

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council
From: Wayne Bergman, Director, Planning, Zoning & Building Department
Subject: **Z-21-00372 VARIANCE(S)**
301 POLMER PARK RD
Date: August 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

The subject property is 37,818 square feet in total area. The applicant is requesting a variance to split the lot which would result in two resulting lots that would have the following lot areas: East Lot with residence -22,873 square feet; and West vacant lot -14,945 square feet. Both parcels would exceed the minimum area requirement in the RA-B Zoning District, which is 10,000 square feet. All improvements will be removed from the West lot and the following variances are being requested in order to split the properties and retain the residence on the East lot:

Section 134-893 (a)(b)(1) Lot area (b) Side yard: a west side yard setback of 8.25 feet (for the proposed East lot) in lieu of the 17 .5 foot minimum required for a lot in the R-B Zoning District that is in excess of 20,000 square feet and has a width in excess of 150 feet.

Section 134-893 (a)(b)(1) Lot area (e) lot coverage: a lot coverage of 29% in lieu of the 25% maximum allowed for a lot in excess of 20,000 square feet in the R-B Zoning District.

ADDRESS: 301 POLMER PARK RD

OWNER: AXELROD CARLIN

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-10-23-000-0010

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: POLMER PARK, LTS 1, 2 & E 35 FT OF LT 3

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