



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 9/27/18

APPLICATION NO.: Z-18-00148 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 16 GOLFVIEW RD

DESCRIPTION:

The Applicant Is proposing to construct a 1,625.5 square foot, two story addition consisting of a garage and kitchen on the first floor and a master bedroom suite with office on the second floor that will require the following variances: 1) West street side yard setback of 15 feet in lieu of the 35 foot minimum required; 2) Rear yard setback of .4 feet in lieu of the 15 foot minimum required; 3) Lot coverage of 32.2% in lieu of the 25.1% existing and the 25% maximum allowed; 4) Landscaped open space of 40% in lieu of the 43% existing and the 50% minimum required.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	9/24/2018	Applicant needs to be aware of FEMA Substantial Improvement Guidelines and 50% rule.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	10/26/2018	The required sketch of a Stormwater System has been provided. A portion of Exfiltration Trench #1 and 24" Nyloplast Drain appear to conflict with the proposed landscape area. Additionally, please show the proposed Basins for Trench # 1 and Trench #2. Please show the travel land for the alley. Sight triangles for the driveway need to be shown.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	9/26/2018	There are no fire code concerns with this proposed project.
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	9/27/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	9/27/2018	There does not appear to be a hardship for the proposed variance requests. If approved, a condition should be required that the applicant provide the Town with a utility easement, or agreement ensuring an easement, if necessary, to facilitate undergrounding of utilities in the area.