

# TOWN OF PALM BEACH

Information for Town Council Meeting on: January 09, 2019

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To: Mayor and Town Council

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

Subject: **Z-18-00156 VARIANCE(S)**  
**874 S COUNTY RD**

Date: December 21, 2018

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## **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 Applicant is proposing to install a 60 KW generator to the west of their residence and within a street side yard ("Vita Serena") that will require the following variances: 1. A variance to place the generator in the street side yard setback along Vita Serena with a setback of 8.75 feet in lieu of the 35 foot minimum required. 2. A variance to allow the proposed generator to result in a landscaped open space of 44.9% in lieu of the 45.3% existing and the 50% minimum required in the R-A Zoning District.

**ADDRESS:** 874 S COUNTY RD

**OWNER:** 874 SOUTH COUNTY LLC

**OWNER'S REPRESENTATIVE:** KOCHMAN AND ZISKA

**PROPERTY CONTROL NO.:** 50-43-43-35-03-000-0173

**ZONING DISTRICT:** R-A Estate Residential

**LEGAL DESCRIPTION:** VITA SERENA NELY PT OF LTS 17 & 18 K/A PAR  
B IN OR6506P1201, LT 19 & PVT RD K/A OWNED  
IN COMMON BY LTS 1, 18 & 19 LYG SLY OF &  
ADJ TO

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