



TOWN OF PALM BEACH

Minutes of the Development Review
Town Council Meeting
Held on May 10, 2023

- I. CALL TO ORDER AND ROLL CALL
- II. INVOCATION AND PLEDGE OF ALLEGIANCE
- III. COMMENTS OF MAYOR DANIELLE H. MOORE
- IV. COMMENTS OF TOWN COUNCIL MEMBERS
- V. COMMUNICATIONS FROM CITIZENS – 3-MINUTE LIMIT, PLEASE
- VI. APPROVAL OF AGENDA
ACTION: APPROVED, AS AMENDED
- VII. APPROVAL OF THE CONSENT AGENDA

A. 127 ROOT TRAIL

RESOLUTION NO. 041-2023 A Resolution of The Town Council of The Town of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions for the Property Hereinafter Described and Stating that the Subject Property Meets the Criteria Set Forth in Chapter 54, Article V of the Code of Ordinances of the Town of Palm Beach, Relating to Landmarks Preservation and Titled “Tax Exemptions.”

ACTION: APPROVED ON CONSENT

B. 272 QUEENS LANE

RESOLUTION NO. 042-2023 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions for the Property Hereinafter Described and Stating that the Subject Property Meets the Criteria set Forth in Chapter

54, Article V of the Code of Ordinances of the Town of Palm Beach, Relating to Landmarks Preservation and Titled “Tax Exemptions.”

ACTION: APPROVED ON CONSENT

C. **323 CHILEAN AVENUE**

RESOLUTION NO. 044-2023 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions for the Property Hereinafter Described and Stating that the Subject Property Meets the Criteria Set Forth in Chapter 54, Article V of the Code of Ordinances of the Town of Palm Beach, Relating to Landmarks Preservation and Titled “Tax Exemptions.”

ACTION: APPROVED ON CONSENT

- D. **ZON-23-029 (ARC-23-014) 325 VIA LINDA (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW.** The applicant, Three Palm Trees, LLC, has filed an application requesting Town Council review and approval for a Special Exception and Site Plan Approval to permit a reduction in the required setback for the proposed driveway gate and gateposts. The Architectural Commission will perform design review of the application. [The Architectural Review Commission approved this project at their April 26, 2023, meeting. Carried 5-2.]

ACTION: PULLED FROM CONSENT

- E. **ZON-23-038 (ARC-23-029) 3400 S OCEAN BLVD (COMBO)—SITE PLAN REVIEW.** The applicant, ATRIUMS OF PALM BEACH, has filed an application requesting Town Council review and approval for Site Plan Review for the pool deck amenity level within the courtyard of the buildings located above the bermed parking structure that include a new pavilion, landscape, hardscape, and structural engineering work. The Architectural Commission will perform design review of the application. [The project was approved by the Architectural Review Commission, including the recommendation to the Town Council regarding the site plan, on the consent agenda at the April 26, 2023, Architectural Review Commission meeting. Carried 7-0.]

ACTION: APPROVED ON CONSENT

- F. **ZON-22-110 (ARC-22-162) 2773 S OCEAN BLVD (COMBO)—SITE PLAN REVIEW** The applicant, Carlyle House Condominium, has filed an application requesting Town Council review and approval for site plan review for demolition and redesign of the pool, pool deck, and associated landscape and hardscape. The Architectural Commission shall perform design review of the application. [The Architectural Review Commission approved this project at their April 26, 2023, meeting. Carried 7-0.]

ACTION: APPROVED ON CONSENT

VIII. **PRESENTATIONS**

A. **Code Review Update**

1. **Discussion Regarding Memorandum Proposing Additional Meeting**

Dates For PZ Commission and Town Council

TIME CERTAIN 10:00 AM

Sean Suder, Zone Co.

ACTION: NONE

IX. REGULAR BUSINESS

A. Matters Pulled from the Consent Agenda

ZON-23-029 (ARC-23-014) 325 VIA LINDA (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Three Palm Trees, LLC, has filed an application requesting Town Council review and approval for a Special Exception and Site Plan Approval to permit a reduction in the required setback for the proposed driveway gate and gateposts. The Architectural Commission will perform design review of the application. [The Architectural Review Commission approved this project at their April 26, 2023, meeting. Carried 5-2.]

