



**Village of North Palm Beach
Planning, Zoning and Adjustment Board
AGENDA
Tuesday, February 3, 2026, at 6:30 pm
Village Hall Council Chambers**

1. Roll Call

Donald Solodar, Chair
Jonathan Haigh, Vice-Chair
Thomas Hogarth, Member
Scott Hicks, Member
Cory Cross, Member
Mark Michels, Member
Marshal Gillespie, Member
Village Staff, Attorney, and Councilmember

2. Deletions, Additions or Modifications to the Agenda

3. Public Comment for Non-Agenda Items

4. Approval of Minutes

a. January 6, 2026

5. Declaration of Ex-parte Communications

6. Quasi-judicial Matters / Public Hearing

The Village Attorney is to swear in all persons speaking.

a. Site Plan and Appearance Review

i. Old Business

None

ii. New Business

1. 36 & 44 Yacht Club Drive- (Lands End Condominium Association)

Application from Sandra Yeater of the Lands End Condominium Association for Site Plan and Appearance Approval for the installation of new awning covers on three existing covered parking structures, as

well as the installation of new 15' by 5.5' vinyl awning covered parking structure on the north end of the west elevation, located at 36 Yacht Club Drive.

b. Public Hearing

i. New Business

1. 137 Dory Rd North- (Variance)

Application from Brian Grove, property owner, for a Variance to reduce the required front yard setback from 25 feet to 20 feet on the subject site located at 137 Dory Road North.

7. Commission Member Comments

8. Staff Updates

- Next Meeting is March 3, 2026

9. Adjournment

All members of the public are invited to appear at the public hearing, which may be continued from time to time, and be heard with respect to this matter.

If a person decides to appeal any decision made with respect to any matter considered at the subject meeting, he or she will need to ensure that a verbatim record of the proceedings is made, which shall include the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). In accordance with the Americans with Disabilities Act, any person who may require special accommodation to participate in this meeting should contact the Village Clerk's Office at 841-3355 at least 72 hours prior to the meeting date.

This agenda represents the tentative agenda for the scheduled meeting of the Planning Zoning and Adjustment Board. Due to the nature of governmental duties and responsibilities, the Planning Zoning and Adjustment Board reserves the right to make additions to, or deletions from, the items contained in this agenda.



**Village of North Palm Beach
Planning, Zoning and Adjustment Board
MINUTES
Tuesday, January 6, 2026, at 6:30 pm
Village Hall Council Chambers**

CALL TO ORDER

Chair Solodar called the meeting to order at 6:30 PM.

Roll Call

BOARD MEMBERS PRESENT:

Donald Solodar, Chair
Jonathan Haigh, Vice-Chair
Thomas Hogarth, Member
Cory Cross, Member
Scott Hicks, Member
Mark Michels, Member

BOARD MEMBER(S) ABSENT: None

VILLAGE STAFF:

Village Attorney, Len Rubin
Planner, Alondra Lopez-Mojica
Planning Consultant, Lance Lilly

ALSO PRESENT:

Mayor Deborah Searcy

II. Deletions, Additions or Modifications to the Agenda: None

III. Public Comment (Non-Agenda Items): None

IV. Approval of Minutes

December 2, 2025: Motion to approve made by Member Cross, seconded by Member Hicks in a 6-0 vote.

V. Declaration of Ex-Parte Communications: None

VI. Quasi-Judicial Matters / Public Hearings

Village Attorney Leonard Rubin swore all persons wishing to provide testimony.

A. Site Plan & Appearance Reviews

i. Old Business:

1. 661 US Highway 1

Mr. Lilly briefly stated that the application had previously appeared before the Board on multiple occasions. He noted that, at the prior hearing, the Board had requested revisions to the proposed outdoor seating design, which was the focus of the applicant's proposal.

Mr. Webb delivered a presentation outlining the proposed outdoor seating area, including the incorporation of planters within the drive aisle. He explained that the handicap-accessible walkway had been opened and described how the design had been revised to address the Board's comments from the previous hearing.

Mr. Hicks requested additional clarification regarding the proposed planters. Mr. Webb explained that, while the features appeared similar to curbs, they were planters and were not connected to the curb system. Mr. Hicks also inquired about the proposed location of the artificial turf, and Mr. Webb stated that it would be installed beneath the picnic tables.

Vice-Chair Haigh asked whether the applicant could provide photographs depicting the proposed planters, noting that the renderings did not accurately reflect the description provided. Mr. Webb clarified that the planters would be approximately 24 inches in height and would be filled with soil to support plantings. Vice-Chair Haigh expressed concerns regarding inconsistencies between the proposed planters and the images presented.

Mr. Hogarth also expressed concerns regarding the inconsistencies between the proposed planters and the images presented.

Dr. Michels expressed support for the project, as did Mr. Hicks, although Mr. Hicks stated that he did not agree with the proposed fencing.

Chair Solodar confirmed that the applicant was aware of and agreed to the six conditions presented by staff.

Mr. Lilly confirmed that the proposed fencing met code requirements and had been part of the original review process.

Public Comment:

Deborah Cross spoke in opposition to the project. She expressed concerns regarding inconsistencies between the proposed planters and the images presented and stated that the outdoor seating area continued to resemble a drive-through in appearance.

Motion to Approve with conditions (removal of the fence and the design of the planters and the landscape materials to be approved by Staff) Motion – Dr. Michels, Second – Mr. Hicks (passed 4-2, with Hogarth and Haigh dissenting).

ii. New Business: None

B. Public Hearing

i. New Business

1. Artificial Turf Amendment Ordinance

Mr. Rubin delivered a brief presentation providing additional detail on the regulations associated with the new artificial turf ordinance and explained how the proposed ordinance expanded upon the existing Code provisions related to artificial turf. He outlined the circumstances under which the ordinance would apply and the requirements that would need to be satisfied.

Dr. Michels inquired about drainage, and Mr. Rubin clarified that the intent of the ordinance was to prevent water pooling and to address drainage concerns.

Mr. Hogarth also expressed concerns regarding drainage.

Vice-Chair Haigh asked how edge conditions would be designed to appear seamless, accommodate ADA requirements, and be considered permeable if artificial turf were installed over asphalt. He further noted that the ordinance could potentially encourage the placement of artificial turf over asphalt surfaces.

