

TOWN OF PALM BEACH

Information for Town Council Meeting on: October 10, 2018

To: Mayor and Town Council

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

Subject: **Z-18-00137 VARIANCE(S)**
259 PARK AVE

Date: September 25, 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:

1. A variance request to allow construction of a new 2,047 square foot two story residence on a lot with a width of 37.50 feet In lieu of the 75 foot minimum required, a depth of 70 feet In lieu of the 100 foot minimum required and a lot area of 2,625 sq. ft. in lieu of the 10,000 sq. ft. minimum required In the R-C Zoning District. 2. A variance request to allow lot coverage to be 37.56 % In lieu of the 30 % maximum allowed in the R-C Zoning District. 3. A variance request to allow a front yard setback to be 18.9 feet In lieu of the 25 foot minimum required In the R-C Zoning District. 4. A variance request to allow a rear yard setback to be 6 feet In lieu of the 15 foot minimum required In the R-C Zoning District. 5. A variance request to allow a west side yard setback to be 5 feet In lieu of the 10 foot minimum required In the R-C Zoning District. 6. A variance request to allow an east side yard setback to be 6 feet in lieu of the 10 foot minimum required In the R-C Zoning District. 7. A variance request to allow a landscape open space of 37.9 % in lieu of the 45 %minimum required in the R-C Zoning District.

ADDRESS: 259 PARK AVE

OWNER: PONCY PROPERTIES LLC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-15-08-000-0142

ZONING DISTRICT: R-C Medium Density Residential

LEGAL DESCRIPTION: BUNGALOW PARK ADD W 12.5 FT OF LT
14 & E 1/2 OF LT 15

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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