



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-19-00178 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 237 BRAZILIAN AVE SUITE: SITE

DESCRIPTION:

A request to allow construction of a new two story, two family residence (5.852 square foot each) with the following side yard setbacks: 1) A request for a variance to allow a west side yard setback of 13 feet in lieu of the 15 foot minimum required for the second floor in the R-C Zoning District for a two family residence; and 2) A request for a variance to allow an east side yard setback of 13 feet in lieu of the 15 foot minimum required for the second floor in the R-C Zoning District for a two family residence.

<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	<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>In order to facilitate the undergrounding project a 10-foot utility easement across the frontage of the lot free of encroachments such as Site Walls, Large Trees and Exfiltration Trenches or an acceptable easement location for a transformer at property corner is requested. 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> <p>Driveway(s) shall comply with Public Works Standards. Driveways shall be a minimum of 6-foot from the property line. Sight Triangles need to be shown.</p> <p>Applicant shall be responsible for the cost of relocating the existing on street parking space(s) impacted by the proposed construction. Show existing and proposed on-street parking stalls and trees within the rights-of-way. Coordinate their relocation(s) with Public Works. Driveway location may need to be modified as to avoid the elimination of a stall.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	2/22/2019	<p>There are no fire code concerns with the proposed project. It appears the construction may require the two units to be sprinkled.</p>
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	3/31/2019	<p>This application will require review and approval from the Architectural Commission (ARCOM) as a major project.</p>



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

POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	2/22/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	2/21/2019	No comments
PZB - ZONING	Paul Castro, Zoning Administrator	3/28/2019	The applicant needs to address to the satisfaction of the Town Council what the hardship is to not be required to provide the required 15 foot east and west side yard setbacks for this proposed two-family development.