Mr. Cross stated his belief that the ordinance was written in a manner that suggested it favored a specific project, namely Austin Republic.

Dr. Michels also expressed concerns related to the asphalt edge conditions, permeability, and the potential impact of the ordinance on the previously reviewed Austin Republic application.

Public Comments:

Mayor Searcy asked whether any applicants other than Austin Republic had requested the use of artificial turf, and it was stated that no such requests had been made.

Deborah Cross spoke in opposition to the item and noted that the Environmental Committee had long advocated for permeability to address water pollutants. She recommended that the existing Code remain unchanged and continue to require permeability.

Motion to Approve with the condition that applicants seeking to install artificial turf provide a description of the proposed materials, the produce specifications and data sheets, and the installation details, including the treatment of transitions. Motion – Dr. Michels, Second – Mr. Cross (passed 5-1, with Hogarth dissenting).

Commission Member Comments

Chair Solodar asked Mr. Rubin about a reorganization item scheduled for the next Village Council hearing. Mr. Rubin clarified that the proposed Ordinance codified actions already taken by the Village Council, i.e., changing the Building and Zoning Department back to the Community Development Department with two directors – the Building Director and the Planning and Economic Development Director. He further noted that the item included a structural reorganization.

Staff Updates

Next Meeting is February 3, 2026

Adjournment

Meeting adjourned at **7:36 PM**

All members of the public are invited to appear at the public hearing, which may be continued from time to time, and be heard with respect to this matter.

If a person decides to appeal any decision made with respect to any matter considered at the subject meeting, he or she will need to ensure that a verbatim record of the proceedings is made, which shall include the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). In accordance with the Americans with Disabilities Act, any person who may require special accommodation to participate in this meeting should contact the Village Clerk's Office at 841-3355 at least 72 hours prior to the meeting date.

This agenda represents the tentative agenda for the scheduled meeting of the Planning Zoning and Adjustment Board. Due to the nature of governmental duties and responsibilities, the Planning Zoning and Adjustment Board reserves the right to make additions to, or deletions from, the items contained in this agenda.



Subject/Agenda Item:

SP-2025-1 36 and 44 Yacht Club Drive (Lands End Condominium Association)

Consideration of Approval: A request from Sandra Yeater of the Lands End Condominium Association for Site Plan and Appearance Approval for the installation of new awning covers on three existing covered parking structures, as well as the installation of new 15’ by 5.5’ vinyl awning covered parking structure on the north end of the west elevation, located at 36 Yacht Club Drive (PCN’s: 68-43-42-09-16-000-1010 and 68-43-42-09-16-000-0010).

Quasi-Judicial

Legislative

Public Hearing

Originating Department: Planning & Zoning Project Manager	Reviewed By: Alondra Lopez-Mojica, Planner
Attachments: <ul style="list-style-type: none">• SPAR Application• Proposed Permit Plan• Proposed Plan• Proposed Awning Color	Public Notice: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Dates: Paper: Mailing <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance:

I. Executive Summary

The Applicant is proposing to replace vinyl awning covers installed in 2017 on three existing covered parking structures, as well as install one new 15’ by 5.5’ vinyl awning covered parking structure on the north end of the west elevation on located at 36 Yacht Club Drive. As a result, there would be a total of four awning structures on the subject site.

II. Site Data

Existing Use: Condominium
Parcel Control Numbers: 68-43-42-09-16-000-1010
68-43-42-09-16-000-0010
Existing Future Land Use Designation: Multi-family Residential
Existing Zoning District: R-3- Apartment Dwelling Zoning District

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Condominium	Multi-family Residential	R-3 – Apartment Dwelling Zoning District
<i>South</i>	Condominium	Multi-family Residential	R-3 – Apartment Dwelling Zoning District
<i>East</i>	Intracoastal Waterway/Lake Worth Lagoon	N/A	N/A
<i>West</i>	Condominium	Multi-Family Residential	R-3 Apartment Dwelling District

III. Applicable Code Provisions:

Appendix A- Appearance Plan.

V. Summary of Proposed Site Plan and Appearance Details:

The petitioner's site plan and appearance documents consist of the following:

1. SPAR Application
2. Proposed Permit Plan
3. Existing Conditions Images
4. Proposed Awning Color

VI. Staff Analysis:

Background:

The subject site consists of three parcels located at 36-44 Yacht Club Drive, which are owned by the Lands End Condominium Association. The property has a future land use designation of Multi-Family Residential and a zoning designation of R-3 Apartment Dwelling.

The petition is for Site Plan and Appearance review approval for the following:

1. Replace awning covers installed in 2017 with new covers on three existing covered parking structures.
2. Install one new 15' by 5.5' vinyl awning covered parking structure on the north end of the west elevation of the subject site.

Awnings:

The Site Plan and Appearance Review application includes a proposed plan indicating the location of the proposed awnings and new awning structure, a color sample for the proposed awning covers, and proposed permit plan depicting the awning support structure.

The first part of the request is to install new awning covers on three existing covered parking structures located at 36 Yacht Club Dr. These awnings were installed in 2017 and replacement is required for proper maintenance. The second part of the request is to install a new 15' by 5.5' awning covered parking structure on the north end of the west elevation.

During the summer of 2025, the building's exterior color scheme was updated. The primary façade color was changed from moss green, and the walkways previously finished in brown were repainted. The new building color is Benjamin Moore 702 Bali, with walkways now finished in Regal 1473 Gray. Accent elements and the clubhouse were repainted in OC-19 Sea Pearl, and all doors were refinished in OC-151 White. Additionally, the previously existing burgundy awning was removed in September. All proposed awning covers will be in the shade "Porcelain Green" from Trivantage, which is shown in Exhibit 4.

APPEARANCE PLAN CRITERIA

B. RELATIONSHIP OF BUILDING AND SITE TO ADJOINING AREA

1. Adjacent buildings of different architectural styles or characteristics may be made more compatible by such means as screens, site breaks, and materials.
2. Attractive landscape transitions to adjoining properties are encouraged.
3. Harmony in texture, lines, and masses is required. Monotony shall be avoided.
4. Buildings shall have similar scale to those in the surrounding area except where redevelopment at higher intensities is anticipated in a particular zoning district.