ACTION: APPROVED WITH CONDITION RELATING TO UTILITY EASEMENT

B. Update Regarding the Planning & Zoning Commission Recommendations to Town Council for Consideration

Wayne Bergman, Director of Planning, Zoning and Building

ACTION: NONE

C. Comprehensive Plan Update - Evaluation and Appraisal Review (E.A.R.) of the Town's Comprehensive Plan

Jennifer Hofmeister-Drew, Planner III

ACTION: NONE

D. Follow-up Discussion Regarding Public Notices

James Murphy, Assistant Director of Planning, Zoning & Building Dept.

ACTION: THE TOWN COUNCIL WAS SUPPORTIVE OF THE STAFF'S RECOMMENDATIONS, WHICH INCLUDED THE ADDITION OF A CERTIFICATE OF MAILER, A NOTICE POSTING ON SPECIFIC PROJECTS, A NEW NOTICE BROCHURE, A NEW GIS PLANNER, AND AN E-COMMENT FEATURE.

X. RESOLUTIONS

A. 316 S COUNTY RD (310-316 S COUNTY RD)

RESOLUTION NO. 061-2023 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Ratifying and Confirming the Determination of the Landmarks Preservation Commission that the Property Known as 316 S County Rd Meets the Criteria Set Forth in Ordinance No. 2- 84, Also Known as Chapter 54, Article IV of the Code of Ordinances of the Town of Palm Beach; and Designating Said Property as a Town of Palm Beach Landmark Pursuant to Ordinance No. 2-84, Also Known as Chapter 54, Article IV of the Code of Ordinances of the Town of Palm Beach.

ACTION: APPROVED

XI. DEVELOPMENT REVIEWS

A. **Declaration of Use Agreements**

1. ZON-23-019 (COA-23-002) 363 COCOANUT ROW—THE VINETA HOTEL (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES - Declaration of Use Agreement & Seating Chart Review

ACTION: DEFERRED TO JUNE 14, 2023

B. **PUD AMENDMENTS**

1. ZON-23-049 (ARC-23-057) 2 S COUNTY RD - PUD AMENDMENT

Resolution No. 003-00, The Breakers Planned Unit Development (PUD-A), Related to Site Modifications at the Tennis Center

RESOLUTION NO. 043-2023 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Amending Resolution No. 3-00, The Breakers Planned Unit Development (PUD-A), to Authorize Renovation, Expansion and Reconstruction of The Breakers Tennis Courts.

ACTION: APPROVED

C. **Variances, Special Exceptions, and Site Plan Reviews**

1. **Old Business**

- a. ZON-22-021 (ARC-22-022) 160 SEAVIEW AVE (COMBO) – VARIANCES The applicant, Coral Beach Corporation (Angela Feldman, President) and Seaview Holdings, Inc. (David Feldman, Director), has filed an application requesting Town Council review for variances to exceed the point of measurement elevation higher than allowed to be measured from and to reduce the required street side yard setback for a new guest house on combined parcels at 160 and 170 Seaview Avenue. ARCOM will perform design review of the application. [The Architectural Review Commission deferred the project to their March 29, 2023, meeting.] This project shall be deferred to the July 12, 2023, Town Council meeting pending review by the Architectural Review Commission.

ACTION: DEFERRED TO JULY 12, 2023

- b. ZON-22-032 (HSB-23-003) 594 N COUNTY RD (COMBO)—VARIANCES The applicant, George Marucci, has filed an application requesting Town Council review and approval for variances (1 and 2) to reduce both side yard setback requirements for two, one-story additions to a historically significant one-story building. The Landmarks Preservation Commission will perform the design review. [The Landmarks Preservation Commission deferred this project to the April 19, 2023, meeting.] This project shall be deferred to the June 14, 2023, Town Council

meeting pending review by the Landmarks Preservation Commission.

