



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 2/26/19

**APPLICATION NO.:** Z-19-00182 **APPLICATION TYPE:** VARIANCE(S)

**ADDRESS:** 200 VIA BELLARIA

**DESCRIPTION:**

Request for a variance to allow the placement of a total of nine (9) new air conditioning condensing units within the side yard and rear yard setbacks associated with the renovation of the residence. The proposed air conditioning units would require the following variances: 1. An east side yard setback of 5 feet in lieu of the 15 foot minimum required for the placement of five air conditioning units. 2. A west side yard setback of 7.2 feet in lieu of the 15 foot minimum required for the placement of three air conditioning units. 3. Use of the walls on the neighboring properties to the east, west and south in lieu of constructing new walls on the applicant's property for screening.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	2/21/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	3/29/2019	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	2/22/2019	There are no fire code concerns with the proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	3/31/2019	Application will require an Landmarks Preservation Commission (LPC) administrative or "staff" review.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	3/29/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	2/21/2019	No comments
PZB - ZONING	Paul Castro, Zoning Administrator	3/28/2019	I do not know what the hardship is to allow so many air conditioning units in the required setback. They will need to demonstrate the hardship. In addition, the applicant should be required to have a screening wall on his own property for the proposed units.