

Residential Variance Request

Applicant: Michael & Melissa Bates
(Property Owners)



Introduction

Thank you for the opportunity to present this request. I am proposing to build a single-family residence on my property that will serve as a long-term home for my family on Cocoanut Ave in the New Palm Beach Heights neighborhood.

The proposed home is a three-bedroom, two-and-a-half-bath residence totaling approximately 2,262 square feet and has been thoughtfully designed to fit comfortably within the character of the surrounding neighborhood.

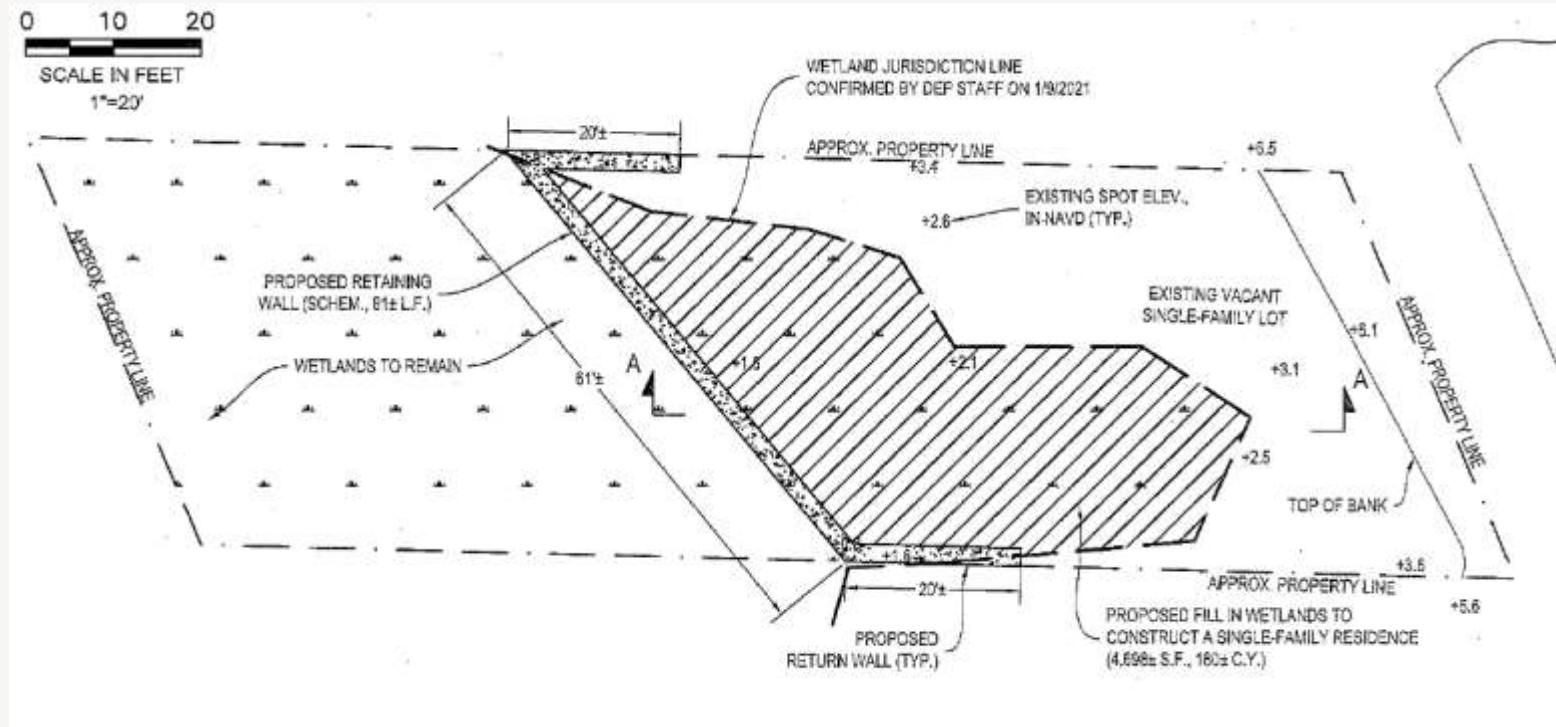


Florida Department of Environmental Protection



Environmental Resource Permit:

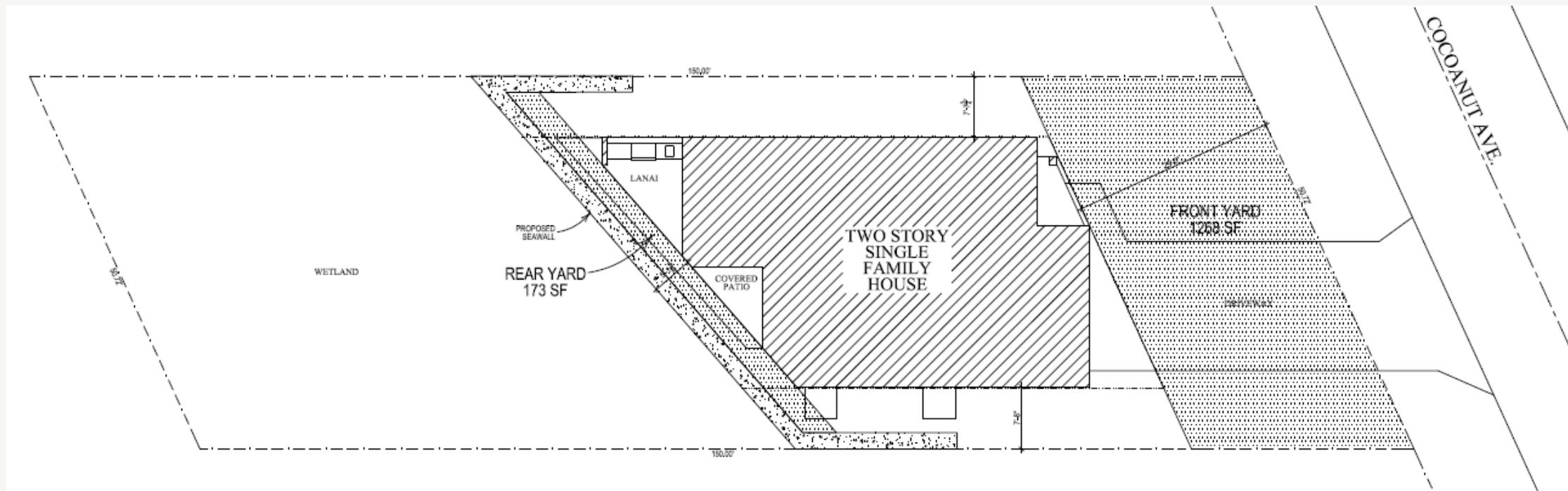
- An Environmental Resource Permit (ERP) was issued by the DEP in April 2022 for the subject property.
- The permit authorizes the installation of approximately 81 linear feet of retaining wall and the placement of fill within approximately 4,698 square feet of the lot.
- To offset the wetland impacts, 0.02 mitigation credits were purchased by the previous owner.
- As a result, approximately 42% of the rear portion of the lot will remain preserved as protected wetlands.