ACTION: DEFERRED TO JUNE 14, 2023

- c. **ZON-22-088 (ARC-22-126) 240 OLEANDER AVE (COMBO) – VARIANCES** The applicant, PTMJM Florida Investment Properties, LLC (Patricia Lambrecht), has filed an application requesting Town Council review and approval for variances (1) for development on a lot which is deficient in minimum lot area and (2) deficient in lot depth in the RC zoning district and (3) to exceed the maximum allowed lot coverage, in conjunction with the construction of a new two-story single-family residence. The Architectural Commission will perform design review of the application. [The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 7-0.] [The Architectural Review Commission approved this project with minor modifications and a final Chair Review of the updates at their April 26, 2023, meeting. Carried 7-0.]

ACTION: APPROVED, WITH CONDITION RELATING TO UTILITY EASEMENT

- d. **ZON-22-122 (HSB-22-011) 141 AUSTRALIAN AVE (COMBO) - VARIANCES.** The applicant, Gregory James Pamel, has filed an application requesting Town Council review and approval for Variances to (1) reduce the required side (east) yard setback, (2) to reduce the required rear (north) yard setback, (3) to exceed the overall building height for an accessory structure, and (4) to exceed the maximum Cubic Content Ratio (CCR), and (5) to allow a two story accessory structure where only one story is permitted, for the demolition and reconstruction of a two-story accessory structure in the rear yard in conjunction with the proposed renovations to an existing Historically Significant two-story building. The Landmarks Preservation Commission will perform design review of the application. This project shall be deferred to the June 14, 2023, Town Council meeting pending review by the Landmarks Preservation Commission.

ACTION: DEFERRED TO JUNE 14, 2023

- e. **ZON-23-033 (ARC-23-024) 1540 S. OCEAN BLVD AND 114 OCEAN VIEW RD (COMBO)—VARIANCES.** The applicant, 1540 S Ocean LLC (Steven Kirsch, Managing Director) has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for the construction of a new plunge pool, deck, and landscaping for an existing 136 square foot beach cabana at 1540 S Ocean Blvd and 114 Ocean View Road and for a variance (1) to the minimum frontage and variance (2) to the established ocean bulkhead line setback. The Architectural Commission will perform design review of the application. [The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 6-1.] [The Architectural Review Commission approved this project with

minor modifications at their April 26, 2023, meeting. Carried 6-1.]

ACTION: APPROVED

- f. **ZON-23-014(ARC-22-243)302SEABREEZEAVE(COMBO)**
— SITE PLAN REVIEW AND VARIANCE The applicant, Sean Rooney, has filed an application requesting town council review and approval for development of a new two-story single-family structure on a parcel, comprised of platted lots, which is deficient in lot width and lot area in the R-B zoning district requiring Site Plan Review, and a variance to provide one garage parking spot in lieu of the two required. The Architectural Commission will perform design review of the application. [The Architectural Review Commission deferred the project to their March 29, 2023, meeting.] This project shall be deferred to the June 14, 2023, Town Council meeting pending review by the Architectural Review Commission.

ACTION: DEFERRED TO JUNE 14, 2023

- g. **ZON-23-017 (COA-23-001) 1100 S OCEAN BLVD—MAR A LAGO (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW.** The applicant, Mar A Lago Inc., has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for modifications to a private club Special Exception Use including the construction of a new one-story approximately 250 SF guardhouse to an existing Landmarked structure. The Landmarks Preservation Commission will perform the design review. [Town Council requested the applicant to follow up from the discussion at the April 4, 2023, Town Council meeting regarding moving the guardhouse and the traffic management plan.]

ACTION: APPROVED, WITH THE FOLLOWING CONDITIONS: THE TRAFFIC PLAN WILL BE ADDED TO THE DECLARATION OF USE AGREEMENT AS EXHIBIT D, THE TOWN COUNCIL, APPLICANT AND POLICE DEPARTMENT SHALL REEVALUATE THE TRAFFIC PLAN AFTER ONE SEASON, THE GATEHOUSE SHALL BE REMOVED AS SOON AS THE SECRET SERVICE ARE NO LONGER REQUIRED TO PROTECT SOMEONE ON THE SITE.