D. BUILDING DESIGN

1. Specific architectural styles are not mandated or banned, but the village encourages new buildings to reflect or evolve the distinct local character exemplified by the North Palm Beach Country Club Clubhouse, Village Hall and the Public Safety Building. This character is derived from local and regional examples including Anglo-Caribbean architecture, Florida vernacular, and masonry modern.
2. Evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.

3. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
4. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
 - a. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways and adjoining properties.
 - b. Inappropriate materials and methods, and those which will produce inconsistency with the structure of the building, shall be avoided.
 - c. Materials shall be of durable quality.
 - d. In any design in which the structural frame is exposed to view, the structural materials shall meet the other criteria for materials.
- 5. Building components—such as windows, doors, eaves, and parapets—shall have good proportions and relationship to one another.**
6. The village discourages walls without windows or with too few windows; all-glass walls; and facades without visual interest or with entrances that are concealed or absent.
- 7. Colors shall be harmonious, with bright or brilliant colors used only for accent.**
8. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways, including waterways, service alleys, and adjoining properties.
9. Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.
10. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from public ways, including waterways, service alleys, and adjoining properties, using materials as stated in criteria for equipment screening.
11. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.
12. Inappropriate, incompatible, bizarre, and exotic designs shall be avoided.
13. The provisions of the North Palm Beach Village Code in regard to bulk regulations and standards, and those portions of the Village Code which directly affect appearance, shall be part of the criteria of this subsection.

VII. Conclusion & Finding of Fact

The Planning, Zoning and Adjustment Board must determine if the Applicant has met the prerequisites for granting Site Plan and Appearance Review approval as outlined in the staff report and Exhibit “A” and “B”:

1. SPAR Application
2. Proposed Permit Plan
3. Proposed Plan
4. Proposed Awning Color

Village Staff is recommending approval of the request to replace the existing awning covers and install the new 15’ x 5.5’ vinyl awning covered parking structure located on the north end of the west elevation of the subject site, subject to the Board’s determination that the request meets the requirements of the Village’s Appearance Plan.

PLANNING, ZONING AND ADJUSTMENT BOARD ACTION – Feb 3, 2026

Exhibit A
Location Map



Exhibit B
Existing Conditions Images





The Village of North Palm Beach
 Community Development Department
 Phone: (561) 841-3365 • Email: cddtemp@village-npb.org
 701 U.S. Highway 1, Suite 100 • North Palm Beach • FL 33408
 www.village-npb.org

SITE PLAN AND APPEARANCE REVIEW

Date Received

Project Number

To Be Completed by the Village of North Palm Beach Staff				
Received By				
Fee Paid (check Yes or No)	YES		NO	
Completed Documentation (see page 2)	YES		NO	

DEADLINE: Submission and fee must be received by 3:00 PM on the day of the deadline. Refer to the Community Development Department for submission deadlines. To ensure quality submittal, this project will only be added an agenda when a complete submission has been provided to the department. Incomplete submittals will not be accepted.

**Subject to compliance with the public notice requirements for development applications and approvals set forth in Section 21-3(a) of the Village Code of Ordinances (see page 4)*

The undersigned property owner is applying for a SPR relating to the following (check all that apply):	
Paint Colors/Materials (Sec. 6-31)	Site Plan (Major or Minor) [Sec. 6-31]
Signs and Outdoor Displays (Article V)	Facade Change (Sec. 6-31)
Fencing (Sec. 45-36)	<input checked="" type="checkbox"/> Other External Architectural Feature (Sec. 6-31)
Waiver (C-MU or C-NB zoning district) [Sec. 45-51]	

PROPERTY INFORMATION		
Street Address: <i>44 YACHT CLUB DRIVE</i>	PCN Number:	Zoning District:
Subdivision:	Block:	Lot:
Representative or Agent's interest in property (Owner, Lessee, Etc):	<i>BOARD PRESIDENT</i>	
Date of Pre-Application Meeting Requested:		
Has a previous application been filed?		
Project Name:		
Owner's Representative or Agent		Landowner (Owner of Record)
Business Name (if applicable): <i>LANDS END CONDO ASSOCIATION</i>		Business Name (if applicable):
Print Name and Title: <i>SANDRA YEATER PRESIDENT</i>		Print Name and Title:
Signature: <i>Sandra Yeater</i>		Signature:
Date: <i>12/18/2025</i>		Date:
Street Address: <i>36 YACHT CLUB DR #505</i>		Street Address:
Mailing Address City/ State/ Zip: <i>N. PALM BEACH, FL 33408</i>		Mailing Address City/ State/ Zip:
Phone Number: <i>716-208-5584</i>		Phone Number:
Email: <i>landsend3644@gmail.com</i>		Email:

****All information submitted in connection with this application becomes a permanent part of the public records of the Village of North Palm Beach****

** The notice requirements for variances shall include all variances relating to the zoning code (Chapter 45), the dock and waterway regulations (Chapter 5), and the sign regulations (Chapter 6).

REQUIRED SIGNATURES

By signing below, the undersigned certifies that I have read and understand the requirements for my property and that all of the information contained in this application and all documents submitted are true to the best of my knowledge and belief. Furthermore, I understand that the application (and all attachments) become part of the official records of the Village of North Palm Beach and will not be returned and that all review fees are non-refundable. **Note: Property owner signature REQUIRED if statement of authority and/or written consent is not attached. Statement of authority and/or written consent is required for all agents and/or applicants from the property owner.**

Sandra Yeater
Signature(s) of property owner(s)

SANDRA YEATER
Print Name

12/22/25
Date

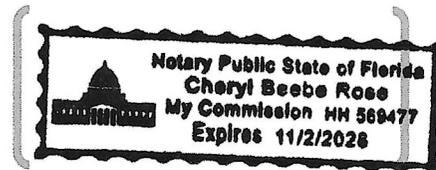
The foregoing was sworn to, subscribed and acknowledged before me this 12-22-2025
(Date)

By means of physical presence / online notarization

by: SANDRA YEATER
(Name of Person Making the Statement)

who is personally known to me or who has produced _____ as identification and

Cheryl Beebe Rose
(Signature of Notary)



Signature(s) of applicant/agent

Print Name

Date

The foregoing was sworn to, subscribed and acknowledged before me this _____
(Date)

By means of physical presence / online notarization

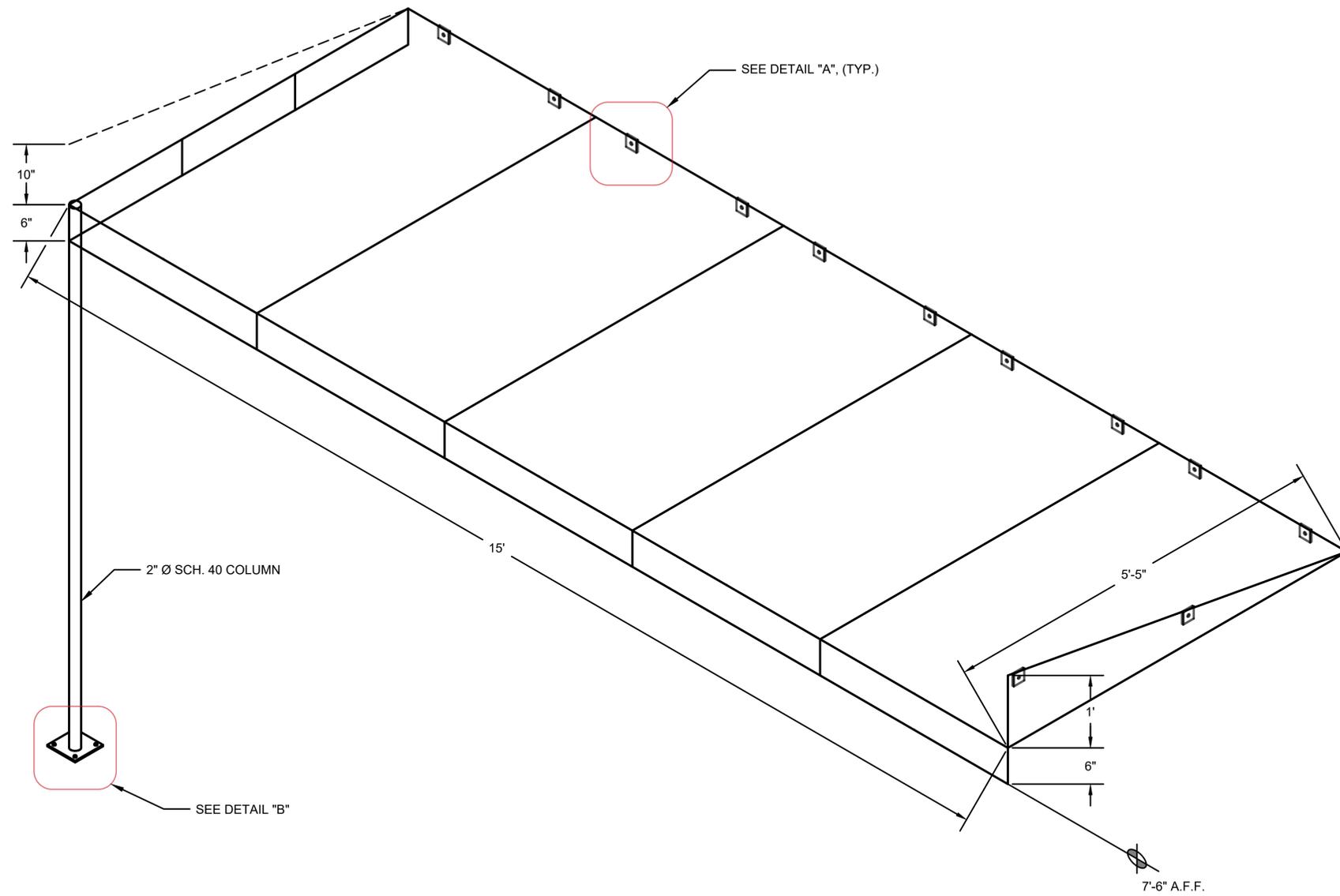
by: _____
(Name of Person Making the Statement)

who is personally known to me _____ or who has produced _____ as identification and

(Signature of Notary)

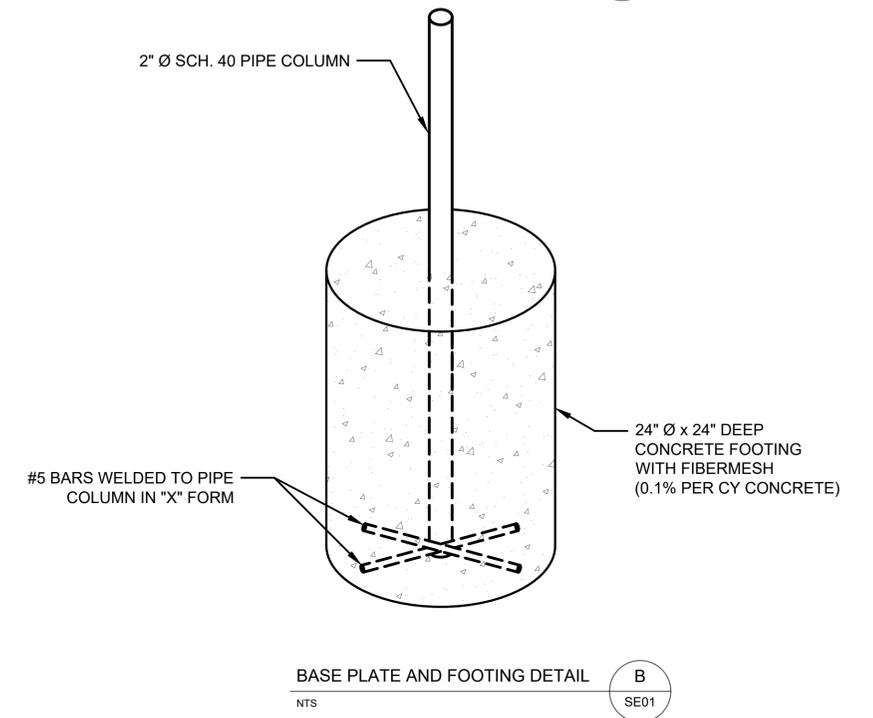
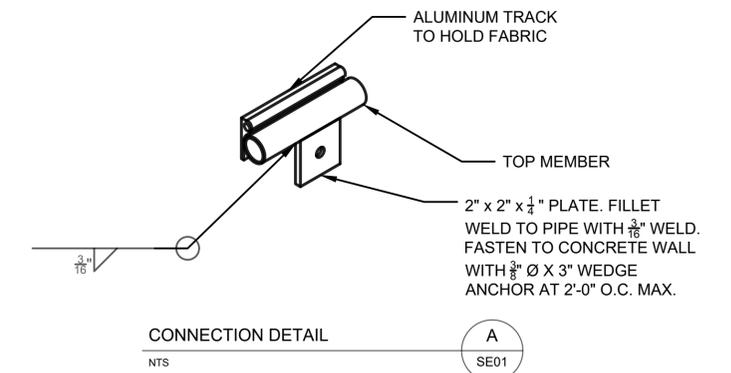