Reason For Variance



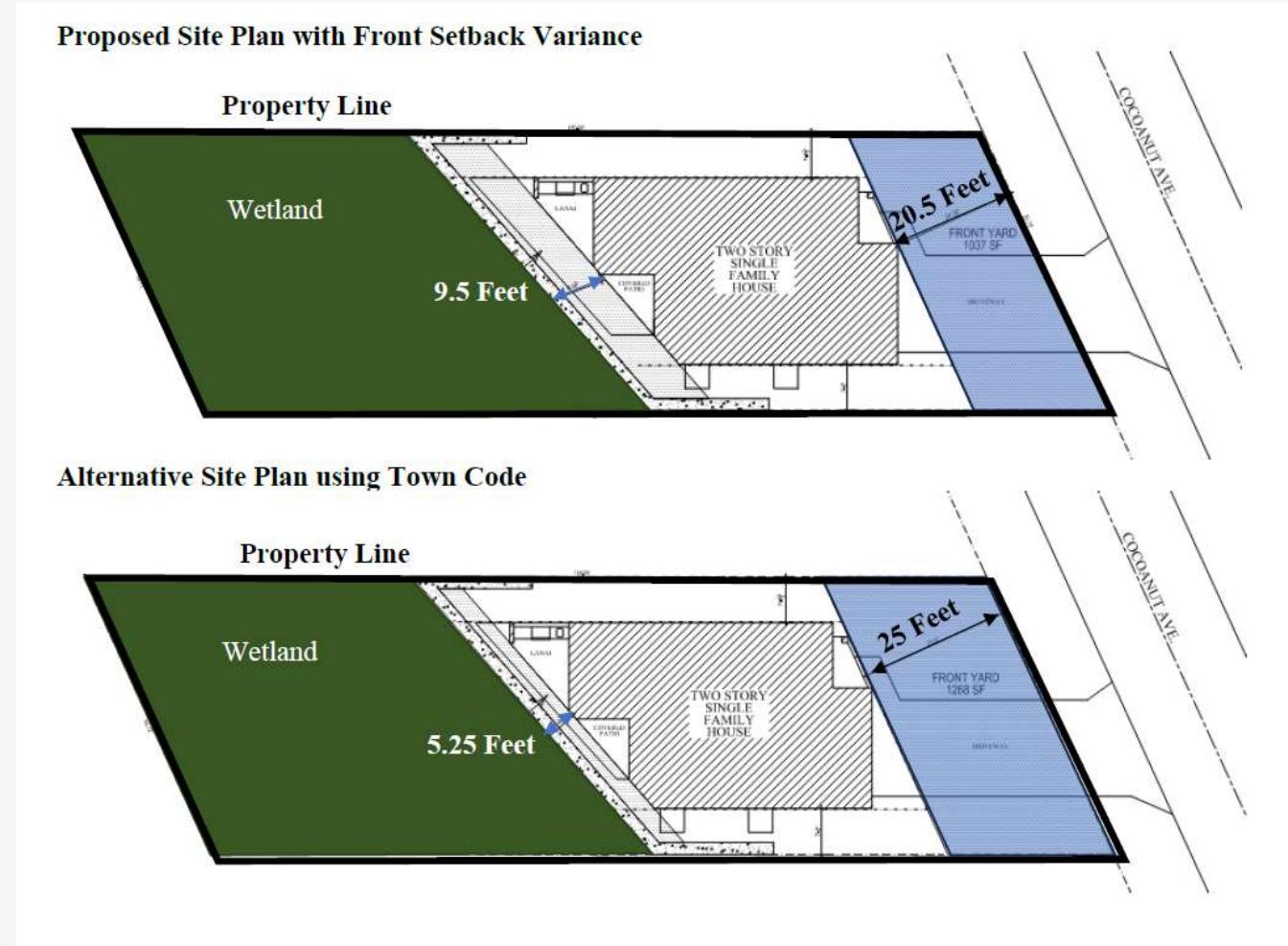
- The environmental restriction mandated by the DEP significantly limits the buildable area of the lot and reduces the available rear yard space.
- To help balance the layout, I am requesting a variance to reduce the front yard setback from 25 feet to 20 feet. This 5-foot adjustment will allow the home's footprint to shift slightly forward, creating additional usable rear yard area while maintaining full compliance with all other zoning requirements.



