



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-18-00083 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 89 MIDDLE RD

DESCRIPTION:

1) The Applicant is proposing a new pitched roof to replace a flat roof over the 2 story guest house/garage and construct a trellis on the rooftop of the one story portion of the guest house/garage which will require the following variances to be requested: a) a request to increase the overall building height of the guest house/garage by adding the pitched roof in an existing non-conforming side yard setback of 6.1 feet in lieu of the 15 foot minimum required in the R-A Zoning District; b) a request to increase the building height of the guest house/garage by adding a trellis in an existing non-conforming side yard setback of 9.5 in lieu of the 15 foot minimum required in the R-A Zoning District. 2) A request for a variance to allow a 120 foot long retaining wall to be at a height of 9.5 feet in lieu of the 7 foot tall maximum allowed.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	3/6/2018	No comments.
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 Landmarks Preservation Commission (LPC) as a combination 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	The applicant shall demonstrate to the satisfaction of the Town Council that there is a hardship to approve the proposed variances. The location map is incorrect. Modify the map to address the correct addresses for the surrounding properties and overlay the newly approved subdivision on the map. If approved, the condition of approval should be that an easement be dedicated or equivalent Agreement entered into to the Town's satisfaction in order to facilitate utility undergrounding. This should be done prior to the issuance of a building permit.