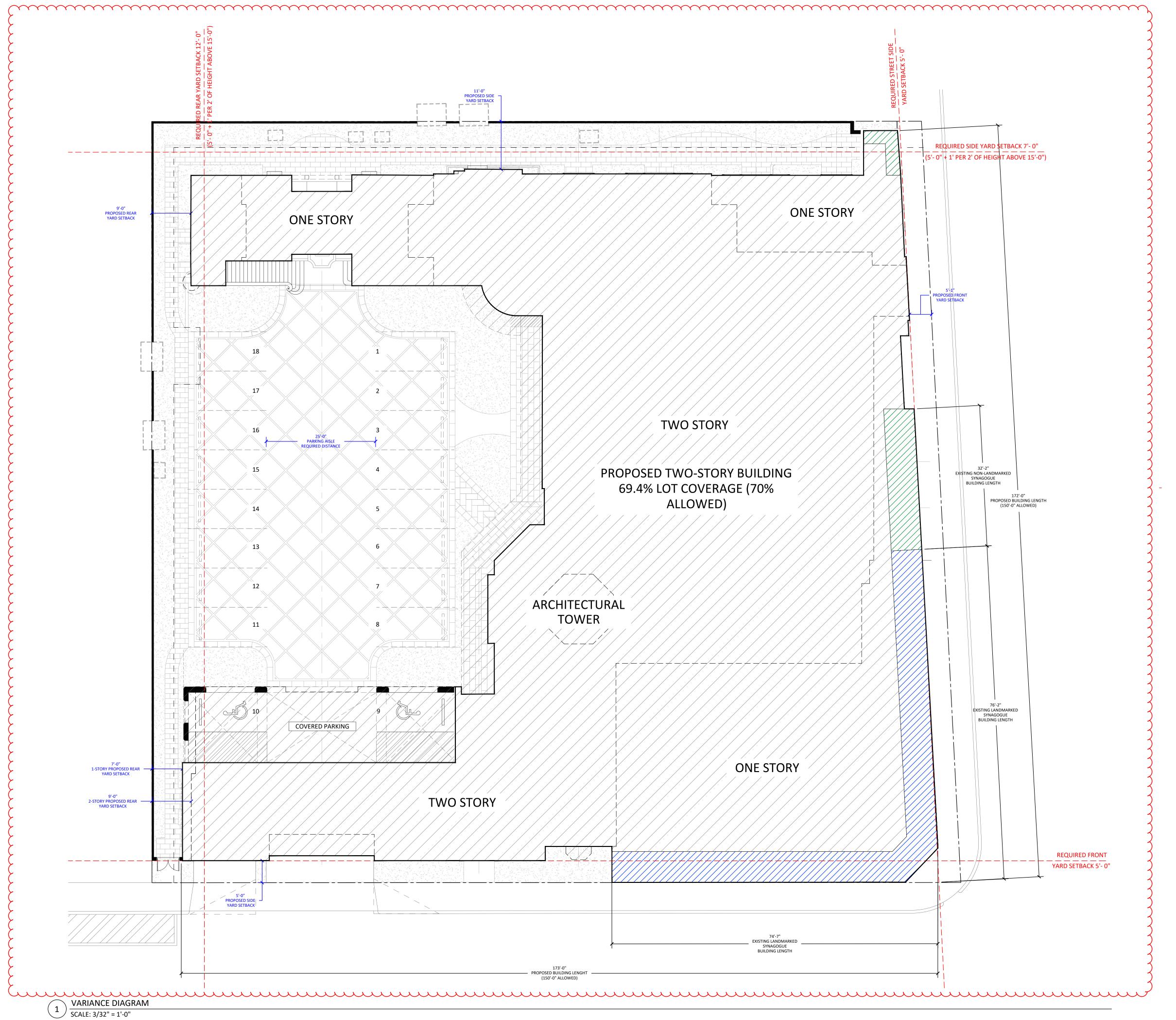
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SHEET NAME

EXISTING CONDITIONS DIAGRAM

SHEET NUMBER





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KYLE B FANT ARCHITECT # AR99255 INTERIOR DESIGNER # ID6422

AIA # 30425933 NCARB # 87929

(NOT LANDMARKED)

LANDMARKED FACADE

EXISTING FACADE PRESERVED

VARIANCE LEGEND

VARIANCES:

LEGEND

- 1. VARIANCE #1: SECTION 134-1113(5): A VARIANCE TO REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK VARYING FROM 0.2' AT ITS CLOSEST POINT ALONG SUNSET AVENUE TO 5'-0" ALONG N COUNTY RD IN LIEU OF THE REQUIRED SETBACK RANGING FROM 5' TO 8' AND TO REDUCE A PORTION OF THE PEDESTRIAN WALKWAY
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  4. VARIANCE #4: SECTION 134-1113(10): A VARIANCE TO