- h. **ZON-23-025 (COA-22-055) 210 VIA DEL MAR (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN REVIEW** The applicant, BEACHBOYZ DEVELOPMENT LLC., has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for reduced vehicular gate setbacks on a cul-de-sac street. The Landmarks Preservation Commission will perform the design review for modifications to the existing Landmarked residence and grounds. [The Landmarks Preservation Commission deferred this project to the March 22, 2023, meeting.] This project shall be deferred to the June 14, 2023, Town Council meeting pending review by the Landmarks Preservation Commission.

ACTION: DEFERRED TO JUNE 14, 2023

- i. **ZON-23-028 (ARC-23-013) 177 CLARKE AVE. (COMBO)—**
VARIANCES The applicants, James Coleman Baker and Veronica Chen Baker, have filed an application requesting Town Council review and approval of variances including (1) Cubic Content Ratio, (2-4) to vest existing rear and side setback encroachments due to the demolition of more than 50% of the building, and (5) to allow a two-story accessory structure in support of the construction of a new two-story residence, alterations to an existing garage structure and landscape and hardscape improvements. The Architectural Commission will review the design review component of the application. [The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 7-0.] [The Architectural Review Commission approved this project with minor modifications at their April 26, 2023, meeting. Carried 7-0.]
ACTION: APPROVED, WITH CONDITION RELATING TO UTILITY EASEMENT
- j. **ZON-23-034 (ARC-23-026) 171 EL PUEBLO WAY (COMBO) –**
SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND
VARIANCES The applicants, Kevin Ryan and Carolyn Pressly-Ryan, has filed an application requesting Town Council review and approval for special exception with site plan review for the development of a single-family dwelling on a lot in R-B zoning district which is deficient in lot width and area, and (3) variances for (1) a reduced swimming pool setback, (2) a variance to exceed maximum allowed equipment screening wall height, and (3) a variance to allow a supported second-floor balcony to encroach into the required front yard. The Architectural Commission shall perform design review of the application. This project has been deferred to the June 14, 2023, Town Council meeting.
ACTION: DEFERRED TO JUNE 14, 2023
- k. **ZON-23-041 (ARC-23-032) 176 SEMINOLE AVE (COMBO)—**
VARIANCES The applicant, William Paca Beatson, Jr. Trustee of the William Paca Beatson Revocable Trust dated January 8, 2021, has filed an application requesting Town Council review and approval for four (4) Variances required to convert an existing two-car garage into interior storage space and to construct a second-story addition over the rear garage with site and landscape alterations, including (1) to eliminate required garage parking spaces, (2) to construct a second-floor addition with reduced rear setbacks, (3) to exceed the maximum allowable Cubic Content Ratio (CCR), and (4) to reduce the overall Landscape Open Space below the required minimum. The Architectural Commission will perform the design review component of the application. This project shall be deferred to the June 14, 2023, Town Council meeting pending review by the Architectural Review Commission.
ACTION: DEFERRED TO JUNE 14, 2023

2. **New Business**

- a. **ZON-22-121 (HSB-22-012) 428 CHILEAN AVE (COMBO)—VARIANCE.** The applicant, David Mooney, has filed an application requesting Town Council review and approval for a variance to exceed maximum equipment screening wall height, to screen equipment in the west side yard. The Landmarks Preservation Commission shall perform design and flood plain variance review of the application. This project shall be deferred to the June 14, 2023, Town Council meeting pending review by the Landmarks Preservation Commission.

ACTION: DEFERRED TO JUNE 14, 2023

- b. **ZON-23-002 (ARC-22-241) 624 ISLAND DR (COMBO)—VARIANCES** The applicant, Holly Ann Bartlett, as Trustee of the 1220 South Ocean Boulevard Trust dated May 23, 2013, has filed an application requesting Town Council review and approval Variances (1) to exceed the maximum amount of lot coverage, (2) to exceed the maximum amount of Cubic Content Ratio (CCR), (3) to exceed the maximum allowable building height, and (4) to exceed the maximum allowable overall building height, in the R-B zoning district in conjunction with the enclosure of an existing open-air courtyard of a two-story residence with a new clerestory. The Architectural Commission will perform design review of the application. [The Architectural Review Commission deferred this project for restudy to the May 24, 2023, meeting. Carried 7-0.] This project shall be deferred to the June 14, 2023, Town Council meeting, pending review by the Architectural Review Commission.

