

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 09, 2021

To: Mayor and Town Council

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

Subject: **Z-21-00354 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE
160 CHILEAN AVE**

Date: May 27, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-229, Section 134-329 and Section 134-893(b): Special Exception with Site Plan Review to allow the renovation of an existing one story residence by demolishing more than 50% cubic footage on a lot with a width of 50 feet in lieu of the 100 foot minimum required and an area of 8,000 square feet in lieu of the 10,000 square foot minimum required in the R-B Zoning District. Additionally, the applicant is proposing to construct one story additions totaling 950 square foot that will require the following variances to be requested:

Section 134-893(7): to allow a 4.7 foot east side yard setback in lieu of the 12.5 foot minimum required in the R-B Zoning District.

Section 134-893(7): to allow a 5.2 foot west side yard setback in lieu of the 12.5 foot minimum required in the R-B Zoning District.

ADDRESS: 160 CHILEAN AVE

OWNER: PAOLOZZI LISA L

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-23-05-009-0110

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: ROYAL PARK ADD LTS 11, 12 & N 35 FT
OF LTS 58 & 59 BLK 9

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