

TOWN OF PALM BEACH

Information for Town Council Meeting on: December 09, 2020

To: Mayor and Town Council

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

Subject: **Z-20-00304 VARIANCE(S)**
323 CHILEAN AVE

Date: November 23, 2020

BACKGROUND

An application has been received for the following project:

REQUEST:

The applicant is proposing to renovate and demolish the existing residence by more than 50% cubic footage and raise the existing landmarked house from the 3.73 foot NAVD finished floor elevation to 7 feet NAVD finished floor elevation to meet the new FEMA regulations. The applicant is also proposing to slightly shift the house to the east to allow for a wider driveway to the rear guest house/garage. The following variances are being requested: Section 134-949 & 134-446(b) & 134-419: Request for a variance to demolish more than 50% by cubic footage which requires a variance to rebuild the house on a nonconforming lot with area of 9,395 square feet in lieu of the 10,000 square feet minimum required. Section 134-948 (6): to allow a 7.67 foot east side yard setback for the 49 square foot one story loggia with second floor deck above in lieu of the 10 foot minimum required in the R-C Zoning District. Section 134-1757: to allow a swimming pool with an 8.6 foot east side yard setback in lieu of the 10 foot minimum required. Section 134-1607: to allow a chimney with a height of 34.7 feet in lieu of the 32.7 foot maximum allowed. Section 134-948 (7): to allow a new outside staircase in the rear of the guest house/garage with a 5.7 foot rear yard setback in lieu of the 15 foot minimum required. Section 134-948(11): to allow the non-conforming landscape open space to remain at 38.2% in lieu of the 45% minimum required.

ADDRESS: 323 CHILEAN AVE

OWNER: GILBERT MARK D &

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-23-05-006-0420

ZONING DISTRICT: R-C Medium Density Residential

LEGAL DESCRIPTION: ROYAL PARK ADD LTS 42 TO 44 INC
BLK 6

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