ACTION: DEFERRED TO JUNE 14, 2023

- c. **ZON-23-020 (COA-23-003) 139 N COUNTY RD—THE PARAMOUNT THEATER (COMBO) - SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES**

The applicant, WEG Paramount LLC, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for the renovation of an existing Landmarked theater structure and the construction of a new three-story mixed use (retail and four residential units) development including Special Exception requests (1) to permit Private Club use in the C-TS district, (2) for square footage > 3,000 SF in the C-TS district, (3) for Restaurant use in the C-TS district, (4) for Outdoor seating use (100 seats) associated with a restaurant or private club in the C-TS district, (5) for a maximum of two stories in the C-TS district and (6) for shared parking in the C-TS district. The applicant is also seeking Site Plan Review for new building(s) or for changes in a permitted use in Sec. 134-1107 which involves more than 2000 square feet of building floor area in the C-TS zoning district. Additionally, the applicant is seeking review and approval for Variances (1) to reduce the required front yard for new construction, (2) front side street

yard for new construction, (3) and rear yard setback requirements for new construction, (4) to allow three stories in lieu of two stories in CTS district, (5) to exceed the maximum height, (6) to exceed the maximum overall building height, (7) to exceed the maximum allowable lot coverage limitation, (8) to exceed the maximum building length permitted, (9) to exceed the maximum building size (floor area) permitted, (10) to reduce the required overall landscape open space, (11) to reduce the required front yard landscape open space, (12) to reduce the required front yard setback for the subterranean parking level, (13) front side street yard setback for the subterranean parking level, (14) and rear yard setback requirements for the subterranean parking level, (15) a variance to permit tandem and triple stacking for parking in the garage structure, (16) a variance to eliminate the required onsite loading space, (17) a variance to reduce the required drive aisle width, (18) a variance to exceed the maximum drive aisle slope in a garage, (19) a variance to exceed the maximum height of a perimeter wall on a side or rear property line, and (20) a variance to allow a generator (between 64kW-100kW) within a required side or rear setback, in conjunction with the renovation of an existing Landmarked theater structure and the construction of a new three-story mixed-use (retail and four residential units) development with two subterranean parking levels (127 parked spaces). The Landmarks Preservation Commission will perform the design review. This project shall be deferred to the June 14, 2023, Town Council meeting pending review by the Landmarks Preservation Commission.

ACTION: DEFERRED TO JUNE 14, 2023

- d. ZON-23-042 (ARC-23-043) 259 OLEANDER AVE (COMBO) – VARIANCES The applicant 259 Oleander LLC (Uriel Rubinov, Manager), has filed an application requesting Town Council review and approval for (8) variances related to the redevelopment of an existing parcel, including relief from (1– 3) minimum lot width, depth and area requirements in the R-C zoning district, (4 – 7) front, rear, and side yard setbacks requirements, (8) maximum lot coverage requirements. The Architectural Commission shall perform design review of the application. [The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 7-0.] [The Architectural Review Commission approved the demolition of the house on this property and the proposed project at their April 26, 2023, meeting. Carried 7-0.]

ACTION: APPROVED, WITH CONDITION RELATING TO UTILITY EASEMENT

- e. ZON-23-044 (COA-23-017) 360 SEASPRAY AVE (COMBO) VARIANCES The applicants, Justin and Meira Besikof, have filed an application requesting Town Council review and approval of (3) Variances to (1) to reduce the required street side yard (west) setback, (2) to provide no garage parking, and (3) to not provide code compliant screening for a swimming pool, in conjunction with proposed exterior alterations, additions, and site modifications to a

Landmarked single-family residence. The Landmarks Preservation Commission will perform design review of the application. This project shall be deferred to the June 14, 2023, Town Council meeting pending review by the Landmarks Preservation Commission.

