

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 13, 2018

To: Mayor and Town Council

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

Subject: **Z-18-00098 VARIANCE(S)**
249 MONTEREY RD

Date: June 28, 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:

The subject property is 21,200 square feet in total area. The applicant is requesting a variance to split the lot which would result in a non-conforming east side yard setback for the existing house. The two resulting lots would have the following areas: East lot - 10,200 square feet; and the West lot - 11,000 square feet. Both parcels would exceed the minimum area requirement in the R-B Zoning District, which is 10,000 square feet. All improvements will be removed from the East lot and the following variances are being requested in order to split the properties and return the West lot back to its previous condition: 1. an east side yard setback of 10.67 feet in lieu of the 15 foot minimum required in the R-B Zoning District for the two story portion of the house.

2. an east side yard setback of 10.67 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District for the one story portion of the house.

ADDRESS: 249 MONTEREY RD

OWNER: GRISWOLD ALEXANDER H &

OWNER'S REPRESENTATIVE: KOCHMAN & ZISKA PLC

PROPERTY CONTROL NO.: 50-43-43-03-13-000-0121

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: GREGORY ADDITION W 10 FT OF LT 12,
LTS 14 & 16, E 10 FT OF LT 18 & EL
ENCANTO PL 2 PB13P14 S 10 FT OF E 70 FT OF
LT 45 & S 10 FT OF W 50 FT OF LT 46

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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