



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-24-0042 (ARC-24-0080) 141 ATLANTIC AVE

MEETING: DECEMBER 20, 2024 ARCOM
JANUARY 15, 2025 TC

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.

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.

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

HISTORY:

The application was first heard at the November 22, 2024 meeting. The item was deferred with a (7-0) vote with the direction to restudy the proposed first floor addition. At the December 20, 2024 ARCOM meeting, the Commission approved (5-2, LC, CV) the application for the one-story addition. 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 "A One-Story Addition and Renovation For: The Sloane Residence" as prepared by Brasseur & Drobot Architects, P.A, dated December 3, 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.

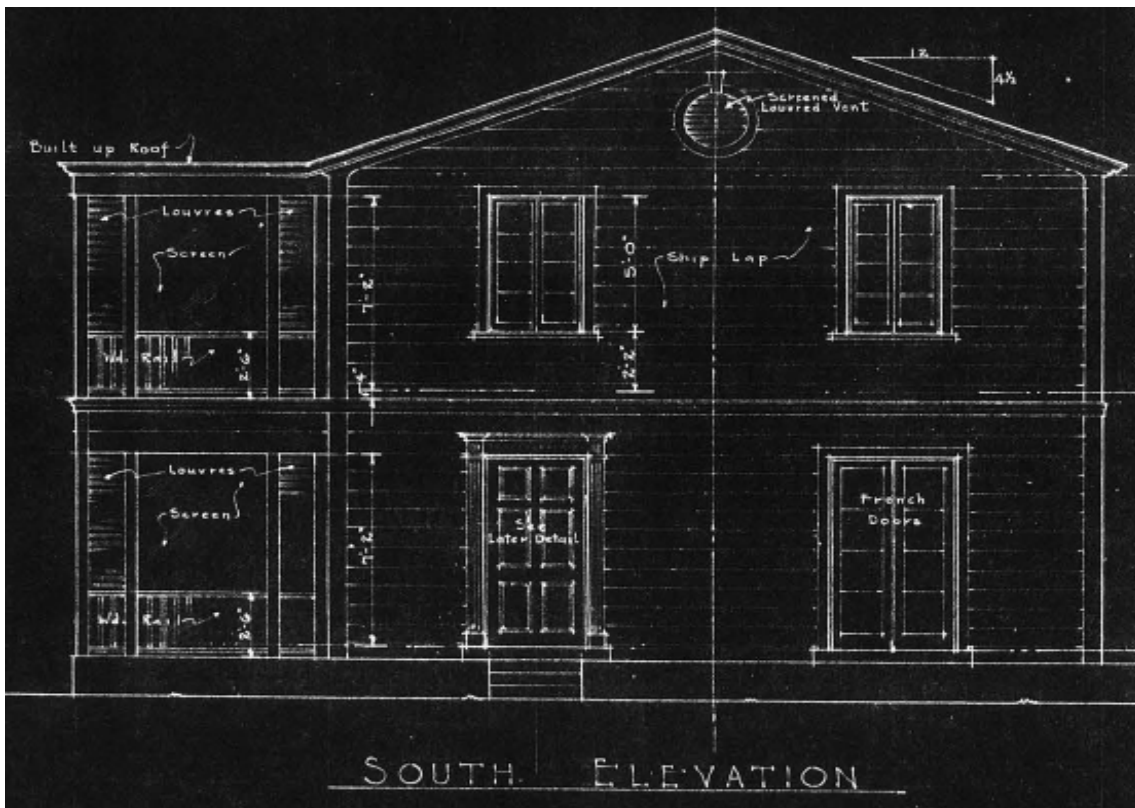
The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **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.

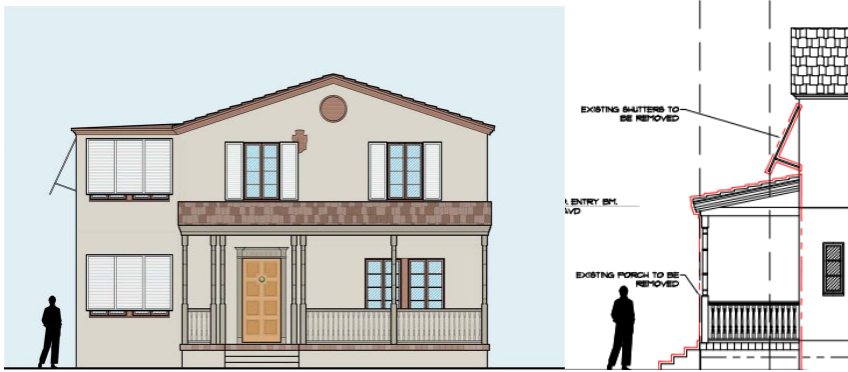
Site Data			
Zoning District	R-B	Lot Size	4,993.10 SF
Lot Depth	100'	Lot Width	50'
Lot Coverage	Permitted: 30% Existing: 27.57% Proposed: 27.25%	Enclosed Square Footage	Existing: 2,348 SF Proposed: 2,327 SF
Cubic Content Ratio (CCR)	Permitted: 22,469 CF 4.5 Existing: 22,615 CF 4.5 Proposed: 22,394 CF 4.45	Front Yard Landscape Open Space	Required: 40% Existing: 33.15% Proposed: 54.68%
Overall Landscape Open Space	Required: 45% Existing: 40.26% Proposed: 45%		
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

