

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 15, 2018

To: Mayor and Town Council

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

Subject: **Z-18-00115 VARIANCE(S)**
6 VIA LOS INCAS

Date: July 31, 2018

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 a 2,170 square feet second story addition over the existing first floor for a master bedroom suite and terrace and demolish an existing pool cabana and awning and replace it with a smaller 348 square foot cabana that will require the follow variances: 1) a cubic content ratio ("CCR") of 5.29 in lieu 5.21 existing and the of the 3.81 maximum allowed in the R-B Zoning District. 2) allow the existing lot coverage to remain non-conforming at 31.9% in lieu of the 32.9% existing and the 25% maximum allowed.

ADDRESS: 6 VIA LOS INCAS

OWNER: HEALEY SEAN M

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-14-22-000-0060

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: LOS INCAS ADDITION LOT 6

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