

TOWN OF PALM BEACH

Information for Town Council Meeting on: October 10, 2018

To: Mayor and Town Council

From: Josh Martin, Director, Planning, Zoning & Building Department

Subject: **Z-18-00141 SITE PLAN REVIEW WITH VARIANCE(S)**
150 BRADLEY PL SUITE: 804

Date: September 25, 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:

A site plan modification request with variances to allow two (2) retractable awnings (14' by 20') totaling 560 square feet on the 8th floor of an existing 11 story building in the R-D(2) Zoning District. The following variances are being requested to allow the two (2) retractable awnings: 1. allow a building height for the awnings to be 93.25 feet In lieu of the 35 foot maximum allowed In the R-D(2) Zoning District. 2. allow the addition of the awnings to the existing 8th floor in lieu of the 3 story maximum allowed in the R-D(2) Zoning District. 3. allow a front yard setback on Bradley Place of 110.48 feet for the east awning In lieu of the 279.75 foot minimum required (height of proposed awning x number of street yards(3)). 4. allow a street side yard setback on Sunset Avenue of 249 feet for the east awning in lieu of the 279.75 minimum required (height of proposed awning x number of street yards (3)). 5. allow a side yard setback of 72 feet for the west awning In lieu of the 93.25 feet minimum required (height of the proposed awning).

ADDRESS: 150 BRADLEY PL SUITE: 804

OWNER: ABRAHAM S DANIEL &

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-15-27-000-0804

ZONING DISTRICT: R-C Medium Density Residential

LEGAL DESCRIPTION: PALM BEACH BILTMORE COND UNITS 804
THRU 806

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.

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Attachment

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