



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 7/24/18

APPLICATION NO.: Z-18-00128 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 207 PENDLETON AVE

DESCRIPTION:

The Applicant is requesting the following variances to construct a 112 square foot addition to the kitchen and replace an existing awning with a 354 square foot loggia on the rear of the residence with an open balcony above: 1) a west side yard setback of 12.83 feet in lieu of the 15 foot minimum required in the R-B Zoning District for the loggia addition with open balcony above; 2) a cubic content ratio ("CCR") of 5.08 in lieu of the 4.97 existing and the 4.12 maximum allowed in the R-B Zoning District for the kitchen addition; and 3) a lot coverage of 37.25 % in lieu of the 38.5 % existing and the 30% maximum allowed in the R-B Zoning District for the kitchen addition.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	7/23/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/28/2018	Please prepare a plan and calculations to quantify the new and redeveloped areas as a percentage of the existing total area for staff review. Project needs to be evaluated in accordance with Sec. 86-95. - Threshold requirements, for a Stormwater Management System. Please indicate the age and show the location of any site stormwater collection, storage, and treatment systems. Existing systems need to be checked, and recertified as required. If there are any stormwater issues on the property, the proposed work should address them.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	7/25/2018	There are no fire code concerns with this project
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	8/1/2018	This project will require ARCOM review and approval as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	7/20/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	8/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	8/29/2018	The applicant has not adequately addressed what the hardship is for the proposed variances based on Section 134-201 of the Code of Ordinances. If approved, said approval should require the applicant to dedicate an easement or provide an easement agreement ensuring that, if necessary, an easement will be granted to facilitate undergrounding utilities in the area.