

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 12, 2019

To: Mayor and Town Council

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

Subject: **Z-19-00196 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE
135 CHILEAN AVE**

Date: May 30, 2019

BACKGROUND

An application has been received for the following project:

REQUEST:

Special Exception and Site Plan Review to allow the renovation of a one-story, single family house, demolition of a pool house, and construction of a 679 square foot guest house on a non-conforming lot, comprised of a portion of a platted lot, which is 58 feet in width in lieu of the 100-foot depth required in the R-B Zoning District. The proposed renovation and demolition exceed 50% of the cubic volume. In connection with the renovation, the following variances are being requested: 1. Section 134-893(7)a: Request to expand the existing house with a west side yard setback of 5.2 feet in lieu of the 12.5-foot minimum required in the R-B Zoning District. 2. Section 134-893(7)a: Request to expand the existing house with an east side yard setback of 6.8 feet in lieu of the 12.5-foot minimum required in the R-B Zoning District. 3. Section 134-893(5)a: Request to expand the existing house with a front yard setback of 24.6 feet in lieu of the 25-foot minimum required in the R-B Zoning District. 4. Section 134-893(9)a: Request to construct a guest house on the north side of the property with a rear yard setback of 6 feet in lieu of the 10-foot minimum required in the R-B Zoning District. In addition to the zoning requests, the Applicant is seeking relief from the Standards Applicable to Public Rights-of-Way and Easements with the Town of Palm Beach, thereby allowing the existing driveway to be 2.5 from the edge of the east property line in lieu of the 6-foot requirement.

ADDRESS: 135 CHILEAN AVE

OWNER: 135 SANTIAGO LLC

OWNER'S REPRESENTATIVE: RABIDEAU LAW PA

PROPERTY CONTROL NO.: 50-43-43-23-05-008-0241

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: ROYAL PARK ADD E 5 FT OF N 50 FT &
E 8 FT OF S 75 FT OF LT 24 & LTS 25 & 26BLK 8

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