

# TOWN OF PALM BEACH

Information for Town Council Meeting on: October 14, 2020

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To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-19-00236 VARIANCE(S)**  
**70 MIDDLE RD**

Date: September 18, 2020

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## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

The applicant Is undertaking a renovation of a 3 story landmarked residence located In the R-B Zoning District. The renovation Includes a 91 square foot laundry room addition to the northwest corner of the house; a 191 square foot covered terrace addition on the north side of the house; and a 60 KW generator proposed In .the street side yard along Via Marina. The following variances are being requested:

- 1) Sec. 134-1729: a variance to allow a 60 KW generator to be placed In the street side yard along Via Marina with a setback of 8.5 feet In lieu of the 25 foot minimum required.
- 2) Sec. 134-893(11): a variance for lot coverage for the laundry room addition of 34.47% In lieu of the 33.07% existing and the 30% maximum allowed.
- 3) Sec. 134-893(13): a variance for a cubic content ratio ("CCR") for the laundry room and covered terrace of 8.85 In lieu of the 8.32 existing and the 3.95 maximum allowed.
- 4) Sec. 134-893(7): a variance for a north side yard setback of 7.6 feet In lieu of the 12.5 feet minimum required for the laundry room addition.
- 5) Sec. 134-893(7): a variance to convert the existing flat roof to a covered balcony with railing that will have a north side yard setback of 7.6 feet In lieu of the 15 foot minimum required.

**ADDRESS:** 70 MIDDLE RD

**OWNER:** NAEGELE JENNIFER J

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

**PROPERTY CONTROL NO.:** 50-43-43-26-03-000-0621

**ZONING DISTRICT:** R-B Low Density Residential

**LEGAL DESCRIPTION:** SINGER ADD S 3 FT OF W 81 FT OF LT  
62, LTS 63, 64 & E 10 FT OF LT 79

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