

# TOWN OF PALM BEACH

Information for Town Council Meeting on: July 15, 2020

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To: Mayor and Town Council

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

Subject: **Z-20-00260 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE**  
**131 SEAVIEW AVE**

Date: June 26, 2020

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## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

Section 134-8939(c): Special Exception with Site Plan Review to allow the renovation of an existing two story residence and swimming pool by demolishing more than 50% cubic footage on portions of platted lots with a depth of 97.12 feet in lieu of the 100 foot minimum required in the R-B Zoning District and an area of 9,712 in lieu of the 10,000 square foot minimum required in the R-B Zoning District. The request is to demolish a 1 story/237 square foot exercise room in the rear of the house; a 1 story/720 square foot Florida room in the rear of the house; and add a 386 square foot two story family room (first floor) and bedroom (second floor); and a 292 square foot loggia. The following variances are being requested: 1) Section 134-893 (b)(5): a front yard setback of 24.9 feet in lieu of the 30 foot minimum setback required; 2) Section 134-893(b)(7): a west side yard setback of 4.9 feet in lieu of the 4.9 feet existing and the 15 foot minimum setback required; 3) Section 134-893 (b)(11): a lot coverage of 31.3% in lieu of the 30% maximum allowed; 4) Section 134-893 (b)(13): a cubic content ratio of 6.90 in lieu of the 6.99 existing and the 4.03 maximum allowed; 5) Section 134-893(b)(12): a landscape open space of 33% in lieu of the 45% minimum required; 6) Section 134-1757: an east side yard setback for the swimming pool of 6 feet in lieu of the 10 foot minimum required.

**ADDRESS:** 131 SEAVIEW AVE

**OWNER:** IORIO ANNE & MATTHEW

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

**PROPERTY CONTROL NO.:** 50-43-43-23-00-004-0020

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

**LEGAL DESCRIPTION:** 23-43-43, PT OF N 1/2 OF SUB NOF GOV LT 4 IN  
OR850P317

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