

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-21-00350 VARIANCE(S)**
217 LA PUERTA WAY

Date: May 27, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

The applicant owns 212 Nightingale Trail and is under contract to purchase 217 La Puerta in order to combine the two properties to construct a new one-story guest house with a new pool on the La Puerta parcel. The residence at 212 Nightingale will remain as is. Once combined, the lot would have an area of 25,162 square feet and a depth of 251.5 feet and thus the development of the lot is subject to the front and rear yard setbacks in the R-AA District. The following variance is being requested:

Section 134-893(7): To allow a new one-story guest house to have a 25 foot street rear yard setback in lieu of the 35 foot minimum required in the R-B Zoning District for lots over 20,000 square feet.

ADDRESS: 217 LA PUERTA WAY

OWNER: JOHNSTON WILLIAM C &

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-02-01-000-0470

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: EL ENCANTO LT 47

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