



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 3/29/18

APPLICATION NO.: Z-18-00091 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 137 SEASPRAY AVE

DESCRIPTION:

Applicant is proposing to construct 240 square feet of one and two story additions which the bulk of the square footage includes a bay window on the north side of the kitchen and extending the loggia between the main house and guest house. Also proposed is a swimming pool. The following variances are being requested: 1) a cubic content ratio ("CCR") of 6.9 in lieu 6.6 existing and the of the 4.2 maximum allowed in the R-B Zoning District for a lot that is 7,962 feet in area. 2) a lot coverage of 35.3% in lieu of the 34.6% existing and the 30% maximum allowed in the R-B Zoning District for a two story residence. 3) a west side yard setback of 14 inches in lieu of the 10 foot minimum required for a swimming pool. 4) a rear yard setback of 4.1 feet in lieu of the 10 foot minimum required for a swimming pool.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	3/26/2018	No comments.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/26/2018	Consider a greater separation between the driveways (min. 6-foot off property lines). Can an on-street parking stall 18-foot in length between the two driveways be accommodated or provide a 10- by 10- foot easement adjacent to the property line for the undergrounding. 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	3/29/2018	No fire code concerns with the proposed work
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	3/28/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	4/26/2018	The applicant needs to demonstrate that there is a hardship for the variances. If granted, the applicant should be required as a condition of approval to provide a utility easement or similar agreement ensuring that undergrounding project may occur in the area.