

# TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2021

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To: Mayor and Town Council

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

Subject: **Z-20-00299 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE FOR 1015 S OCEAN BLVD**

Date: April 02, 2021

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## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

- 1) Section 134-840: Special Exception with Site Plan Review to allow the construction of an 11,031 square foot two-story residence on a non-conforming lot that is 97.97 feet In depth in lieu of the 150 foot minimum required In the R-A Zoning District.
- 2) Section 134-843(a)(5): A request for a variance to allow the proposed residence to have a front setback of 16 feet 7.5 inches in lieu of the 35 foot minimum required in the R-A Zoning District.
- 3) Section 134-843(a)(9): A request for a variance to allow the proposed residence to have a rear setback of 2 feet 7 inches in lieu of the 15 foot minimum required in the R-A Zoning District.
- 4) Section 134-843(a)(6)b: A request for a variance to allow the proposed residence to have an Angle of Vision of 133.74 degrees in lieu of the 120 degrees maximum allowed in the R-A Zoning District.
- 5) Section 134-843(a)(7): A request for a variance to have a building height plane setback ranging as close to the front property line as 16.8 feet (one story element) to 29.25 feet (two-story element) in lieu of the minimum 35 foot (one story element) to 47.6 foot (two-story element) required by Code in the R-A Zoning District.

**ADDRESS:** 1015 S OCEAN BLVD

**OWNER:** 1015 SOUTH OCEAN LLC

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

**PROPERTY CONTROL NO.:** 50-43-43-35-00-002-0120

**ZONING DISTRICT:** R-A Estate Residential

**LEGAL DESCRIPTION:** 35-43-43, S 242.5 FT OF N 549.58 FT OF GOV LT  
2 LYG E OF OCEAN BLVD AS IN OR3745P1647

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