



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-18-00136 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 120 CHILEAN AVE

DESCRIPTION: Request a variance to construct a 7 foot by 30 foot swimming pool on the east side of the residence that will result in a 23.8% landscaped open space in lieu of the 32.3% existing and the minimum 45 % required in the R-B 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	The required sketch of a Stormwater System has been provided. The trench dimensions in the plan view, however, do not match the calculations provided.
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 Architectural Commission (ARCOM) as a major combination project.
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POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	8/27/2018	No Comment
PZB DIRECTOR	Josh Martin, Director of Planning, Zoning and Building	11/29/2018	No comments.
PZB - ZONING	Paul Castro, Zoning Administrator	9/25/2018	There appears to be no hardship for the landscape open space variance. The subject property is already nonconforming the the Zoning Code requirements for landscape area and this proposal would make in more nonconforming. However, if varaince approval should be granted, it should be conditioned upon the granting of a utility easement, or an agreement ensuring an easement if necessary to facilitate undergrounding of utilities in the area. This should be done before the issuance of any building permit.