



Meeting Name: Planning and Zoning Board (Architectural Review Board)

Meeting Date: November 6, 2023

Prepared By: Curt Thompson, Principal Planner

Item Title: Appearance Review – 401 Zenith Lane

BACKGROUND:

The Town has received an application for appearance review from Mr. Michael Nigro (property owner) for property located at 401 Zenith (“Property”). 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 +/- 1540 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.



401 Zenith Lane (Applicant's/Subject Property)

DISCUSSION:

The Applicant is seeking to construct a 404 square foot addition, consisting of a bedroom and a garage at the front (east side) along the side (north side) of the residence. In addition, the applicant is proposing to erect a trellis above the front porch area of his residence. Section 34-116(3) (b) (items 2 thru 7) of the Town's Zoning Code requires the Planning and Zoning Board (acting as the Architectural Review Board)

to determine whether or not the proposed addition meets the criteria below. For the Board's review and consideration, staff has provided its professional opinion to the Appearance Review Criteria (staff response is in **bold**).

Appearance Review Criteria

2. Is of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but not limited to porches, roof types, fenestration, entrances and stylistic expression;

The area of the lot is +/-8,104 sq. ft., the proposed lot coverage shall be +/- 1,861 sq. ft. or 23% which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The home is a one-story structure and is approximately +/- 12 feet in height.

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 – Applicant's Property



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:

<i>Address</i>	<i>Year Built</i>	<i>Exterior Wall</i>	<i>Roof Structure</i>	<i>Roof Cover</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
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

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 proposed addition (+/-404 square feet or +/- 27.8%) is 72 percent less than the overall size of the existing single residential home, which is currently +/-1,456 square feet (Proportion). 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.

3. Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;

Not applicable, the applicant is not proposing an elevator nor stairwell with this application/petition.

4. Shall have all on-site structures and accessory features (such as, but not limited to, light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;

There are no additional accessory structures on this site.

5. Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;

The height of the applicant's addition will comply with this criteria. The height of the structure will be approximately +/-12 feet. The garage is designed to be non-directional rather than vertical.

6. Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;

The proposed location of the mechanical equipment shall be behind the proposed garage, which will screen the equipment from public view along Zenith Lane. Also, according to Section 34-908, all mechanical equipment shall be screened from public view on all sides when feasible using any combination of landscaping and opaque materials.

7. Complies with the town's community appearance standards (see article IV, division 14 of this chapter).

Not applicable, the scope of work does not include any private or public street.

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.