



**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR ZONING VARIANCE**

**APPLICANT INFORMATION**

**Owner**

Name: Thomas G. Holland III Phone: 804 972-5390  
Address: 211 Park Ave City: Lake Park State: FL Zip: 33403  
Email Address: tgholland3@msn.com (REQUIRED)

**Agent** (if applicable) Not applicable

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ (REQUIRED)

**PROPERTY INFORMATION**

1. Property Location/Address: 211 Park Ave., Lake Park, FL 33403
2. Property Control Number(s): 36 - 43 - 42 - 20 - 01 - 031 - 0320
3. Zoning District: RIA - single family

**PROJECT INFORMATION**

Variance(s) requested: Town Code 78-144(b)(1)a.  
Brief description of work proposed (use additional sheets if necessary): reduced side yard setback for driveway installation  
4 feet to 2 feet  
see attached survey  
with descriptions

## VARIANCE CRITERIA

In order to authorize any variance from the requirements of the Land Development Regulations, the Planning and Zoning Board must conduct a quasijudicial hearing, and must make findings of fact that all of the following criteria have been satisfied:

(Respond to each item below)

1. Special Conditions: That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Sub-standard lot - only 50-foot wide (all other lots are minimum 75 feet)

2. Actions of Applicant: That the special conditions and circumstances do not result from the actions of the applicant.

our only request is to be able to install a code compliant driveway at a standard size similar to all other properties.

3. Special Privilege: That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district.

It would not. All other properties are entitled to the same privilege of a driveway.

4. Literal Interpretation: That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter, and would work unnecessary and undue hardship on the applicant.

They would. Given the reduced lot size, the 4-foot required setback would not allow for a standard, normal driveway to the side of the property.

5. Minimum Variance: That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

*We are able to accommodate 2 feet  
to reasonably install the driveway.*

6. Public Interest/Harmony with Code: That the grant of the variance will be in harmony with the general intent and purpose of the land development regulations of the Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

*No impacts are anticipated*

7. Harmony with Comprehensive Plan: That the variance would not be contrary to the comprehensive plan of the Town.

*Not contrary to the Comp. Plan.*

#### LIST OF REQUIRED DOCUMENTS

- Map showing property subject to this application
- Six copies of Site Plan(s), if necessary
- Building plans of structures to be erected, if necessary
- Certified survey of property (no more than 1 year old)
- Notarized Town of Lake Park Agent Authorization form, if applicable

#### FEES

Application Fee:  
\$1,000 nonresidential;  
\$750.00 residential  
Minimum Escrow Deposit:  
\$1,500.00\*

*\*Unused portion of escrow  
is refundable – additional  
costs will be recovered in  
advance*

#### SIGNATURE

The undersigned states that the above is true and correct as s/he is informed and believes:

*[Signature]*

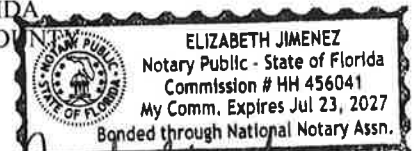
Signature of Owner or Agent

*Thomas G. Holland*

Print Name

STATE OF FLORIDA  
PALM BEACH COUNTY

(Seal)



SWORN TO OR AFFIRMED before me this 3<sup>rd</sup> day of April, 2024. By: *[Signature]*

☒ who has produced as identification      ☐ whom I know personally



**PLEASE DO NOT DETACH FROM APPLICATION.**

**SIGNATURE REQUIRED BELOW.**

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, Thomas G. Holland, have read and understand the regulations above regarding cost recovery.

