



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-18-00139 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 265 PARK AVE

DESCRIPTION:

1. A variance request to allow construction of a new 2,000 square foot two story residence on a lot with a width of 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 3,500 sq. ft. In lieu of the 10,000 sq. ft. minimum required In the R-C Zoning District.
2. 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.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	8/24/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	9/27/2018	10-foot wide utility easement across the frontage of the property is required. Property lines on Civil Plans are not shown. Proposed northern wall needs to be clearly shown outside of 2.5-foot wide easement along rear of property. The required sketch of a Stormwater System has been provided. The exfiltration calculation for Basin B are acceptable. Basin A fails to meet Town's Adopted level of service for treatment. Please consider treating roof leaders from the garage (Basin A) in Basin B.
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 project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	8/27/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	8/29/2018	The applicant needs to demonstrate to the satisfaction of the Town Council that the proposed variances meet the hardship criteria in Section 134-201 of the Code of Ordinances. If approved, said approval should be contingent upon dedication of an easement or an agreement ensuring an easement, if necessary, to facilitate undergrounding of utilities in the area.