

TOWN OF PALM BEACH

Information for Town Council Meeting on: November 13, 2020

To: Mayor and Town Council

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

Subject: **Z-20-00294 VARIANCE(S)**
266 COLONIAL LN

Date: October 29, 2020

BACKGROUND

An application has been received for the following project:

REQUEST:

A request for a flood plain variance for this historically designated house in order to construct the proposed addition with a finished floor elevation of 5.43 feet North American Vertical Datum ("NAVD") in lieu of the 7 foot NAVD required when construction exceeds 50% of the market value of the residence. The following other variances are being requested: 1. Section 134-893 (7): To allow a new 187 square foot one story addition to the west side of the residence and change the existing flat roof of that portion of the house to a higher pitched roof that will require a variance to have a 5.1 foot west side yard setback in lieu of the 12.5 foot minimum required in the R-B Zoning District. 2. Section 134-893 (9): To raise the height of the existing house in the rear from a flat roof to a pitched roof that will raise the height in a setback that is currently 2.5 feet in lieu of the 10 foot minimum required in the R-B Zoning District. 3. Section 134-2179: To convert a one car garage into living space which requires a variance to remove a required garage enclosure.

ADDRESS: 266 COLONIAL LN

OWNER: CONROY FRANCIS P &

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-03-11-000-0441

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: EL ENCANTO PLAT 2 W 75 FT OF LOT 44
/LESS S 12 FT/

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