



PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 4/26/18

APPLICATION NO.: Z-18-00096 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 1558 N OCEAN WAY

DESCRIPTION:

Construction of a 1,809 square foot, two-story, guest house on a lot having an area of 29,145 square feet, thereby requiring front and rear yard setbacks and building height plane provisions to comply with those provisions of the R-A Zoning District despite the fact that the subject property is located in the R-B Zoning District. In connection with the proposed construction, the following variances are being requested:

a. Section 134-843(a)(5): A request for a variance for the existing house with a front yard setback (east side of the property) of 32 feet in lieu of the 35 foot minimum required in the R-A Zoning District. b. Section 134-157 6: A request for a variance for the proposed guest house with a rear yard street side setback (west side of the property) of 30 feet in lieu of the 35 foot minimum required in the R-A Zoning District.

c. Section 134-843(a)(7): A request for a variance for the proposed guest house with a building height plane (west side of the property) of 30 feet in lieu of the 38 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	4/20/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/1/2018	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. Provide a 10-foot wide underground utility easements along the street frontage of North Ocean Boulevard and Arabian Road.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/1/2018	No fire code concerns with this project
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/1/2018	This project requires review and approval from the Architectural Commission (ARCOM) as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	4/20/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/4/2018	I do not know what the hardship is to grant a variance on a new house. The applicant is required to demonstrate to the satisfaction that there is a hardship base on Sec. 134-201 of the Code of Ordinances.