

# TOWN OF PALM BEACH

Information for Town Council Meeting on: February 10, 2021

---

To: Mayor and Town Council

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

Subject: **Z-20-00306 VARIANCE(S)**  
**1118 N LAKE WAY**

Date: January 28, 2021

---

## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

Section 134-417: The applicant is proposing to construct a 3, 153 square foot, second floor addition onto an existing one-story home and which will result in a demolition in excess of 50% of its cubic volume. The following variances are being requested:

1. Section 134-843(7): a 9.9 foot south side yard setback in lieu of the 15 foot minimum required In the R-B Zoning District;
2. Section 134-843(7): a 10.29 foot north side yard setback in lieu of the 15 foot minimum required in the R-B Zoning District.
3. Section 134-895(1): A chimney on the south side of the house with a height of 27.27 feet in lieu of the 19.5 foot maximum allowed;

**ADDRESS:** 1118 N LAKE WAY

**OWNER:** SCHAEFFER EDITH F TR

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

**PROPERTY CONTROL NO.:** 50-43-43-03-11-000-0381

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

**LEGAL DESCRIPTION:** EL ENCANTO PL 2 LT 38 (LESS S 7 FT), 6  
FT STRIP LYG N & ADJ TO LT 38 & 20 FT  
ABNDED RD LYG E & ADJ THERETO

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