



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
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**PLANNING, ZONING, & BUILDING DEPARTMENT**

**PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council**

**FROM:** Wayne Bergman, MCP, LEED-AP *WLB*  
Director PZ&B

**SUBJECT:** ZON-24-0078 (COA-24-0030)\_448 N LAKE WAY (COMBO)

**MEETING:** JANUARY 22, 2025, LPC  
FEBRUARY 12, 2025, TC

**COA-24-0030 (ZON-24-0078) 448 N LAKE WAY (COMBO).** The applicants, The Leonard Harlan Rev. Trust u/a/d 8/8/2018 and The Fleur Harlan Rev. Trust u/a/d 8/8/2018, have filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition to incorporate an elevator, requiring two (2) variances to reduce the side (south) yard setback requirement on the first and second floor for an existing two-story landmarked structure. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

**ZON-24-0078 (COA-24-0030) 448 N LAKE WAY (COMBO) - VARIANCES.** The applicants, The Leonard Harlan Rev. Trust u/a/d 8/8/2018 and the The Fleur Harlan Rev. Trust u/a/d 8/8/2018, have filed an application requesting Town Council review and approval for two (2) variances to reduce the side (south) yard setback requirement on the first and second floor for an existing two-story landmarked structure. The Landmarks Preservation Commission shall perform design review of the application.

**Applicant:** The Leonard Harlan Rev. Trust and The Fleur Harlan Rev. Trust  
**Representative:** M. Timothy Hanlon  
**Professional:** Jacqueline Albarran | SKA Architect + Planner

**HISTORY:**

The residence was constructed in 1897 and altered in 1929. Although the original architect is unknown, alterations were designed by Howard Major. The structure was designated as a landmark in 1979. According to the designation report: *"The Vicarage is a two story wood frame residence on a site that is between North Lake Way and North Lake Trail taking advantage of the view toward the lake to the west. The house was designed and constructed at the turn-of-the-century by an unknown architect during the first development phase of Palm Beach."*

At the January 22, 2025 LPC meeting, the Commission approved (7-0) the application. 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 "HARLAN RESIDENCE", as prepared by **SKA Architect + Planner**, received by the Town on January 2, 2025.

The scope of work for the project includes:

- Construction of a new two-story addition to incorporate an elevator.
- Hardscape and landscape modifications.

The following variances are required to achieve the additions.

- **VARIANCE #1:** A variance to reduce the side (south) yard setback for the first floor to 10.2', in lieu of the minimum of 12.5'.
- **VARIANCE #2:** A variance to reduce the side (south) yard setback for the first floor to 10.2', in lieu of the minimum of 15'.

Site Data			
<b>Zoning District</b>	R-B	<b>Lot Size (SF)</b>	20,746 SF
<b>Future Land Use</b>	SINGLE-FAMILY	<b>Crown of Road</b>	2.65' NAVD
<b>FEMA Flood Zone</b>	X & AE 6		
<b>Year of Construction:</b>	1897/1929 Alterations	<b>Architect:</b>	Unknown/Howard Major
Project			
	Required/Allowed	Existing	Proposed
<b>Lot Coverage</b>	30.00% (6,223.8 SF)	20.43% (4,238.10 SF)	20.57% (4,268.31 SF)
<b>Building Height*</b>	22'	19.21'	19.21'
<b>Overall Building Height**</b>	30'	29.21'	29.21'
<b>Angle of Vision</b>	100°	65.2°	65.2°
<b>Cubic Content Ratio</b>	4.5	2.74	2.77
<b>Enclosed Square Footage</b>	N/A	6,325.90 SF	6,386.32 SF
<b>Number of Stories</b>	2	2	2 (Addition)
<b>Landscape Open Space</b>	45.00% (9,714 SF)	48.8% (10,533 SF)	48.6% (10,491 SF)
Surrounding Properties / Zoning			
<b>North</b>	496 N Lake Way / R-B		
<b>South</b>	445 N Lake Way / R-B		
<b>East</b>	N Lake Trail & Lake Worth Lagoon		
<b>West</b>	854 South County Road & 4 Via Vizcaya / R-B		

## STAFF ANALYSIS

The applicant is seeking a Certificate of Appropriateness (COA) for a two-story addition to incorporate an elevator. The addition will be located on the southeast corner of the primary structure and will be visible from the public ROW via the driveway. A small portion of an existing pergola and garden wall will be removed to accommodate the addition. A variance for the first and second floor minimum side yard setbacks will be required which is further discussed in the variance analysis portion of this memorandum.



The addition is designed with a south-facing gable end. It will match the existing cedar shake shingle siding and wood shingle roof used in the 'Vicarage'. The design also features two (2) new impact-rated mahogany windows with a 6/1 divided-light pattern on the south and east facades. On

the east elevation, there will be a concealed door that gives access to the elevator at grade. Existing landscaping will be adjusted in this area.



## Variances

The proposed two-story elevator addition will require a variance from the first and second-floor minimum side yard setbacks on the south side of the property. The addition will have a 10.2' setback, whereas a minimum setback of 12.5' is required for the first floor and 15' for the second floor, as summarized in the table below:

Code Section	Required	Proposed	Variance
<b>Variance #1:</b> Sec. 134-893(b)(7)(a)	1 <sup>st</sup> Story: 12.5' Side Yard Setback Min.	1 <sup>st</sup> Story: 10.2'Side Yard Setback	<b>2.3'</b>
<b>Variance #2:</b> Sec. 134-893(b)(7)(b)	2 <sup>nd</sup> Story: 15' Side Yard Setback Min.	2 <sup>nd</sup> Story: 10.2' Side Yard Setback	<b>4.8'</b>



*only place it may be added is on the south side of the landmarked home to provide access to and from the primary bedroom.”*

Staff concurs there is a hardship associated with the general narrowness of the lot (70 feet) as it relates to the historic placement of the ‘Vicarage’ on the property. Furthermore, the elevator addition is being proposed to accommodate a physical need of the current and long-time owner. For reference minimum lot widths in the R-B zoning district are 100’.

**CONCLUSION:**

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned 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) motion to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB:JGM:FHM: ALF