

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 11, 2018

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00083 VARIANCE(S)**
89 MIDDLE RD

Date: April 04, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

1) The Applicant is proposing a new pitched roof to replace a flat roof over the 2 story guest house/garage and construct a trellis on the rooftop of the one story portion of the guest house/garage which will require the following variances to be requested: a) a request to increase the overall building height of the guest house/garage by adding the pitched roof in an existing non-conforming side yard setback of 6.1 feet in lieu of the 15 foot minimum required in the R-A Zoning District; b) a request to increase the building height of the guest house/garage by adding a trellis in an existing non-conforming side yard setback of 9.5 in lieu of the 15 foot minimum required in the R-A Zoning District. 2) A request for a variance to allow a 120 foot long retaining wall to be at a height of 9.5 feet in lieu of the 7 foot tall maximum allowed.

ADDRESS: 89 MIDDLE RD

OWNER: 89 MIDDLE ROAD LLC

OWNER'S REPRESENTATIVE: KOCHMAN & ZISKA PLC

PROPERTY CONTROL NO.: 50-43-43-26-03-000-0122

ZONING DISTRICT: R-A Estate Residential

LEGAL DESCRIPTION: SINGER ADDITION LTS 12 & 13 (LESS ELY 21.81 FT), LT 14 (LESS ELY 71.62 FT), LT 15 (LESS ELY 99.46 FT & W 37 FT LYG NLY OF MIDDLE RD & SLY 39.90 FT OF N 47 FT OF W 37 FT MIDDLE RD R/W), S 37.8 FT OF L

Page Two

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf