



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-19-00179 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 111 ATLANTIC AVE

DESCRIPTION:

A variance request to allow construction of a new 7,272 square foot two (2) story, single family residence with an 11 foot rear yard setback for the second floor in lieu of the 15 foot minimum required.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	2/20/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	3/29/2019	<p>Project will need to comply with Sec. 30-114. - Drainage and Sec. 86-95. - Threshold requirements. Please provide plans and calculations for a Stormwater Management System for the site for review.</p> <p>Contact Steven Stern (561) 227-6307 regarding the 10-foot undergrounding easement across the frontage of the property shown. For single phase a 10- by 10-foot easement is desirable. For three phase a 12- by 14-foot easement is essential.</p> <p>In accordance with Section 134-1671 - Restrictions the rear 2.5-foot of the lot is to remain clear for existing and proposed utilities. Once the undergrounding along the frontage of the lot has been completed, easements in the rear of the lot can be evaluated and conceivably abandoned.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	2/20/2019	There are no fire code concerns with this proposed plan
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	3/31/2019	Application will require an Architectural Commission (ARCOM) administrative or "staff" approval.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	2/20/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	2/21/2019	No comments
PZB - ZONING	Paul Castro, Zoning Administrator	3/5/2019	Do not know what the hardship is for the proposed variance request.