

TOWN OF PALM BEACH

Information for Town Council Meeting on: December 15, 2021

To: Mayor and Town Council

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

Subject: **Z-21-00385 SPECIAL EXCEPTION WITH SITE PLAN REVIEW**
223 MONTEREY RD

Date: August 24, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

The lot is non-conforming in area: 9,000 square feet in lieu of the 10,000 square feet required in the R-B Zoning District; and in width: 90 feet in width in lieu of the 100 foot minimum required in the R-B Zoning District. 1. Request to demo the existing one-story residence, accessory structure, pool, driveway and miscellaneous site walls, piers and fences. 2. Request to construct a new single family residence on a non-conforming lot (overall size and width) meeting all

applicable Town codes.

3. Request to construct a new two-story single family residence consisting of 3,902 gross square feet on a non-conforming lot, driveway, pool/spa, hardscape and landscape, including an emergency generator and civil storm water and grading.

ADDRESS: 223 MONTEREY RD

OWNER: 239 MONTEREY ROAD LLC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-03-13-000-0062

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: GREGORY ADDITION W 10 FT OF LT 6 &
LT 8

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