

TOWN OF PALM BEACH

Information for Town Council Meeting on: December 12, 2018

To: Mayor and Town Council

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

Subject: **Z-18-00150 SITE PLAN REVIEW WITH VARIANCE(S)**
400 CHILEAN AVE SUITE: 2

Date: November 30, 2018

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:

Site Plan Review to allow the construction of a 529 square foot carport/awning to provide covered parking for 2 parking spaces on the south side of the existing condominium. The following variances are being requested to construct the awning: a) to allow in a south side yard setback of 6.3 feet in lieu of the 10 foot minimum setback required in the R-C Zoning District. b) to allow a rear yard setback of 6.17 feet in lieu of the 10 foot minimum in the R-C Zoning District.

ADDRESS: 400 CHILEAN AVE SUITE: 2

OWNER: PB 400 CHILEAN LLC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-27-44-000-0020

ZONING DISTRICT: R-C Medium Density Residential

LEGAL DESCRIPTION: MAISON TROIS COND UNIT 2

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