

# TOWN OF PALM BEACH

Information for Town Council Meeting on: September 11, 2019

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To: Mayor and Town Council

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

Subject: **Z-19-00213 VARIANCE(S)**  
**224 S OCEAN BLVD**

Date: August 28, 2019

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## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

A request to add a two car one-story garage onto the North side of the house which requires the following variances: 1. Sec 134-1576 A street side yard setback of six feet in lieu of the eighteen foot minimum required 2. Sec 134-893 b (13) A Cubic Content Ratio of 6.13 in lieu of the 5.82 existing and the 3.94 maximum allowed.

**ADDRESS:** 224 S OCEAN BLVD

**OWNER:** MANOOGIAN ARMEN A TRUST

**OWNER'S REPRESENTATIVE:** GONZALEZ ARCHITECTS

**PROPERTY CONTROL NO.:** 50-43-43-22-07-000-5271

**ZONING DISTRICT:** B-A Beach Area

**LEGAL DESCRIPTION:** POINCIANA PARK 2ND ADD LTS 527 & 528  
(LESS WLY 81 FT) & LTS 532 & 533

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