



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-19-00177 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 165 SEASPRAY AVE

DESCRIPTION: Request for a variance to allow construction of a new two-story house with a one car garage in lieu of the two-car garage minimum required for a lot over 75 feet wide.

<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>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>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>The Stormwater Management System designed meets Town's adopted level of service.</p> <p>There are no fire code concerns with the proposed project.</p>
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	3/31/2019	This application will require review and approval from the Architectural Commission (ARCOM) as a major project.
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 should demonstrate what the hardship is to not build the required additional garage parking space for the proposed new house.