Property Owner Signature

04/03/2024

Date



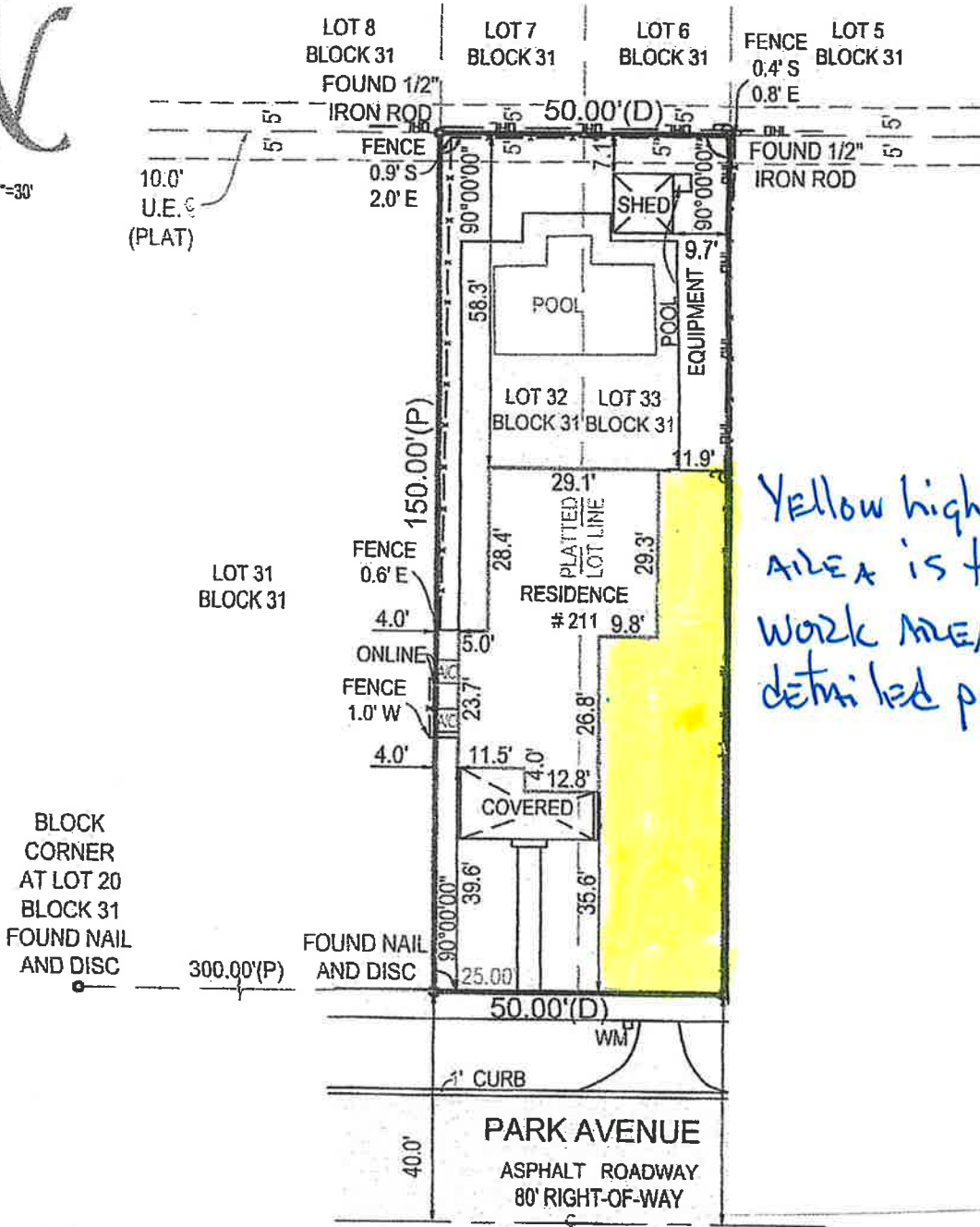
# 211 PARK AVENUE, LAKE PARK, FL 33403



SCALE: 1"=30'



AERIAL PHOTOGRAPH



Yellow high lighted  
area is the proposed  
work area - see  
detailed plan attached

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 09-05-2019  
Drawn By: Oleg  
Order #: 66280  
Last Revision Date: 09-05-2019  
Boundary Survey prepared by: LB8111  
NexGen Surveying, LLC  
5601 Corporate Way, Suite #103  
West Palm Beach, FL 33407  
561-508-6272

**NEXGEN**  
SURVEYING, LLC.