Variance Outcome: Rear Yard



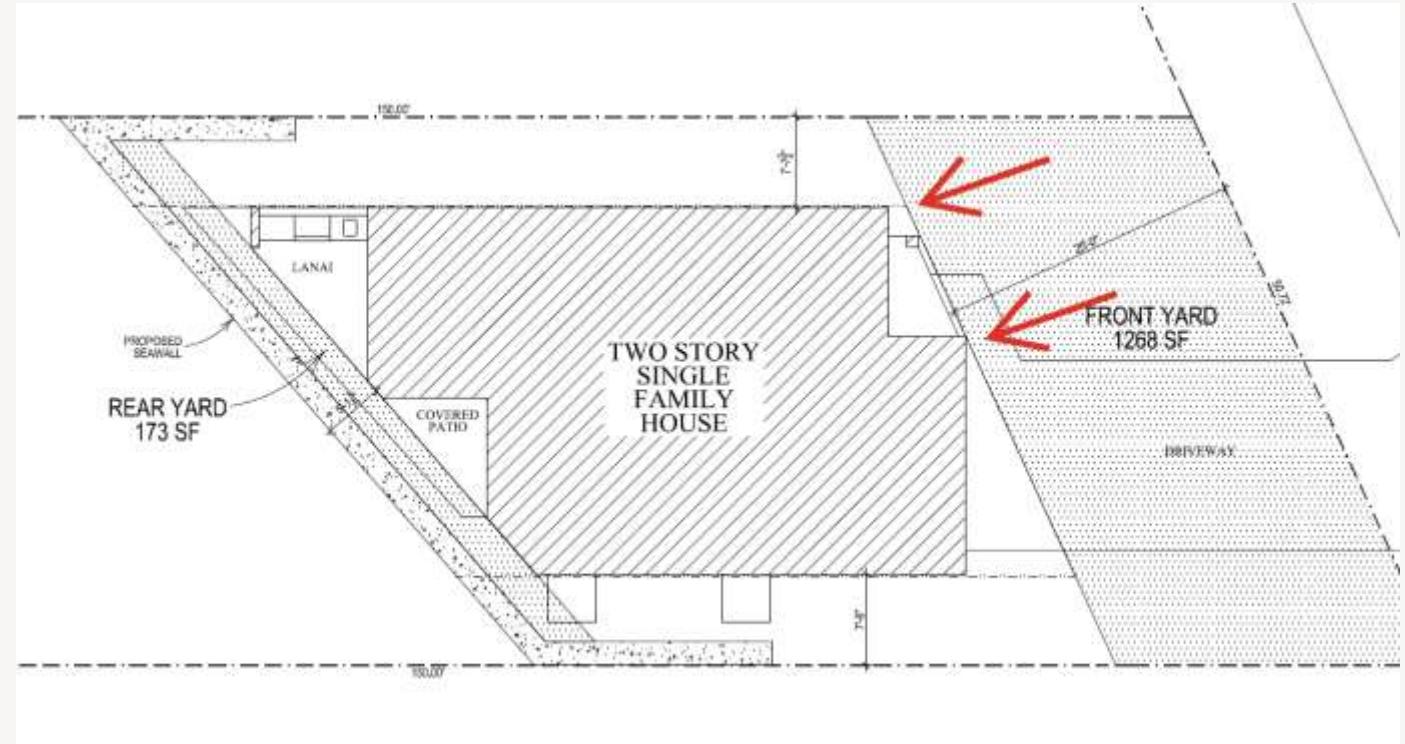
- **Current 25-Foot Setback:** Results in a rear yard area of approximately 173 square feet.
- **Proposed 20-Foot Setback:** The house footprint will be moved eastward by 4.5 ft which results in a rear yard area of approximately 384 square feet.
- **Additional Rear Yard Space:** This will create an additional 211 square feet of rear yard space.
- **No Adverse Impact:** The proposed change will have no adverse impact on the surrounding properties.



