



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 1/22/19

APPLICATION NO.: Z-19-00171 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 114 SEASPRAY AVE

DESCRIPTION:

The applicant is proposing to construct a two-story infill addition comprising of 49.6 square feet on the first floor for a butler's pantry and 56.6 square feet on the second floor for an office for a total of 106.2 square feet. The following variances are being requested: 1) a cubic content ratio ("CCR") of 4.38 in lieu of the 4.3 existing and the 3.98 maximum allowed in the R-B Zoning District for a lot that is 12,060 square feet in area. 2) a lot coverage of 33.3 percent in lieu of the 32.9 percent existing and the 30 percent maximum allowed in the R-B Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	1/23/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	3/6/2019	Existing Stormwater Management System(s) need to be inspected and recertified. Existing Stormwater Management System(s) need to be inspected and recertified. The accumulation of sediments and clogging of the filter fabric and the void spaces of the aggregates over time hinders the operational life of an exfiltration system. Systems are required to be tested every five years and recertified. Check all systems. The pool system appears to have been installed in 1992 and has not been recertified. Property owner might want to install additional on-site stormwater collection and storage if there are any stormwater issues on the property.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	1/22/2019	There are no fire code concerns with this proposed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	1/25/2019	This project will require an Architectural Commission (ARCOM) administrative or "staff" approval.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	1/22/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	3/5/2019	No comments
PZB - ZONING	Paul Castro, Zoning Administrator	3/5/2019	It is unclear what the hardship is for the requested variances.