



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

**Project Name:** Burke Residence (123 E. Atlantic)  
**Project Location:** 123 E. Atlantic Avenue  
**Request:** Approval of a Class I Site Plan Elevation  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** October 11, 2017

**Board Action:**

Approved (6-0, one seat vacant) for the approval of Class I site plan modification with the condition that a floor plan and a color chip be submitted prior to certification.

**Project Description:**

The subject property is located on the north side of E. Atlantic Avenue between NE 1st Ave and NE 2nd Ave in the Central Business District zoning (CBD) and contains a two story building that was built in 1950. The first floor contains 820 square feet and is commercial use. The second floor is 1,104 square feet and is residential.

The development proposal includes the following:

- New wood terrace
- New doors
- Awning
- New wood stair and railing system

The applicant is proposing changes only to the rear of the building on the second floor to the residential area. The new wood terrace is 20' x 14'. The new wood stair design is accompanied by a 36" railing system. A built up bench is proposed over the stair landing and is 48" x 66" x 18". A new railing system is proposed along the entire second floor and will be stained wood members. The new awning projects three feet over one of the proposed impact door systems and is proposed in Apex Wren. Both door systems are impact and proposed to be white.

**Staff Recommendation:**

Approval

**Board Comments:**

none

**Public Comments:**

none

**Associated Actions:**

**Next Action:**

The SPRAB action is final unless appealed by the City Commission.

## Appealable Item Report

# SITE PLAN REVIEW AND APPEARANCE BOARD

## ---STAFF REPORT---

CITY OF DELRAY BEACH

**MEETING DATE:** October 11, 2017

**ITEM:** (2017-227) Approval of a Class I Site Plan Modification associated with minor changes to the respective elevations located in the rear of the second floor of the building located at 123 E Atlantic Avenue.

**RECOMMENDATION:** Recommend approval

### GENERAL DATA:

Applicant..... William Burke

Location..... Northside of Atlantic Avenue between NE 1st Avenue and NE 2<sup>nd</sup> Avenue

Existing Use..... Residential/Commercial

Property Size..... 1,924 square feet

Current Zoning..... CBD (Central Business District)

Adjacent Zoning

North: CBD

East: CBD

South: CBD

West: CBD



## ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class I Site Plan Modification associated with minor changes to the respective elevations located in the rear of the second floor of the building located at **123 E Atlantic Avenue**, pursuant to LDR Section 2.4.5(F).

## BACKGROUND/PROPOSAL

The subject property is located on the north side of E. Atlantic Avenue between NE 1<sup>st</sup> Ave and NE 2<sup>nd</sup> Ave in the Central Business District zoning (CBD) and contains a two story building that was built in 1950. The first floor contains 820 square feet and is commercial use. The second floor is 1,104 square feet and is residential.

The development proposal includes the following:

- New wood terrace
- New doors
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## ARCHITECTURAL ELEVATION ANALYSIS

**LDR Section 4.6.18(E) Criteria for Board Action:** The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB) in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

- (1) The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The applicant is proposing changes only to the rear of the building on the second floor to the residential area. The new wood terrace is 20' x 14'. The new wood stair design is accompanied by a 36" railing system. A built up bench is proposed over the stair landing and is 48" x 66" x 18". A new railing system is proposed along the entire second floor and will be stained wood members. The new awning projects three feet over one of the proposed impact door systems and is proposed in Apex Wren. Both door systems are impact and proposed to be white.

The proposed elevation change is in harmony with the surrounding area and will be an asset to the alley way. The changes are to the rear of the building that face a private parking lot and a city park and will not materially depreciate or adversely affect the neighboring areas. Based upon the above positive findings can be made with respect to LDR Section 4.6.18 (E).

#### ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for elevation changes for **123 E. Atlantic Avenue** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **123 E. Atlantic Avenue** by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

#### RECOMMENDATION

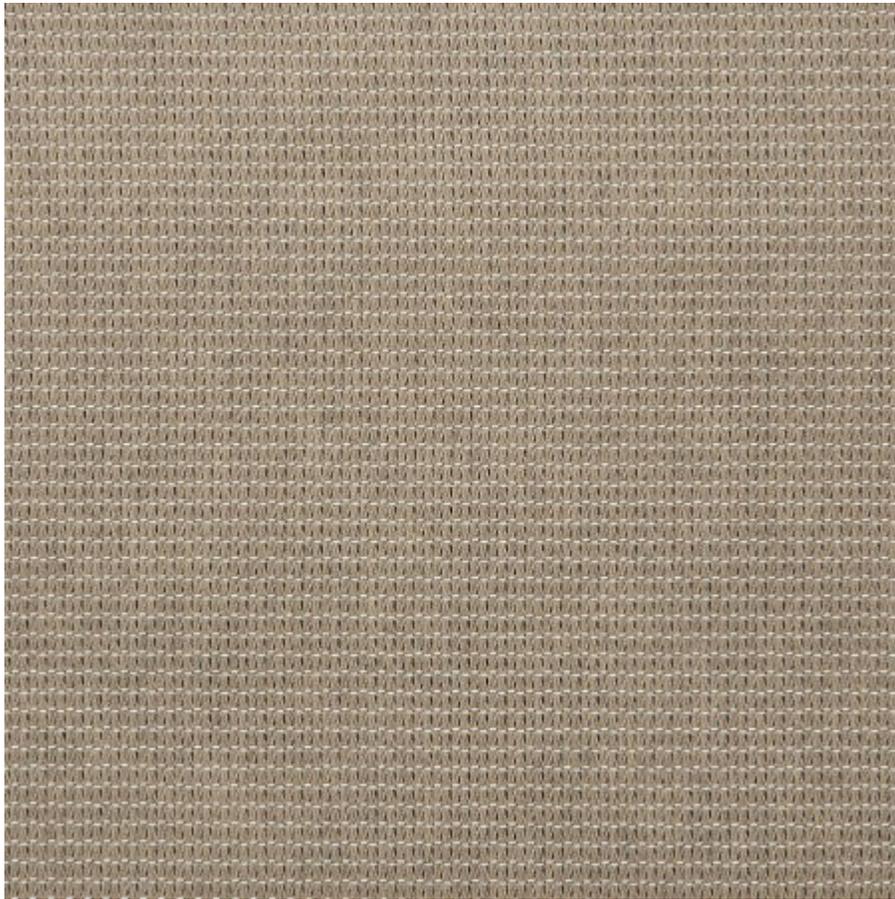
Move approval of the request for a Class I site plan modification for elevation changes for **123 E. Atlantic Avenue** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Prepared by: Jennifer Buce, Assistant Planner

