



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-18-00077 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 662 ISLAND DR

DESCRIPTION:

The applicant is proposing to construct a 543 second floor within the existing footprint of the one-story residence which will require the following variances: 1) lot coverage of 29.8% in lieu of the 25% maximum allowed in the R-B Zoning District for a two story residence on a lot that is in excess of 20,000 square feet; 2) cubic content ratio of 4.28 in lieu of the 3.83 existing and the 4.10 maximum allowed in the R-B Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	2/22/2018	No comments.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/4/2018	No Comments.
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 combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	2/22/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	2/27/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	2/22/2018	Revise the plans to show the correct property on the streetscape/location plan. On lots over 20,000 square feet in the R-B Zoning District a one story house is allowed a maximum 30% lot coverage. A two story house is allowed a maximum of 25% lot coverage. The existing house complies with the lot coverage requirements for a one story house. There is no hardship for the requested variances to place a second story on the existing house. The applicant should eliminate part of the first floor of the existing house if they want a second story addition unless they can demonstrate a hardship based on the Code..