

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-21-00378 VARIANCE(S)**
800 S COUNTY RD

Date: August 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

The applicant Is seeking to modify the previous approval (Z-20-00261) which allowed the renovation and additions to a 2 story landmarked residence with accessory buildings in the R-A Zoning District. The renovation is underway and the approval included raising the finished floor elevations of all of the structures to 9.0 feet NAVD. The applicant is requesting approval to modify the previous approval to raise the finished floor elevation of the main residence and generator building (only) another two feet to 11.0 feet NAVD to further project against flooding. The following variances are being requested to allow the new finished floor to be elevated another two feet from the previous approval: 1) Section 134-843(8): a north side yard setback of 5 feet for the boat house addition in lieu of the 30 foot minimum required; 2) Section 134-843(8): a north side yard setback ranging from 1.1 feet to 5.5 feet in lieu of the 30 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 3) Section 134-843(9): a rear yard setback of 0 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 4) Section 134-843(9): a rear yard setback ranging from 0 feet to 13.4 feet In lieu of the 15 foot minimum required for the existing main house when raising the finished floor thus increasing the height in the setback; 5) Section 134-843(9): a rear yard setback of 12.58 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 6) Section 134-843(8): a north side yard setback of 14.5 feet for the 2-story generator building in lieu of the 30 foot minimum required; 7) Section 134-843(8): a south side yard setback ranging from 9 feet to 15.5 feet in lieu of the 30 foot minimum required for the new cabana and main house addition; 8) Section 134-843(10): a height in the main residence and addition to main house of 28.5 in lieu of the 25 foot maximum allowed; 9) Section 134-847: to allow the finished floor elevation to be 3.6 feet above the crown of the road in lieu of the 18 inches maximum allowed; 10) Section 134-847: to allow the finished floor elevation at 2.66 feet above grade in lieu of the 8 inch maximum allowed; 11) Section 134-843(11): a lot coverage of 28.46% in lieu of the 25% maximum allowed for the raised terrace; 12) Section 134-843(9): a rear yard setback of 1.75 feet in lieu of the 15 foot minimum required for the raised terrace; 13) Section 134-843(8): a south side yard setback of 4.5 feet in lieu of the 30 foot minimum required for the raised terrace.

ADDRESS: 800 S COUNTY RD

OWNER: DESRUISSEAU LAND TRUST

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-35-00-001-0020

ZONING DISTRICT: R-A Estate Residential

LEGAL DESCRIPTION: 35-43-43, S 200 FT OF N 691.52FT OF GOV LT 1 W
OF COUNTY RD

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