

TOWN OF PALM BEACH

Information for Town Council Meeting on: February 10, 2021

To: Mayor and Town Council

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

Subject: **Z-20-00319 SITE PLAN REVIEW WITH VARIANCE(S)
429 AUSTRALIAN AVE**

Date: January 28, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

The applicant condominium is requesting a modification to their site plan to eliminate 400 square feet of landscaped open space from the northeast corner of their parking lot. The condominium sold a 20 foot by 20 foot parcel to their neighbor to the north so the neighbor could have room to install a generator. This resulted in two (2) variances being required: 1) A variance to allow landscaped open space to be 27.1 % in lieu of the 28.3% existing and the 35% minimum required in the R-C Zoning District. 2) A variance for an east side yard setback to the new property line of 6.8 feet in lieu of the 20 foot minimum required for multi-family use in the R-C Zoning District.

ADDRESS: 429 AUSTRALIAN AVE

OWNER: AUSTRALIAN OF PALM BEACH COND

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-27-43-000-0000

ZONING DISTRICT: R-C Medium Density Residential

LEGAL DESCRIPTION:

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