



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-18-00079 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 306 PENDLETON LN

DESCRIPTION:

The applicant is proposing to construct a 340 square foot one story loggia addition to the existing residence that would result in the following variances being requested: 1) an angle of vision of 130 degrees in lieu of the 117 degrees existing and the 116 degrees maximum allowed in the R-B Zoning District 2) a front yard setback of 22.91 feet in lieu of the 25 foot minimum setback required 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	4/4/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/5/2018	All the plans within the set need to be orientated to match with North being up the page. An evaluation per Section 134-1637, Intersection Sight Triangle Areas for Residential Districts, may be required. Please review the value of the percentage of work in relation to the appraised value of the structure and show the Intersection sight triangle for the southwest corner of Coconut Row at Pendleton Lane. 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 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	2/27/2018	There appears to be no hardship for the variance application to be approved. If approved, it should be conditioned upon easement dedication prior to the issuance of a building permit or equivalent Agreement, to the Town's satisfaction in order to facilitate utility undergrounding.