

**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-18-00098 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 249 MONTEREY RD

DESCRIPTION:

The subject property is 21,200 square feet in total area. The applicant is requesting a variance to split the lot which would result in a non-conforming east side yard setback for the existing house. The two resulting lots would have the following areas: East lot - 0,200 square feet; and the West lot - 11,000 square feet. Both parcels would exceed the minimum area requirement in the R-B Zoning District, which is 10,000 square feet. All improvements will be removed from the East lot and the following variances are being requested in order to split the properties and return the West lot back to its previous condition: 1. an east side yard setback of 10.67 feet in lieu of the 15 foot minimum required in the R-B Zoning District for the two story portion of the house.
2. an east side yard setback of 10.67 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District for the one story portion of the house.

<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	5/31/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	5/25/2018	No fire code concerns
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	5/29/2018	The demolition portion of this project will require review and approval from the Architectural Commission (ARCOM) as a major 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	5/29/2018	There appears to be no hardship to split the lot and create a nonconforming house.