



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
Director PZ&B

SUBJECT: ZON-25-0007 (ARC-25-0009) 218 TANGIER AVE (COMBO)

MEETING: April 23, 2025 ARCOM
May 14, 2025 TC

ZON-25-0007 (ARC-25-0009) 218 TANGIER AVE (COMBO) – VARIANCE. The applicants, William A. Miller 2005 Trust (William A. Miller, Trustee) & Elaine G. Miller 2005 Trust (Elaine G. Miller, Trustee), have filed an application requesting Town Council review and approval of a (1) variance to exceed the permitted angle of vision requirement, as part of a one-story addition to an existing one-story residence. The Architectural Commission shall perform design review of the application.

ARC-25-0009 (ZON-25-0007) 218 TANGIER AVE (COMBO). The applicants, William A. Miller 2005 Trust (William A. Miller, Trustee) & Elaine G. Miller 2005 Trust (Elaine G. Miller, Trustee), have filed an application requesting Architectural Commission review and approval for a one-story addition to an existing single-story residence, requiring a variance related to the angle of vision requirement. Town Council shall review the application as it pertains to zoning relief/approval.

Applicants: William A. Miller 2005 Trust (William A. Miller, Trustee) & Elaine G. Miller 2005 Trust (Elaine G. Miller, Trustee)
Architecture: Smith & Moore Architects (Harold Smith)
Landscape: Nievera Williams Design (Mario F. Nievera)
Legal: Maura Ziska

HISTORY:

At the April 23, 2025 ARCOM meeting, the Commission approved (7-0) the project. Additionally, the Commission motioned (7-0) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "BEDROOM ADDITION MILLER RESIDENCE" as prepared by **Smith & Moore Architects**, uploaded April 07, 2025.

The following scope of work is proposed:

- Construction of a new 1,302SF addition to an existing one-story residence.

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

- **VARIANCE 1:** Sec. 134-893(b)(6)d: A variance for an angle of vision of 112° in lieu of the 94.5° existing and 104° maximum permitted.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	19,780 SF	Crown of Road	2.25' NAVD
Lot Depth	172'	Lot Width	115'
Lot Coverage	Permitted: 40% (7,912 SF) Existing: 34.6% (6,850 SF) Proposed: 36.9% (7,219 SF)	Enclosed Square Footage	Existing: 6,067 SF Proposed: 7,369 SF
Cubic Content Ratio (CCR)	Permitted: 3.90 Existing: 3.47 Proposed: 3.67	Angle of Vision	Permitted: 104° Existing: 94.5° Proposed: 112° <i>Variance Requested</i>
Building Height	Permitted: 14' Existing/Proposed: 12.42	Overall Building Height	Permitted: 22' Existing/Proposed: 22'
Finished Floor Elevation	6.1' NAVD	FEMA Flood Zone	Zone AE +6' NAVD
Overall Landscape Open Space	Required: 45% Existing: 46.4% Proposed: 45.1%	Front Yard Landscape Open Space	Required: 40% Existing: 83.7% Proposed: 83.7%
Surrounding Properties / Zoning			
North	217 Tangier Ave & 225 Tangier Ave Residence(s) / R-B		
South	211 Miraflores Dr & 217 Miraflores Dr Residence(s) / R-B		
East	210 Tangier Ave Residence / R-B		
West	232 Tangier Ave Residence / R-B		

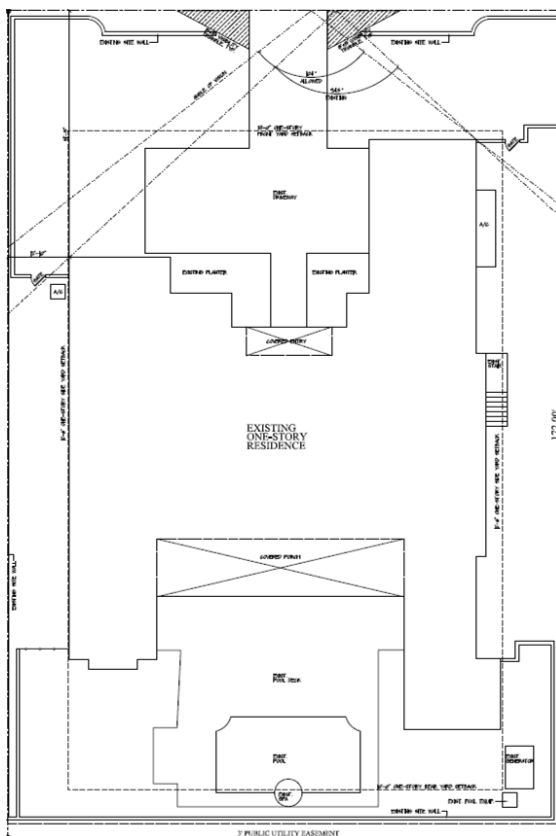


Rendering of proposed addition.

