

TOWN OF PALM BEACH

Information for Town Council Meeting on: March 11, 2020

To: Mayor and Town Council

From: Wayne Bergman, Acting Director, Planning, Zoning & Building Department

Subject: **Z-20-00239 VARIANCE(S)**
315 SEABREEZE AVE

Date: March 03, 2020

BACKGROUND

An application has been received for the following project:

REQUEST:

Renovation of existing two-story guest house and second-story addition with the following variance requests: (1) 134-893(7): Request for a variance to allow a rear yard setback of 5 feet in lieu of the minimum 15-foot setback required in order to enclose the second floor existing balcony. (2) 134-893(9): Request for a variance to allow a west side yard second story setback of 2.2 feet in lieu of the 15-foot minimum setback required In order to enclose the second story balcony. (3) 134-893(13): Request for a variance to allow a cubic content ratio (CCR) of 5.94 in lieu of the 4.37 CCR allowed and 5.65 CCR existing. (4) 134-891(b)(1): Request for a variance to allow a second story addition on a non-conforming two-story accessory building/guest house with a proposed building height of 18.5 feet to the top of the roof in lieu of the one-story 15 foot maximum allowed on a lot that Is under 20,000 square feet.

ADDRESS: 315 SEABREEZE AVE

OWNER: BREED ELLEN G

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-22-06-000-0960

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: POINCIANA PARK LTS 96 & 98

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