

TOWN OF PALM BEACH

Information for Town Council Meeting on: March 19, 2019

To: Mayor and Town Council

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

Subject: **Z-19-00171 VARIANCE(S)**
114 SEASPRAY AVE

Date: March 05, 2019

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 two-story infill addition comprising of 49.6 square feet on the first floor for a butler's pantry and 56.6 square feet on the second floor for an office for a total of 106.2 square feet. The following variances are being requested: 1) a cubic content ratio ("CCR") of 4.38 in lieu of the 4.3 existing and the 3.98 maximum allowed in the R-B Zoning District for a lot that is 12,060 square feet in area. 2) a lot coverage of 33.3 percent in lieu of the 32.9 percent existing and the 30 percent maximum allowed in the R-B Zoning District.

ADDRESS: 114 SEASPRAY AVE

OWNER: VASILIOU BASIL K

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-22-07-000-5170

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: POINCIANA PARK 2ND ADD LTS 517, 519,
521 & 523

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