

Town of Juno Beach

REQUEST TO CONSTRUCT A 404 SQUARE FOOT ADDITION TO AN
EXISTING SINGLE FAMILY RESIDENCE



Who and What

- ▶ Mr. Michael Nigro (property owner) is proposing an addition consisting of a bedroom and a garage at the front (east side) and along the side (north side) of the residence.

▶ WHERE

- ▶ The property is located at 401 Zenith Lane



US 1

Rt 1



401

481

Zenith Ln

Zenith Ln

N Juno Ln

N Juno Ln

470

Google



Background

- ▶ The Property is zoned Residential Single Family (RS-2) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing home was built in 1953 and is approximately +/- 1,540 square feet in size, with a lot area of +/- 8,104 square feet. The property is located within the Juno Beach 1st Addition Lots 23 to 25.
- ▶ Staff conducted a review of residential structures along Zenith Lane from 321 to 401 Zenith Lane where the applicant's property is located, and observed the following:



401 Zenith Lane

381 Zenith Lane



361 Zenith Lane



351 Zenith Lane



331 Zenith Lane





321 Zenith Lane

Using data from the Property Appraiser's Office, staff has created the following table summary for the Board's review:

Address	Year Built	Exterior Wall	Roof Structure	Roof Cover	Total Square Feet	Square Feet Under Air	Story
401 Zenith Lane*	1953	CBS	Gable/Hip	Asphalt/Composition	1540	1208	1
381 Zenith Lane	1953	CBS	Gable/Hip	Concrete Tile	2249	1656	1
361 Zenith Lane	1953	CBS	Gable/Hip	Asphalt/Composition	2438	1916	1
351 Zenith Lane	1953	CBS	Gable/Hip	Metal	1266	990	1
331 Zenith Lane	1962	CBS	Gable Hip	Asphalt/Composition	2549	2062	1
321 Zenith Lane	1968	CBS	Gable/Hip	Metal	2054	1383	1


*Applicant

Discussion

- ▶ Staff would like the Board to note the following similarities; each residence consist of a single-story in height; each structure is oriented toward Zenith Lane; each structure is located within the center of each lot; each property has landscaping design to provide privacy, screening from the street and minimize potential adverse impacts to their neighbors.

► In addition, the proposed addition shall increase the overall size of the structure by +/-27.8%, or more than a quarter of the size of the existing building (Mass), from +/-1,456 square feet to +/-1,861 square feet. According to the table above, the increase in overall square footage of the proposed residence will be within the range of the total square footage of the structures along Zenith Lane.

► Secondly, the proportional increase of this addition (+/-404 square feet or +/- 27.8%) is 72 percent less than the overall size of the existing single residential home, which is +/-1,456 square feet (Proportion). Thus, the visual effect of the addition on the applicant's structure will be compatible with the other structures along Zenith Lane. Additionally, the proposed garage is designed to be proportionate to the existing residence.



▶ Third, the proposed addition (+/-404 square feet) would result in the applicant's residence being compatible in total square footage (+/-1860) with the other single family homes along (as indicated in the table above) Zenith Lane (Scale). Lastly, the applicant is proposing to replace his existing driveway with sod/landscaping along the front of his property.

Recommendation

- ▶ Staff recommends that the Planning and Zoning Board (acting as the Architectural Review Board) review the information that has been provided, and consider approval or denial, or approval with modifications, a bedroom extension with the addition of an attached accessory garage to be located at 401 Zenith Lane.

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