**3. VARIANCE #3:** SECTION 134-1113(11): A VARIANCE TO

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Project no: 24.04.130 Date: 07.29.24 Drawn by: V. Antico Project Manager: K. Fant

120-132 N. COUNTY RD PALM BEACH SYNAGOGUE

Project Address: 120-132 N. County Rd, Palm Beach, FL, 33480

SHEET NAME

VARIANCE DIAGRAM

SP3.2

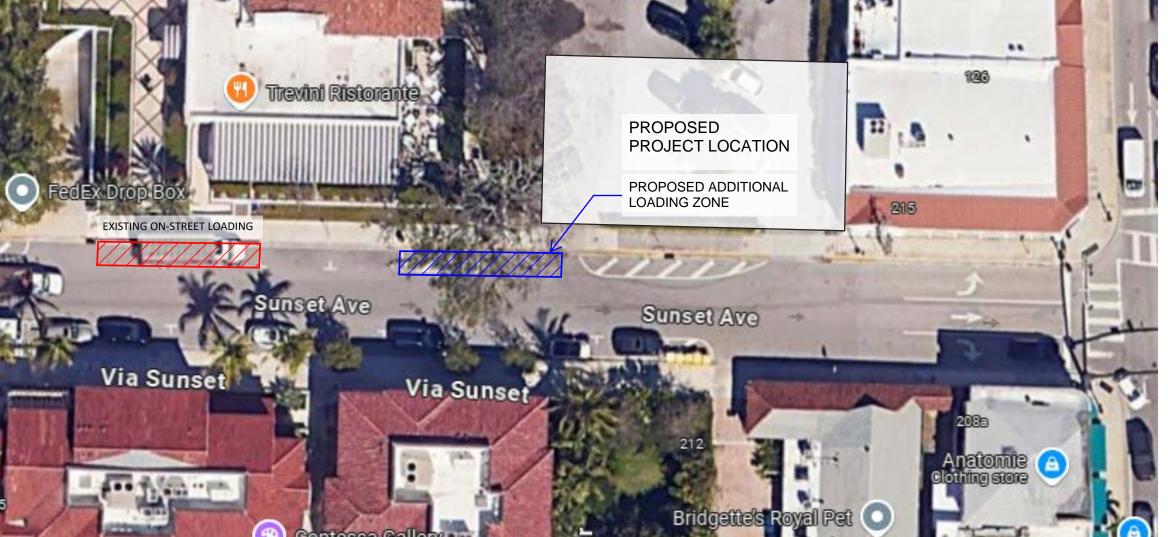
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**EXISTING ON-STREET LOADING ANALYSIS** 