ACTION: DEFERRED TO JUNE 14, 2023

- f. **ZON-23-045 (COA-23-018) PHIPPS PLAZA PARK (COMBO) - SPECIAL EXCEPTION WITH SITE PLAN REVIEW** The applicant, Town of Palm Beach, has filed an application requesting Town Council review and approval of a Special Exception and Site Plan Review in conjunction with landscape and hardscape improvements proposed for Phipps Plaza Park. The Landmarks Preservation Commission will perform the design review component of the application. [The Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause negative impact to the subject landmarked property. Carried 7-0.] [The Landmarks Preservation Commission approved this project at the April 19, 2023, meeting. Carried 7-0.]

ACTION: APPROVED, WITH CONDITION RELATING TO UTILITY EASEMENT

- g. **ZON-23-046 329 WORTH AVE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW** The applicant, 329 Worth Avenue LLC (Matthew & Adrienne Raptis), have filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review to allow a 12-seat lounge/bar with the service of beer, wine, and liquor at the existing Churchill Cigar Co. retail space in the C-WA Worth Avenue zoning district.

ACTION: DEFERRED TO JUNE 14, 2023

- h. **ZON-23-047 1040 N LAKE WAY—VARIANCE** The applicant, 1040 N LAKEWAY LLC (Frances Lynch, Manager), has filed an application requesting Town Council review and approval for a variance to allow an addition to an existing dock, further expanding an existing nonconforming north setback.

ACTION: APPROVED

- i. **ZON-23-048 (ARC-23-048) 755 N COUNTY RD (COMBO) - SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES** The applicant, Beach Club Inc, has filed an application requesting Town Council review and approval for Special Exception with Site Plan Review and Variance(s) to exceed the maximum allowable lot coverage and Cubic Content Ratio (CCR) in order to expand an outdoor covered pavilion. The Architectural Commission shall perform the design review of the application. [The project was approved by the Architectural Review Commission, including the recommendation to the Town Council regarding the site plan and variance, on the consent agenda at the April 26, 2023, Architectural Review Commission meeting. Carried 7-0.]

ACTION: APPROVED, WITH CONDITION RELATING TO UTILITY EASEMENT

- j. **ZON-23-050 (ARC-23-036) 243 SEASPRAY AVE (COMBO) – VARIANCES** The applicant, 243 Seaspray LLC (Larry Meyer, Manager), has filed an application requesting Town Council review and approval for (2) variances for (1) a reduced west side yard setback and (2) a reduced north rear yard setback, as it pertains to construction of a new two-story single-family residence. The Architectural Commission shall perform design review of the application. [The Architectural Review Commission deferred this project to the May 24, 2023, meeting. Carried 7-0.] This project shall be deferred to the June 14, 2023, Town Council meeting, pending review by the Architectural Review Commission.

ACTION: DEFERRED TO JUNE 14, 2023

- k. **ZON-23-052 1306 N LAKE WAY—VARIANCES** The applicant, James A. & Patricia Q. Read, have filed an application requesting Town Council review and approval for (2) variances to (1) install a boat lift within the required marine structure setback and (2) to exceed maximum dock width.

ACTION: APPROVED

- l. **ZON-23-058 (COA-23-012) 127 DUNBAR RD (COMBO)—VARIANCE** The applicant, 127 Dunbar Trust, has filed an application requesting Town Council review and approval for a Variance to exceed the maximum height allowable for a perimeter wall located on a side property line. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. [The Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause negative impact to the subject landmarked property. Carried 7-0.] [The Landmarks Preservation Commission approved this project at the April 19, 2023, meeting. Carried 7-0.]

ACTION: APPROVED, WITH CONDITION RELATING TO UTILITY EASEMENT

D. Time Extensions

1. Time Extension Request for 257 Sanford Avenue

ACTION: APPROVED

XII. ANY OTHER MATTERS

XIII. ADJOURNMENT