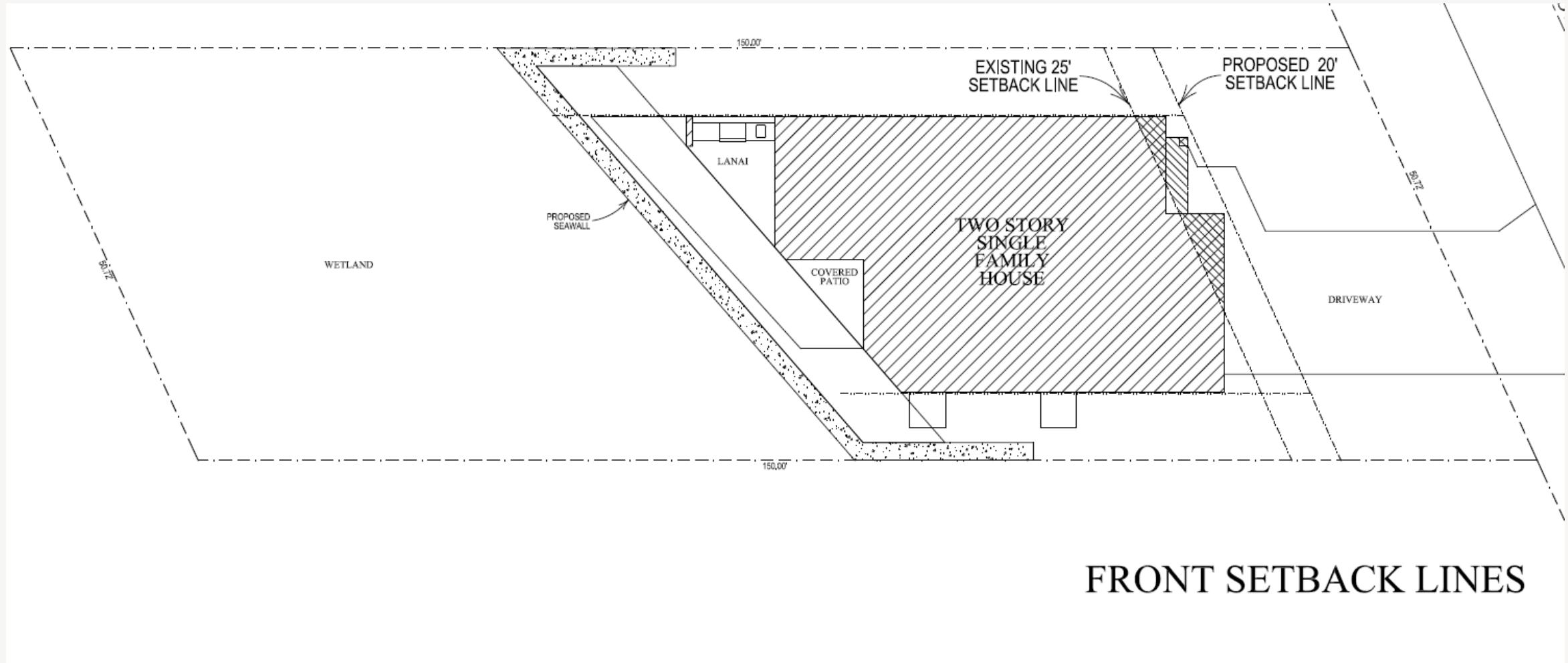
Variance Outcome: Front Yard



- Code 34-902 Yard Restrictions:** In working with my architect, we reviewed potential setback relief under Code Section 34-902 – Yard Restrictions, which allows certain architectural features to extend into the front setback. However, that provision does not apply to this proposal, as the garage is positioned directly along the front setback line and garages are not among the structures permitted to encroach under that section of the code.
- Of Note:** As currently designed, the forward-most corner of the garage and the northern corner of the building footprint would slightly encroach into the required front-yard setback.

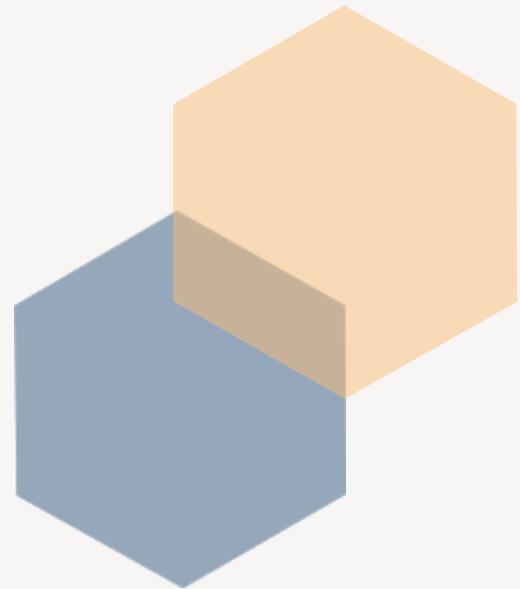


Variance Outcome: Front Yard



Variance Request Summary

- Applicant is requesting a five-foot reduction in the front-yard setback, from 25 feet to 20 feet.
- Allows the home's footprint to shift 4.5 feet to the east on the lot.
- The variance will creates 211 additional square feet of rear yard space for my family and children.
- No adverse impacts to adjacent properties or the character of the neighborhood.
- All other zoning and development requirements remain fully compliant.
- The town of Juno Beach will retain 42% of the lot as preserved wetlands.



Thank you for your consideration

- Michael & Melissa Bates
- mbates827@gmail.com