P:\Users\JULIE_VERS\OneDrive - JVCENGINEERING.COM\Projects\SOUTHERN AWNING\LANDS END CONDO\CAD\LANDS END AWNING SUPPORT STRUCTURE.DWG
 Plotted by: JULIE_VERS on 10/10/2025 at 10:00:00 AM
 Plot Date: 10/10/2025
 Plot Time: 10:00:00 AM
 Plotter: HP DesignJet T1100PS
 Scale: 1/16" = 1'-0"
 Title: AWNING SUPPORT STRUCTURE



ISOMETRIC ELEVATION
NTS

1
SE01



GENERAL NOTES:

- ALL TRUSS MEMBERS SHALL BE 14 GAUGE GATORSHIELD 50/55, OR APPROVED EQUAL.
- ALL OTHER MATERIAL SHALL BE ASTM A36. (U.N.O.)
- ALL WELDS SHALL COMPLY WITH A.W.S. CODE (LATEST EDITION).
- COVER ALL WELDS WITH CORROSION RESISTANT COATING.
- ALL CONCRETE SHALL BE F'c=3000 PSI. PLACEMENT SHALL BE IN ACCORDANCE WITH ACI-318 (LATEST EDITION).
- ALL STRUCTURES DESIGNED IN ACCORDANCE WITH SECTION 31 AND SECTION 16 OF THE FLORIDA BUILDING CODE (8TH EDITION-2023) AND ASCE 7-22.
- AWNING COVERS SHALL BE REMOVED WHEN WINDS EXCEED OR ARE PREDICTED TO EXCEED 75 MPH.
- AWNING WITH COVER WILL SUSTAIN 105 MPH (3-SECOND GUST) - RISK CATEGORY II, EXPOSURE C.
- FRAMES WITHOUT FABRIC WILL WILL SUSTAIN 180 MPH WINDS (3 SECOND GUST), EXPOSURE D.
- ALL CONNECTIONS SHALL BE FULLY WELDED (U.N.O.)
- PROVIDE LABEL ON AWNING TO INDICATE COVE REMOVAL WHEN WINDS EXCEED OR ARE PREDICTED TO EXCEED 75 MPH.

PRIMARY TRUSS MEMBERS SHALL BE 1" Ø.
 VERTICAL MEMBERS SHALL BE 3/4" Ø.
 ALL SPACES EQUAL (U.N.O.)
 ALL WELDS SHALL BE 3/16" FILLET MINIMUM.

CODE ANALYSIS
 8TH EDITION - 2023 FLORIDA BUILDING CODE - ASCE 7-22
 8TH EDITION - 2023 FLORIDA FIRE PREVENTION CODE.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JULIE A. VERS, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REV.	DATE	BY	SUB.	APP.	DESCRIPTION

DESIGNED J. VERS
DRAWN J. VERS
CHECKED L. L. VERS
IN CHARGE J. VERS
DATE 10 OCT 2025



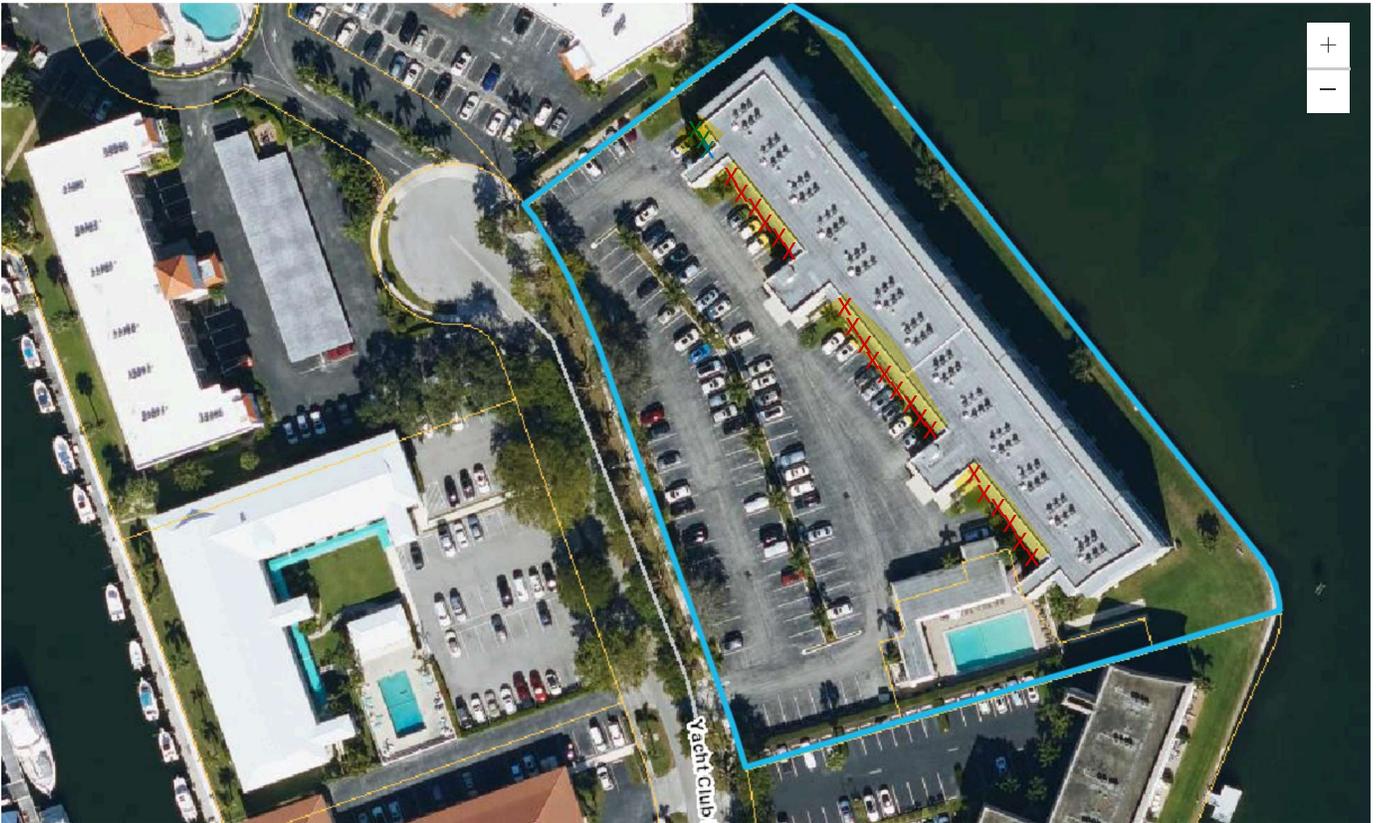
PREPARED FOR: SOUTHERN AWNING, INC.

