



PLANNING, ZONING AND BUILDING DEPARTMENT

Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 2/27/18

APPLICATION NO.: Z-18-00076 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 14 VIA VIZCAYA

DESCRIPTION:

Site plan review request to allow the construction of a 7,400 square foot two-story single-family residence on a platted non-conforming lot in both width and area in the R-A Zoning District. In connection with the proposed construction, the following variance is being requested: A variance request for a one-story element rear street yard setback (south side of the property) of 15 feet in lieu of the 35-foot minimum required in the R-A Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	3/6/2018	No Comment.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/5/2018	The required sketch of a Stormwater System and coordination with Landscape Architect have been provided. The exfiltration calculations are not checked at this level of review.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/7/2018	No fire code concerns
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	4/5/2018	The project will require review and approval by the Architectural Commission (ARCOM) as a major project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	2/23/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	2/27/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	2/27/2018	There appears to be a hardship as the lot has a street on three sides which requires greater setbacks. The wall between the street and the pool does not meet the zoning requirements as this time and is required to be modified to meet Code. If approved, a condition should be a requirement for easement dedication, or equivalent Agreement, to the Town's satisfaction in order to facilitate utility undergrounding prior to the issuance of a building permit.