



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-18-00141 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 150 BRADLEY PL SUITE: 804

DESCRIPTION:

A site plan modification request with variances to allow two (2) retractable awnings (14' by 20') totaling 560 square feet on the 8th floor of an existing 11 story building in the R-D(2) Zoning District. The following variances are being requested to allow the two (2) retractable awnings: 1. allow a building height for the awnings to be 93.25 feet in lieu of the 35 foot maximum allowed in the R-D(2) Zoning District. 2. allow the addition of the awnings to the existing 8th floor in lieu of the 3 story maximum allowed in the R-D(2) Zoning District. 3. allow a front yard setback on Bradley Place of 110.48 feet for the east awning in lieu of the 279.75 foot minimum required (height of proposed awning x number of street yards(3)). 4. allow a street side yard setback on Sunset Avenue of 249 feet for the east awning in lieu of the 279.75 minimum required (height of proposed awning x number of street yards (3)). 5. allow a side yard setback of 72 feet for the west awning in lieu of the 93.25 feet minimum required (height of the proposed awning).

<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	No Comments.
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 Landmarks Preservation Commission (LPC) as a combination 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 Town should study the possibility of changing the Code as it relates to setbacks based on building height. The setback appear inordinately restrictive when a building fronts on more than one street. The applicant needs to demonstrate the hardship to the satisfaction of the Town Council..