

TOWN OF PALM BEACH

Information for Town Council Meeting on: September 13, 2021

To: Mayor and Town Council

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

Subject: **Z-21-00386 SITE PLAN REVIEW WITH VARIANCE(S)**
217 BAHAMA LN

Date: August 24, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

This home has been designated as Historically Significant and thus will be heard before Landmarks Preservation Commission prior to being heard before Town Council. Section 134-329 and Section 134-893(b): Site Plan Review to allow the renovation and one story additions totaling 894 square feet to an existing 3,034 square foot, one story residence by demolishing more than 50% cubic footage on a lot with a depth of 91 feet in lieu of the 100 foot minimum required in the R-B Zoning District. Section 134-893(7): to allow a west side yard setback for the garage addition to remain non-conforming with a setback of 9.83 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District. Section: 50-114: a request for a flood plain variance in order to construct the a 360 square foot one story garage addition on the east side of the residence; a 200 square foot one story closet addition on the west side of the residence; and a 334 square foot loggia addition to the rear of the residence, all with a finished floor elevation of 5.82 and 6.82 feet North American Vertical Datum ("NAVD") in lieu of the 7.0 foot NAVD required. Section 134-893(6): an angle of vision of 119 degrees in lieu of 103 degrees existing and 100 degrees maximum allowed.

ADDRESS: 217 BAHAMA LN

OWNER: MCCANN CAMILLE V

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-10-02-000-0030

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: BAHAMA ADD 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.

Page Two

Attachment

cc: John C. Randolph, Town Attorney
pf & zf