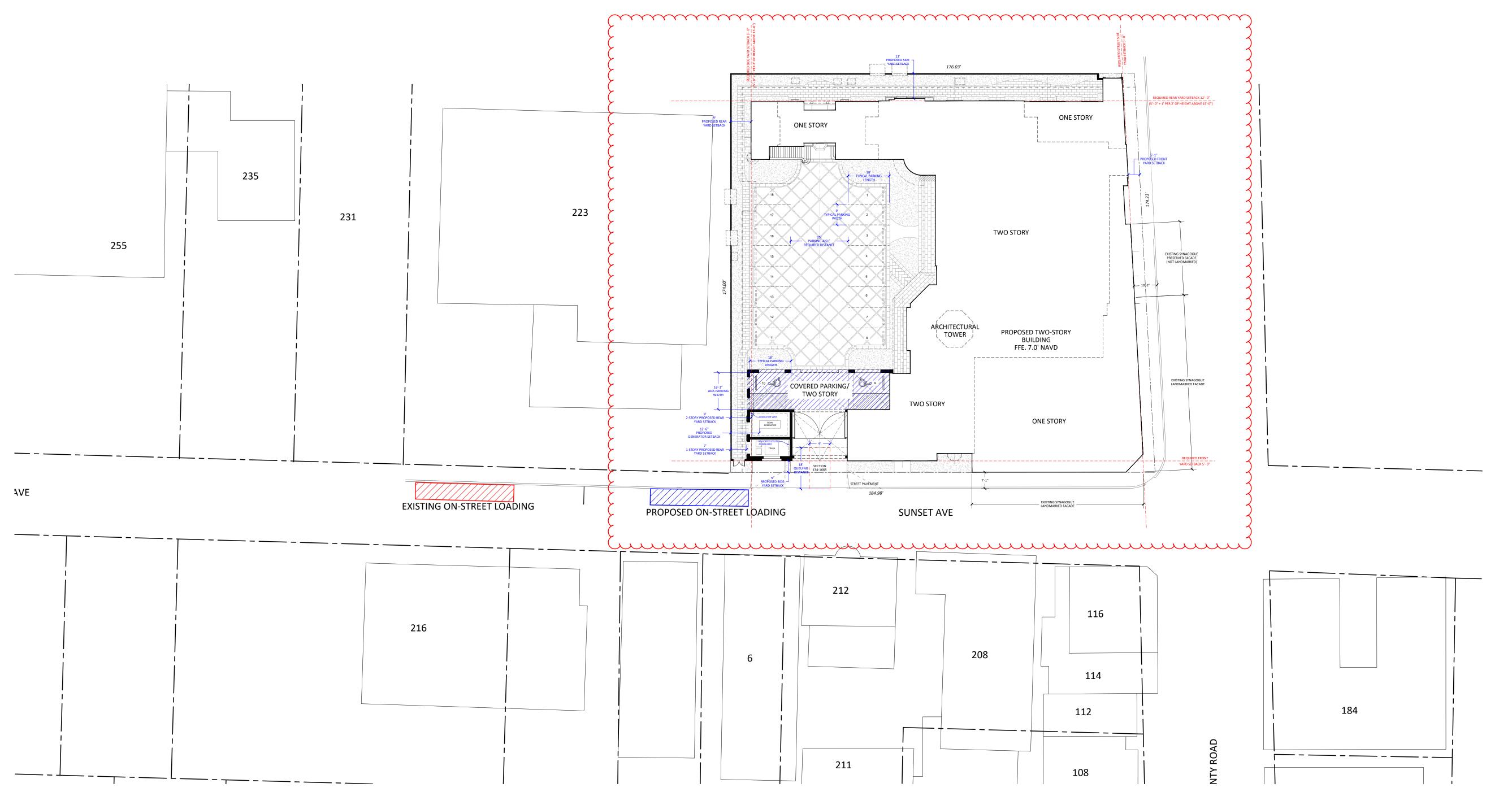




EXISTING ON-STREET LOADING AREA LOCATION - LOOKING EAST

EXISTING ON-STREET LOADING AREA LOCATION - LOOKING WEST

EXISTING ON-STREET LOADING AREA LOCATION - PLAN VIEW



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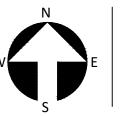
120-132 N. COUNTY RD PALM BEACH SYNAGOGUE

Project Address: 120-132 N. County Rd, Palm Beach, FL, 33480

SHEET NAME

LOADING DIAGRAM

SHEET NUMBER





# Town of Palm Beach

Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	120-132 N COUNTY ROAD		
2	Zoning District:	C-TS		
3	Lot Area (sq. ft.):	31,400 SF		
4	Lot Width (W) & Depth (D) (ft.):	144' (W) & 185' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	COMMERCIAL - RELIGIOUS		
6	FEMA Flood Zone Designation:	ZONE AE		
7	Zero Datum for point of meas. (NAVD)	7.0' NAVD		
8	Crown of Road (COR) (NAVD)	7'-5" NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	70% - 21,980 SF	44.5% - 13,774 SF	63.8% - 20,051 SF
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	10,000 01 107 01	19,297 SF	32,382 SF
12	*Front Yard Setback (Ft.)	7'- 0" SOUTH/ EAST	0'- 2" SOUTH 5'- 0" EAST	N/C
13	* Side Yard Setback (1st Story) (Ft.)	5'- 0"	2'- 0" WEST	1'- 8" NORTH
14	* Side Yard Setback (2nd Story) (Ft.)	7'- 0" NORTH	2'- 0" WEST	12'- 0" NORTH
15	*Rear Yard Setback (Ft.)	13'- 0" WEST	37'- 4" WEST	7'- 0" WEST
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25'- 0"	21'- 0"	21'- 0" & 22'-10"
18	Overall Building Height (Ft.)	35'- 0" PICTHED 30'- 0" FLAT	24'- 6"	27'- 10"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	0	0	0
21	Finished Floor Elev. (FFE)(NAVD)	7.00' NAVD	7.00' NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	6.00 NAVD	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	25% - 7,852 SF	7% - 2,240 SF	10.58% - 3,325 SF
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	35% - 475 SF (SUNSET) 447 SF (N COUNTY)	14% - 130 SF (SUNSET) 0% - 0 SF (COUNTY)	29.9% - 266 SF (SUNSET) 0% - 0 SF (COUNTY)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

<sup>\*</sup> Indicate each yard area with cardinal direction (N,S,E,W)

\*\* Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE -COR) / 2 = Max. Fill (Sec. 134-1600)

\*\*\* Provide Native plant species info per category as requited by <u>Ord. 003-2023</u> on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

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KYLE B FANT ARCHITECT # AR99255 INTERIOR DESIGNER # ID6422 AIA # 30425933 NCARB # 87929

Revisions:

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Project no: 24.04.130
Date: 07.29.24
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SHEET NUMBER

