

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council

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

Subject: **Z-21-00373 VARIANCE(S)**
114 SEASPRAY AVE

Date: August 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-893 (9): The applicant Is proposing to demolish the existing wood staircase and railing at the garage accessory building that is not code compliant and replace It with a new masonry staircase that will have a 42 square foot bathroom addition tucked below it. The following variances are being requested: 1) a rear yard setback of 2.4 feet for the new staircase in lieu of the 15 foot minimum rear yard setback required In the R-B Zoning District for a lot that Is 12,060 square feet in area.

2) a rear yard setback of 2.4 feet for the new bathroom addition in lieu of the 10 foot minimum rear yard setback required 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.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf