

# TOWN OF PALM BEACH

Information for Town Council Meeting on: November 13, 2019

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To: Mayor and Town Council

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

Subject: **Z-19-00226 SITE PLAN REVIEW WITH VARIANCE(S)**  
**225 EVERGLADE AVE SUITE: 1**

Date: October 24, 2019

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## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

The applicant is requesting site plan review pursuant to Section 134-942 to propose the removal of an existing 120 square foot awning and to replace it with a 192 square foot awning along the south side of the condominium unit which will require the following variances: 1. Section 134-948 (5) -front yard setback of 17.33 feet in lieu of the 25 foot minimum required for multifamily use in the R-C Zoning District. 2. Section 134-948 (6) -West side yard setback of 14.84 feet in lieu of the 20 foot minimum setback required for multifamily use In the R-C Zoning District. 3. Section 134-948 (9) -Lot coverage of 41.34% in lieu of the 41.17% existing and the 30% maximum allowed for multifamily use in the R-C Zoning District.

**ADDRESS:** 225 EVERGLADE AVE SUITE: 1

**OWNER:** PRAYIAS KAREN LEHRMAN

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

**PROPERTY CONTROL NO.:** 50-43-43-15-31-000-0010

**ZONING DISTRICT:** R-C Medium Density Residential

**LEGAL DESCRIPTION:** ISLAND VILLAS COND UNIT 1

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