

TOWN OF PALM BEACH

Information for Town Council Meeting on: September 12, 2018

To: Mayor and Town Council

From: Josh Martin, Director, Planning, Zoning & Building Department

Subject: **Z-18-00128 VARIANCE(S)**
207 PENDLETON AVE

Date: August 30, 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:

The Applicant is requesting the following variances to construct a 112 square foot addition to the kitchen and replace an existing awning with a 354 square foot loggia on the rear of the residence with an open balcony above: 1) a west side yard setback of 12.83 feet in lieu of the 15 foot minimum required in the R-B Zoning District for the loggia addition with open balcony above; 2) a cubic content ratio ("CCR") of 5.08 in lieu of the 4.97 existing and the 4.12 maximum allowed in the R-B Zoning District for the kitchen addition; and 3) a lot coverage of 37.25 % in lieu of the 38.5 % existing and the 30% maximum allowed in the R-B Zoning District for the kitchen addition.

ADDRESS: 207 PENDLETON AVE

OWNER: RISA PROPERTY CO

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-22-01-001-0012

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: REVERIE W 3.20 FT OF LT 1, LT 2 &
E 1/2 OF LT 3 BLK 1

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