



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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 8/28/18

**APPLICATION NO.:** Z-18-00137 **APPLICATION TYPE:** VARIANCE(S)

**ADDRESS:** 259 PARK AVE

**DESCRIPTION:**

1. A variance request to allow construction of a new 2,047 square foot two story residence on a lot with a width of 37.50 feet In lieu of the 75 foot minimum required, a depth of 70 feet In lieu of the 100 foot minimum required and a lot area of 2,625 sq. ft. in lieu of the 10,000 sq. ft. minimum required In the R-C Zoning District. 2. A variance request to allow lot coverage to be 37.56 % In lieu of the 30 % maximum allowed in the R-C Zoning District. 3. A variance request to allow a front yard setback to be 18.9 feet In lieu of the 25 foot minimum required In the R-C Zoning District. 4. A variance request to allow a rear yard setback to be 6 feet In lieu of the 15 foot minimum required In the R-C Zoning District. 5. A variance request to allow a west side yard setback to be 5 feet In lieu of the 10 foot minimum required In the R-C Zoning District. 6. A variance request to allow an east side yard setback to be 6 feet in lieu of the 10 foot minimum required In the R-C Zoning District. 7. A variance request to allow a landscape open space of 37.9 % in lieu of the 45 %minimum required in the R-C Zoning District.

<b><u>DEPARTMENT</u></b>	<b><u>NAME/TITLE</u></b>	<b><u>DATE</u></b>	<b><u>COMMENT</u></b>
BUILDING OFFICIAL	William Bucklew, Building Official	8/24/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	9/27/2018	The required sketch of a Stormwater System has been provided. The depth to the water table (H2) needs to be checked, however. The design should take into consideration the elevated property in the rear of the lot.  Driveway configuration does not meet Standards. Driveway offset is less than 6-foot from the property line.  Proposed Site wall along eastern property line may impact adjacent neighbors' use of driveway. Currently there is no offset from the adjacent driveway from the property line. The driveways are at the same elevation and appear to be shared.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	8/31/2018	There are no fire code concerns with this proposal.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	9/28/2018	This application will require review and approval from the Architectural Commission (ARCOM) as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	8/24/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			No Comment



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PZB - ZONING

Paul Castro, Zoning  
Administrator

8/29/2018

The applicant should make an attempt to reduce the proposed variance requests related to the proposed house. If approved, said approval should be contingent upon providing a utility easement or agreement ensuring a utility easement, if necessary, to facilitate underground utilities in the area.