Attachment:

- Architectural Elevations
- Survey

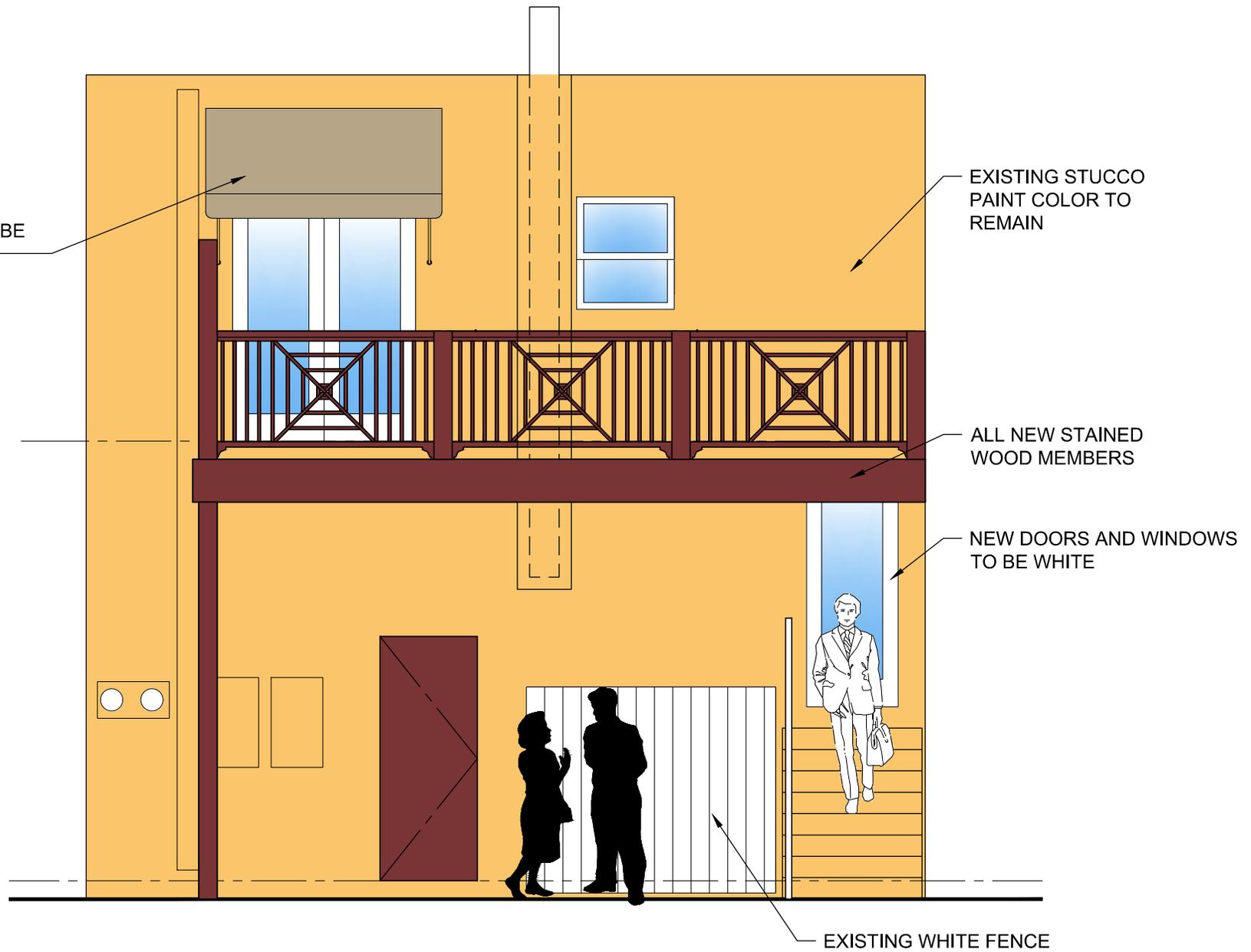
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Apex Wren

**2641-0000**

Sunbrella Contour



REAR ELEVATION - RENDERING

1/4" = 1'-0"

123 E. ATLANTIC AVENUE



