

# TOWN OF PALM BEACH

Information for Town Council Meeting on: February 10, 2021

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To: Mayor and Town Council

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

Subject: **Z-20-00315 VARIANCE(S)**  
**237 BRAZILIAN AVE**

Date: January 28, 2021

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## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

The applicant recently purchased the duplex located at 235/237 Brazilian Avenue and desires to combine the 2 units into one single family residence. The landscaped open space requirement for a single family residence in the R-C Zoning District is 45%. The existing (previously approved) landscaped open space is 30%. The applicant would like to keep the landscaped open space "as is" and is requesting the following variances: Section 134-948(11): A request for a variance to allow the landscaped open space to be 30% in lieu of the 45% minimum required when combining the two units from a duplex to a single family residence. Section 134-948(11): A request for a variance to allow the perimeter landscaped open space to be 33% in lieu of the 50% of the 45% minimum required when combining the two units from a duplex to a single family residence.

**ADDRESS:** 237 BRAZILIAN AVE

**OWNER:** 237 BRAZILIAN AVE LLC

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

**PROPERTY CONTROL NO.:** 50-43-43-23-05-025-0030

**ZONING DISTRICT:** R-C Medium Density Residential

**LEGAL DESCRIPTION:** ROYAL PARK ADD LT 3 BLK E

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