LANDS END CONDOMINIUM
 36 YACHT CLUB DRIVE
 NORTH PALM BEACH 33408

AWNING SUPPORT STRUCTURE
 15'-0" x 5'-5"

SCALE AS NOTED		
CONTRACT PROPOSAL NO. 2025062.000		
DRAWING NO. SE01	REV. 0	PAGE NO.

36 YACHT CLUB DR



- X PROPOSED NEW AWNING
NORTH END OF THE WEST ELEVATION
APPROX 15' WIDE x 5'5" PROJECTION

- X INSTALL NEW AWNING COVERS
ON (3) EXISTING AWNINGS

Serge Ferrari Soltis® Proof 502

Porcelain Green

Item	Width	Style
878424	70.9	502V2-50670C

REPEAT:
SELVEDGE:
High-Tenacity Polyester

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Subject/Agenda Item:

Front Setback Variance- 137 Dory Rd North

Consideration of Approval: A request from Brian Grove, property owner, for a variance to reduce the required front yard setback from 25 feet to 20 feet. The subject site is located at 137 Dory Road North (PCN: 68-43-42-09-01-064-0040).

- Quasi-Judicial
- Legislative
- Public Hearing

Originating Department: Planning & Zoning Project Manager	Reviewed By: Alondra Lopez-Mojica, Planner
Attachments: <ul style="list-style-type: none">• Location Map• Elevations• Survey• Applicant’s Justification	Public Notice: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Posting: January 24, 2026 Paper: January 27, 2026 Mailing Date: January 27, 2026 Notice Distance: 500 ft

Executive Summary

The applicant is requesting approval of a variance to reduce the required front yard setback from 25 feet to 20 feet for the property located at 137 Dory Road North to allow for the construction of a standard two-car enclosed garage integrated into the principal residence. The applicant has provided elevations and survey for the proposed building addition.

As fully explained in the analysis below, Staff has concluded that the application does not meet the standards of Section 45-50 of the Village Code of Ordinances to grant the variance and is therefore recommending **denial**.

II. Site Data

Existing Use: Single Family Residential
Parcel Control Numbers: 68-43-42-09-01-064-0040
Parcel Size: 0.26 acres (11326 sq. ft.)
Existing Future Land Use Designation: Low-density Residential
Existing Zoning District: Single Family Dwelling (R-1)
Site Location: 137 Dory Rd N

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Single Family Residential	Low-density Residential	R-1 Single Family
<i>South</i>	Single Family Residential	Low-density Residential	R-1 Single Family
<i>East</i>	Single Family Residential	Low-density Residential	R-1 Single Family
<i>West</i>	Single Family Residential	Low-density Residential	R-1 Single Family

III. Applicable Code Provisions:

Sec. 45-27 R-1 single-family dwelling district
Sec. 45-50 Variances

IV. Summary of Provided Documents:

The applicant has submitted a variance application, including architectural elevations, survey for the proposed enclosed garage, and justification response to the variance criteria.

1. Elevations.
2. Survey.
3. Applicant’s justification.

V. Staff Analysis:

Background:

The applicant, Brian Grove, purchased the residence in 2022. Since that time, improvements have been made to the property, including renovations completed in 2022 and the installation of a canvas awning for the purpose of covering a parked car in 2023. According to the applicant, they “purchased the property with the existing structure and lot configuration already in place and did not create the curved frontage, roadway alignment, or original building placement”.

The applicant is requesting approval of a variance to reduce the required front yard setback from 25 feet to 20 feet for the property located at 137 Dory Road North. The requested variance would allow for the construction of a standard two-car enclosed garage integrated into the principal residence. The proposed five-foot reduction represents a 20 percent adjustment to the required front setback and is intended solely to provide 2 additional parking spaces.

Compliance with Code of Ordinances:

Section 45-27:

The following setback standards apply:

D. “Yard space regulations.

- 1. Front yard. There shall be a front yard of not less than twenty-five (25) feet for the first story and thirty (30) feet for the second story measured from the street line to the front building line”.*

This section applies as the proposed garage would form part of the principal residence, and the proposed garage would be encroaching the front yard setback. Therefore, a variance is required for the requested design.

Summary Table of Variance Request

Code Section	Required	Provided	Variance
Sec. 45-27.D	25 feet front yard setback	25 feet	20 feet (5 feet difference)

Section 45-50 Variance Standards:

The Planning, Zoning, and Adjustment Board is responsible for determining whether the applicant has met his burden of demonstrating compliance with the Code’s variance criteria. Public notice requirements, as specified in Section 21-3 of the Village Code, have been followed to notify property owners within 500 feet of the site.

The review criteria and standards listed below must be satisfied by the applicant to determine if the requested variance is appropriate. A variance shall not be granted unless and until the Planning, Zoning, and Adjustment Board determines that ALL the following 6 criteria have been met. Staff has provided their analysis below:

1. *“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;*

NOT MET: There are no special conditions peculiar to this particular lot or structure. The lot is over ¼ of an acre and the frontage, while slightly angled, is relatively straight. Additionally, the structure already contains a one-car garage.

2. *That the special conditions and circumstances do not result from the actions of the applicant;*

NOT MET: As set forth above, there are no special conditions and circumstances peculiar to this lot. The variance request is based on the property owner’s desire to construct a two-car garage.

3. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other lands, buildings, or structures in the same zoning district;*

NOT MET: Other homes on the street have two car garages while still complying with the front setback requirement. While the applicant cites to potentially nonconforming conditions on other properties due to lot orientation or corner lot conditions, Section 45-40(3)(e) of the Village Code specifically states that “no nonconforming use of neighboring lands, structures or buildings in the same zoning district . . . shall be considered grounds for the authorization of a variance.”

4. *That literal interpretation of the provisions of the subject ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant;*

NOT MET: The subject site, which the applicant had purchased with the existing configuration, already has sufficient parking, i.e., a circular driveway and an existing one-car garage with a parking space next to it.

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

NOT MET: While the proposed request is a standard 2 car garage, there is already ample parking on site with the circular driveway, the one-car garage, and an existing parking area next to the garage

6. *That the grant of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.”*

POTENTIALLY MET: While not compliant with the Code, the grant of the variance will not be injurious to the area or otherwise detrimental to the public welfare.

The applicant's statement mentions the existing residence as being constructed and positioned on the lot prior to the applicant's ownership. The site configuration precludes the construction of a functional two-car garage that complies with the required 25-foot front setback. Although removal or substantial alteration of the existing residence could potentially achieve compliance, the applicant maintains the resulting hardship is attributable to the unique physical characteristics of the property and not to any action or inaction on the part of the applicant. The applicant's full response is provided in Exhibit D.

VIII. Conclusion & Finding of Fact

The Planning, Zoning, and Adjustment Board must determine whether the applicant has satisfied all six criteria required to grant a variance.

Upon review of the application, staff finds that no special conditions exist that necessitate the construction of a standard two-car enclosed garage integrated into the principal residence. While the request to reduce the required 25-foot front yard setback is based on existing conditions inherent to the property, staff finds that the circumstances described do not rise to the level of a hardship sufficient to justify approval of a variance.

Additionally, the property includes an existing awning, identified on the survey as a canvas canopy, which may be utilized to accommodate additional parking. The subject property also features an arched or circular driveway configuration that provides greater parking capacity than a typical rectangular driveway. Furthermore, portions of the applicant's justification rely on hypothetical scenarios that have not occurred within the surrounding area and, as such, do not demonstrate a demonstrable hardship.

Staff therefore recommends denial of the variance request submitted to the Planning, Zoning, and Adjustment Board, as detailed herein.

If the Planning, Zoning and Adjustment Board approves the variance petition, staff suggests the following conditions:

1. The proposed garage must comply with side setbacks.
2. The applicant must provide the minimum landscaped area of fifty (50) percent in the required twenty-five-foot front yard setback.

PLANNING, ZONING AND ADJUSTMENT BOARD ACTION – February 3rd, 2026

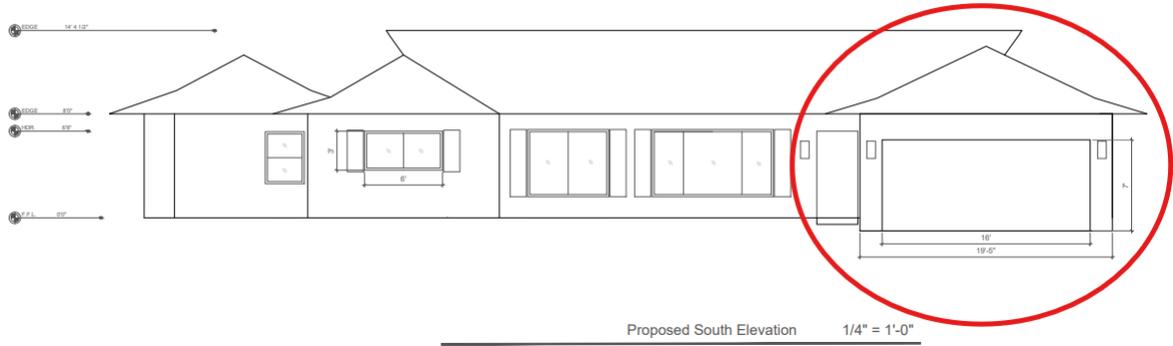
Exhibit A

Location Map



Exhibit B

Architectural Elevations



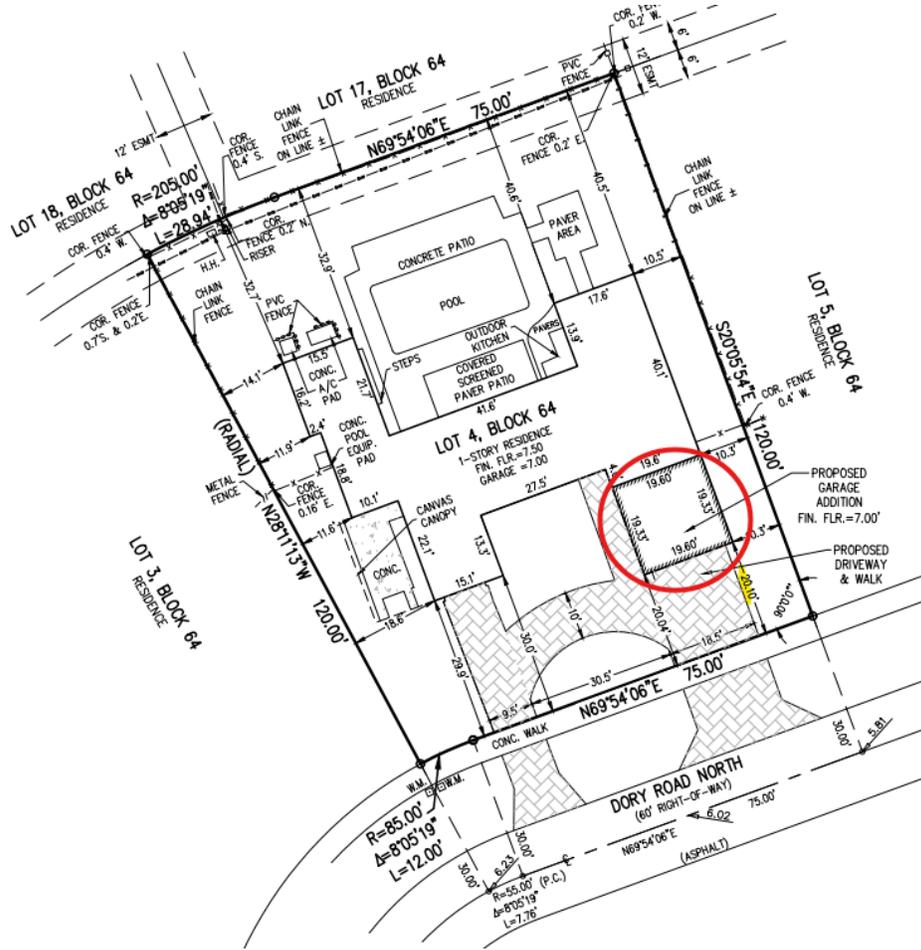
Proposed Addition (South Elevation)



Proposed Addition (East Elevation)

Exhibit C

Proposed Survey





Variance Submittal Checklist

Instructions to Applicant:

Answer all questions completely.

