

# TOWN OF PALM BEACH

Information for Town Council Meeting on: May 09, 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-18-00091 VARIANCE(S)**  
**137 SEASPRAY AVE**

Date: April 26, 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:**

Applicant is proposing to construct 240 square feet of one and two story additions which the bulk of the square footage includes a bay window on the north side of the kitchen and extending the loggia between the main house and guest house. Also proposed is a swimming pool. The following variances are being requested: 1) a cubic content ratio ("CCR") of 6.9 in lieu 6.6 existing and the of the 4.2 maximum allowed in the R-B Zoning District for a lot that is 7,962 feet in area. 2) a lot coverage of 35.3% in lieu of the 34.6% existing and the 30% maximum allowed in the R-B Zoning District for a two story residence. 3) a west side yard setback of 14 inches in lieu of the 10 foot minimum required for a swimming pool. 4) a rear yard setback of 4.1 feet in lieu of the 10 foot minimum required for a swimming pool.

**ADDRESS:** 137 SEASPRAY AVE

**OWNER:** SEASPRAY COURT HOLDINGS LLC

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

**PROPERTY CONTROL NO.:** 50-43-43-22-07-000-4981

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

**LEGAL DESCRIPTION:** POINCIANA PARK 2ND ADD E 15 FT OF LT  
498, & LTS 500 & 502

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.

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Attachment

cc: John C. Randolph, Town Attorney  
pf & zf