

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 10, 2020

To: Mayor and Town Council
From: Wayne Bergman, Acting Director, Planning, Zoning & Building Department
Subject: **Z-20-00255 VARIANCE(S)**
206 PHIPPS PLZ
Date: May 26, 2020

BACKGROUND

An application has been received for the following project:

REQUEST:

The applicant is undertaking a renovation of a 2 story landmarked residence located in the R-C Zoning District in Phipps Plaza. The renovation Includes a 574 square foot second story pergola addition on the west side of the residence; a 116 square foot second story infill addition on east side of the residence; and Installation of a generator inside building at the northeast corner of the residence. The following variances are being requested: 1) 134-1729: two variances to allow a 60 KW generator to be placed in the street rear yard along Seaview Avenue with a setback of 10 feet in lieu of the 25 foot minimum required and an east side yard setback of 4 feet in lieu of the 5 foot minimum required. 2) 134-948{5}: a variance for a north rear street side yard setback of 3.1 feet in lieu of the 25 foot minimum required for the second story pergola addition. 3) 134-948{6}: a variance for a east side yard setback of 1.5 feet in lieu of the 10 foot minimum required for the second story infill addition.

ADDRESS: 206 PHIPPS PLZ

OWNER: 206 PHIPPS PLAZA LLC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-22-10-000-0012

ZONING DISTRICT: R-C Medium Density Residential

LEGAL DESCRIPTION: PL OF PHIPPS PLAZA W 3.8 FT OF LT A,
LTS B, C, D & LT E (LESS W 10 FT, N 30.33 FT OF
W 92.88 FT OF E 96 FT & SLY 56.07 FT OF W 89.48
FT OF E 96 FT AS IN OR6306P1355 &
OR7453P1102)

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