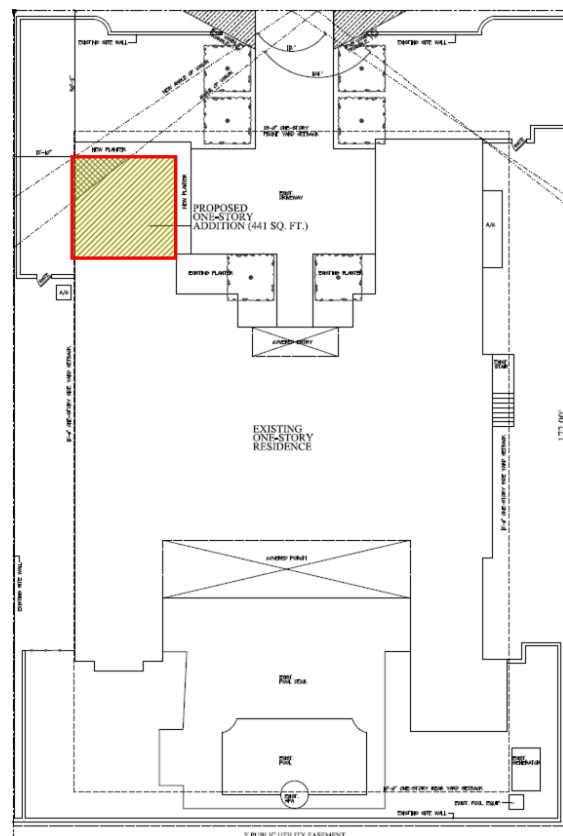
STAFF ANALYSIS

The applicant is proposing the construction of a small addition to an existing single-story residence. 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 on the south side of Tangier Avenue, one parcel west of North County Road. The existing residence is a single story sited roughly in an H formation. The proposed addition is proposed at the western wing at the front façade and will not extend beyond the wing to the east; however, the addition will encroach beyond the permitted angle of vision which will require a variance. The addition will match existing architectural details and finishes and will add approximately 440 sq ft of interior living space. The only landscape adjustments proposed are related to the new addition. The applicant is also proposing to enlarge the opening on the north façade of the east wing to match the north opening on the addition and add a new opening to existing wall space on the east façade to accommodate the revised floor plan at the addition. No other changes are proposed to the structure or site as part of this application.



Existing Site Plan



Proposed Site Plan

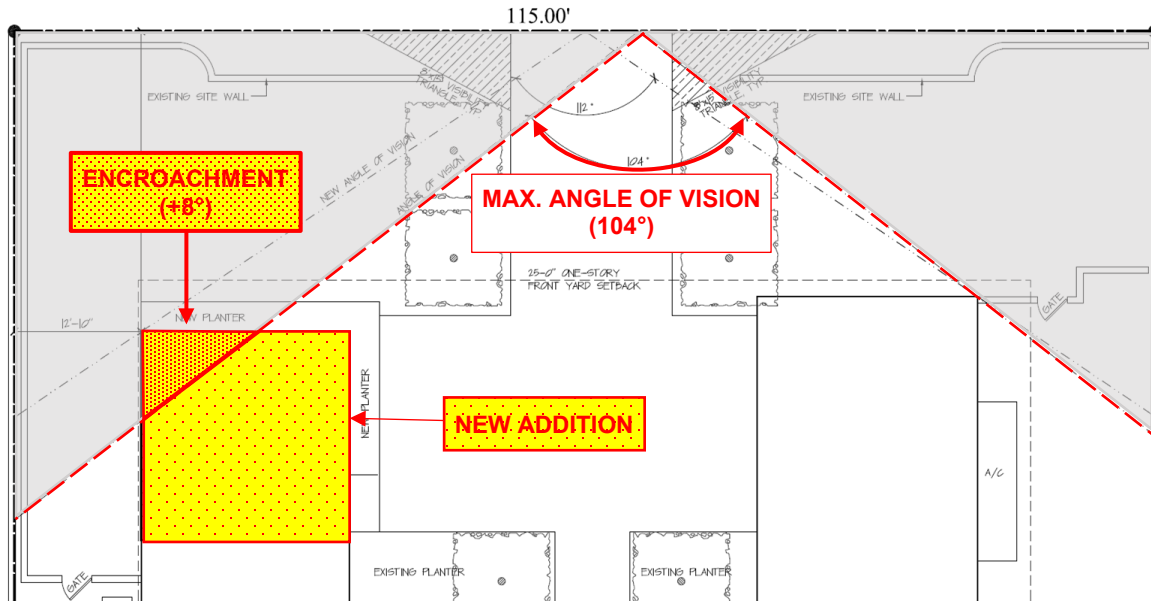
[illegible]

Architectural elevation drawing of the rear of a building. The drawing shows a gabled roof with a central chimney. The rear wall features a large arched opening on the left, a small square window in the center, and a larger rectangular window on the right. The drawing includes property lines and dimensions.

Proposed Side (East) Elevation

VARIANCE REQUEST

The variance required to achieve the scope of work is to exceed the permitted angle of vision permitted for the R-B zoning district. No portion of any individual building is permitted to extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. For lots that exceed the minimum required lot width, the base angle of vision (50 degrees on either side of the line) is increased by two degrees for each ten feet of increased lot width over the minimum up to a maximum additional width of 40 feet in the R-B district.. All structures must be sited within the angle of vision. In this application, the existing angle of vision is conforming to code at 94.5° with a maximum angle of vision of 104° permitted. However, the proposed addition will result in an angle of vision of 112° which is beyond the 104° permitted.



Partial site plan highlighting portion of proposed addition extending beyond the permitted angle of vision.

Code Section	Permitted	Proposed	Variance
Sec. 134-893(b)(6)d	Max Angle of Vision 104°	Angle of Vision 112°	+8°

Staff has mentioned in the past that the angle of vision regulation, designed to control mass as viewed from the street, should not apply to one-story structures and as the Town moves towards Code Reform this is one of the specific regulations that shall be critically examined.

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 variance **shall** or **shall not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion 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, and;