

# TOWN OF PALM BEACH

Information for Town Council Meeting on: April 10, 2019

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To: Mayor and Town Council

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

Subject: **Z-19-00183 VARIANCE(S)**  
**217 VIA TORTUGA**

Date: March 28, 2019

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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 a 261 square foot second story addition over the existing first floor to accommodate an additional bedroom and will require a variance to allow a cubic content ratio ("CCR") of 4.7 in lieu of the 4.54 existing and the 3.9 maximum allowed in the R-B Zoning District.

**ADDRESS:** 217 VIA TORTUGA

**OWNER:** BURNS BRIAN P

**OWNER'S REPRESENTATIVE:** KOCHMAN AND ZISKA

**PROPERTY CONTROL NO.:** 50-43-43-14-29-000-0130

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

**LEGAL DESCRIPTION:** PHIPPS ESTATES LT 13

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