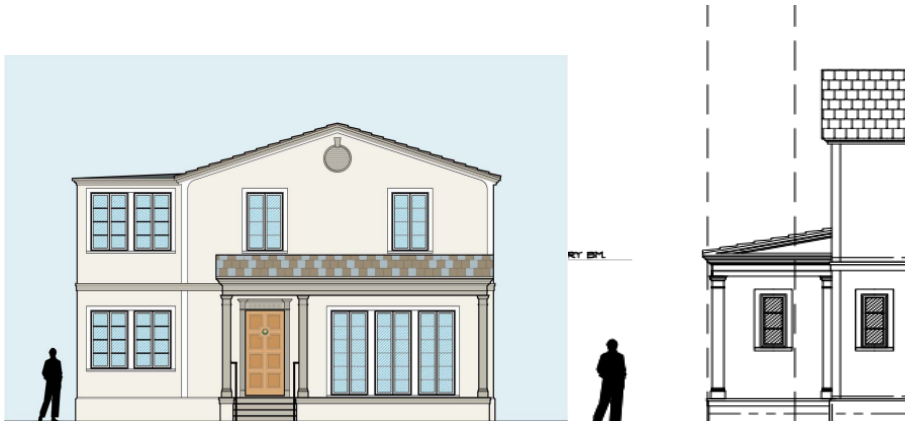
The residence at 141 Atlantic, designed by Treanor & Fatio and built in 1936, retains much of its original design. The front porch, which is proposed for demolition in this application, was not part of the home's original design. Records show that the porch was added in 1979.



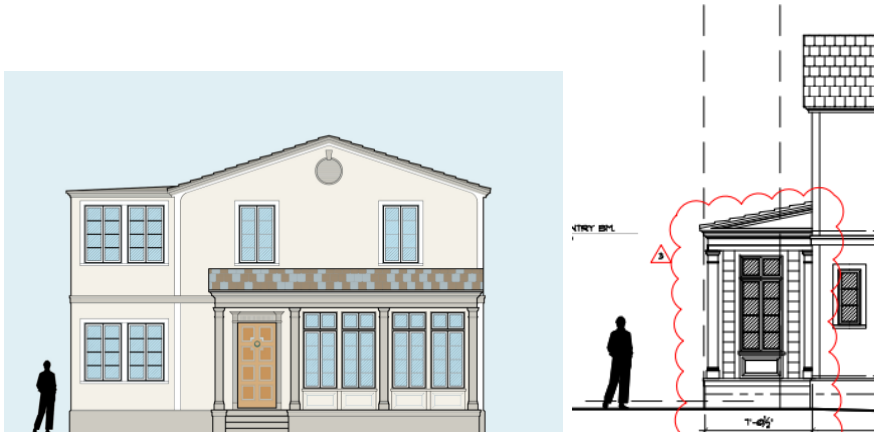
The application was first heard at the November 22, 2024 meeting. The item was deferred with a (7-0) vote with the direction to restudy the proposed first floor addition. The application is for the removal of an existing front porch of a single-family residence to allow for a first-floor expansion of approximately 110 SF. The addition will create additional living room space and present a new covered entry to the existing front door. Following the November deferral the applicant has revised the windows and transom configuration to include raised wood panels, and added a pilaster.



EXISTING FRONT AND SOUTH ELEVATION

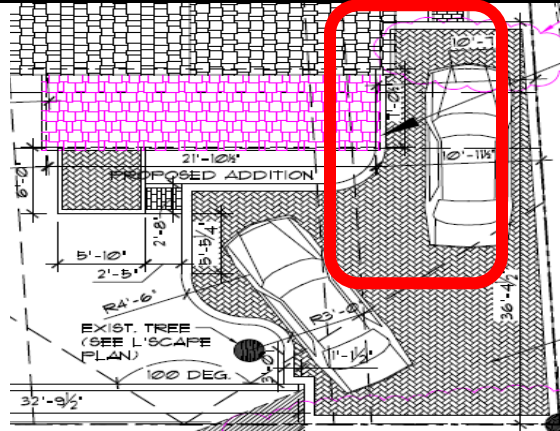


PREVIOUSLY PROPOSED FRONT AND SOUTH ELEVATION



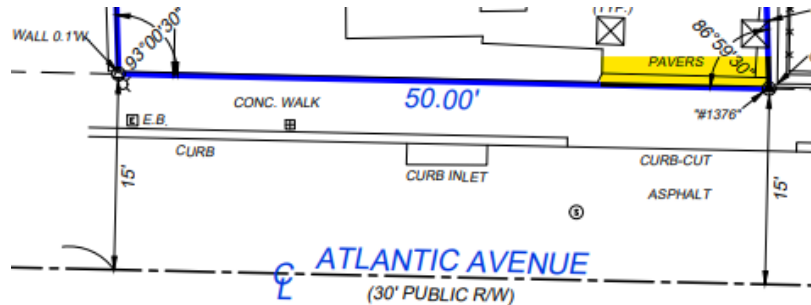
CURRENTLY PROPOSED FRONT AND SOUTH ELEVATION

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.

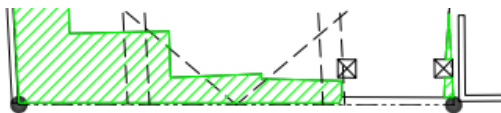


Code Section	Permitted	Proposed	Variance
Variance 1: Sec. 134-893(b)(7) .	Min side yard setback of 12.5'	East Side Yard Setback 10.7'	+1.8'

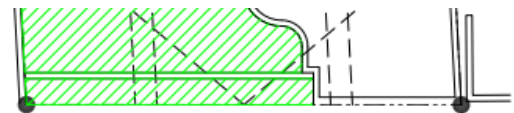
As part of the landscape and site improvements to the front of the property, the applicant is also seeking a new driveway configuration. Specifically, expanding the driveway width from 14'-0" to 17'-0".



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"

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.