

# TOWN OF PALM BEACH

Information for Town Council Meeting on: April 11, 2018

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To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00077 VARIANCE(S)**  
**662 ISLAND DR**

Date: April 04, 2018

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

The applicant is proposing to construct a 543 second floor within the existing footprint of the one-story residence which will require the following variances: 1) lot coverage of 29.8% in lieu of the 25% maximum allowed in the R-B Zoning District for a two story residence on a lot that is in excess of 20,000 square feet; 2) cubic content ratio of 4.28 in lieu of the 3.83 existing and the 4.10 maximum allowed in the R-B Zoning District.

**ADDRESS:** 662 ISLAND DR

**OWNER:** WALKER JEFFREY C

**OWNER'S REPRESENTATIVE:** KOCHMAN & ZISKA PLC

**PROPERTY CONTROL NO.:** 50-43-43-27-01-000-0641

**ZONING DISTRICT:** R-B Low Density Residential

**LEGAL DESCRIPTION:** PL OF EVERGLADES ISLAND S 90 FT OF LT  
64 & N 85 FT OF LT 66

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