A filing fee in the amount of \$500, and special services fees in the amount of \$2,000 must accompany this application. **Since advertising and special services costs vary, the final amount will be reconciled upon receipt of invoice from the newspaper and consultants.**

Provide required attachments (warranty deed, survey, list of property owners and plans) as shown on the attached checklist.

Describe the Variance Requested.

The applicant requests approval of a variance to reduce the required front yard setback from 25 feet to 20 feet for the property located at 137 Dory Road North. This variance is needed to allow construction of a modest, standard two-car enclosed garage integrated into the principal residence. No changes are requested to side or rear setbacks, and no increase in building height or number of stories is proposed. The requested five-foot reduction represents a 20% adjustment to the front setback and is intended solely to provide functional, enclosed parking consistent with the established character of the surrounding neighborhood.

Petitioner's Statement: (Explanation, extent and nature of your request) Provide attachments as necessary.

The subject property is an existing single-family residential lot with an irregular frontage created by a curved roadway alignment along the west portion of the lot. Although the total frontage measures approximately 87 feet, a portion of this frontage is curved and does not provide usable linear width for garage placement. The east portion of the frontage is the only feasible location for a garage due to its linear geometry.

The existing residence was constructed and sited on the lot prior to the applicant's ownership. When combined with the curved frontage, the existing building placement prevents construction of a functional two-car garage in compliance with the current 25-foot front setback requirement. While removal or substantial modification of the existing structure could theoretically allow compliance, the hardship arises from the physical characteristics of the property rather than from any action of the applicant.

The applicant is therefore requesting a five-foot reduction in the required front setback, which represents the minimum relief necessary to allow reasonable use of the property. A modest reduction to a 20-foot setback is necessary to allow a functional garage depth without creating new nonconformities elsewhere on the site.

Within a 500-foot radius, numerous homes in the neighborhood contain two-, three-, and four-car garages, and several corner lots have garages situated at approximately 15 feet from the roadway. These existing conditions demonstrate that garages placed closer to the street have not harmed the streetscape or neighborhood character. In this context, a 20-foot front setback for a two-car garage is both modest and compatible.

The proposed enclosed garage will also reduce long-term exterior parking near the public right-of-way, improve the appearance of the property from the street, and help mitigate concerns related to vehicle theft and vandalism by allowing both household vehicles to be stored indoors. The variance requested is limited in scope and is intended to provide functional, safe, and reasonable residential use consistent with the established pattern of development along Dory Road North.

- A. 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 district.

Special conditions and circumstances exist that are peculiar to the subject property and are not generally applicable to other properties in the same zoning district. These conditions include the curved roadway frontage and the resulting limitation on usable linear frontage, combined with the location of the existing residence.

- B. That special conditions and circumstances do not result from the actions of the applicant.

The special conditions and circumstances do not result from the actions of the applicant. The applicant purchased the property with the existing structure and lot configuration already in place and did not create the curved frontage, roadway alignment, or original building placement.

- C. That granting the variance request will not confer on the applicant any special privilege that is denied by the Zoning Code to the other lands, buildings or structures in the same zoning district.

Granting the requested variance will not confer a special privilege that is denied to other properties in the same zoning district.

Within the same zoning district, there are existing single-family residences with garages located at front setbacks of approximately fifteen (15) feet, where such placement is permitted due to lot orientation, frontage classification, or corner-lot conditions. The requested variance to allow a 20-foot front setback is therefore consistent with, and in some cases more conservative than, garage placements already legally permitted within the district.

- D. That literal interpretation of the provisions of the subject ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant.

Under a literal application of the 25-foot front yard setback, the lot cannot reasonably accommodate a standard two-car garage without creating other design or zoning conflicts. As a result, at least one household vehicle would be required to remain parked outside on a long-term basis, even though many nearby properties enjoy fully enclosed parking for multiple vehicles. This difference in functional capacity creates an unnecessary and undue hardship tied to the physical constraints of the lot, and deprives the applicant of a level of enclosed parking that is commonly enjoyed by similarly situated properties within the same zoning district.

- E. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The requested variance is limited to a five-foot reduction in the front setback, from 25 feet to 20 feet. No side or rear setback relief is requested, and the garage footprint is slightly below the standard size for a two-car residential garage. A 20-foot setback preserves a substantial front yard area, allows for front landscaping that meets the 30% pervious requirement, and remains more conservative than several existing garages within 500 feet that are located closer to the roadway. The request has been carefully tailored so that the variance is the minimum necessary to allow reasonable and functional use of the property.

- F. That the grant of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The requested variance is consistent with the ordinance's intent to promote safe, attractive residential development while providing flexibility for unique lot conditions. Existing conditions in the immediate area demonstrate that garages located closer to the street, including some at approximately 15 feet, have not harmed neighborhood character, traffic safety, or visual quality. A garage at a 20-foot front setback will fit comfortably within this established pattern and will not be injurious to adjacent properties.

By enabling both household vehicles to be stored indoors, the variance will also reduce long-term exterior parking near the street, improve the appearance of the property from the public right-of-way, and help address concerns related to vehicle theft or vandalism. For these reasons, the variance will be in harmony with the general intent and purpose of the zoning regulations and not detrimental to the public welfare.

Granting the variance will be in harmony with the general intent and purpose of the zoning ordinance and will not be injurious to the surrounding area or detrimental to the public welfare. The proposed garage will be consistent with the scale, placement, and character of surrounding residences and will not adversely impact traffic safety, drainage, or neighborhood character.