



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 4/5/19

APPLICATION NO.: Z-19-00196 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 135 CHILEAN AVE

DESCRIPTION:

Special Exception and Site Plan Review to allow the renovation of a one-story, single family house, demolition of a pool house, and construction of a 679 square foot guest house on a non-conforming lot, comprised of a portion of a platted lot, which is 58 feet in width in lieu of the 100-foot depth required in the R-B Zoning District. The proposed renovation and demolition exceed 50% of the cubic volume. In connection with the renovation, the following variances are being requested: 1. Section 134-893(7)a: Request to expand the existing house with a west side yard setback of 5.2 feet in lieu of the 12.5-foot minimum required in the R-B Zoning District. 2. Section 134-893(7)a: Request to expand the existing house with an east side yard setback of 6.8 feet in lieu of the 12.5-foot minimum required in the R-B Zoning District. 3. Section 134-893(5)a: Request to expand the existing house with a front yard setback of 24.6 feet in lieu of the 25-foot minimum required in the R-B Zoning District. 4. Section 134-893(9)a: Request to construct a guest house on the north side of the property with a rear yard setback of 6 feet in lieu of the 10-foot minimum required in the R-B Zoning District. In addition to the zoning requests, the Applicant is seeking relief from the Standards Applicable to Public Rights-of-Way and Easements with the Town of Palm Beach, thereby allowing the existing driveway to be 2.5 from the edge of the east property line in lieu of the 6-foot requirement.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	4/19/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/4/2019	<p>The Stormwater Management System designed meets Town's adopted level of service. However, a trench drain or appropriate grading at the proposed walkway / sidewalk interface in the front of the lot needs to be provided.</p> <p>Existing driveway location does not meet Public Works Standards. Typically driveways are a minimum of 6-foot foot off the property line. This allows for the property owner to control the height of obstruction to obtain the necessary sight triangle to safely leave their driveway. The existing Ficus Hedge which straddles the property line may hinder the sight triangle if allowed to grow greater than 30 inches in height.</p> <p>An Easement Installation and Removal Agreement will be necessary for the proposed improvements within the 10-foot undergrounding easement granted along the frontage of the property. Please contact Steven Stern (561) 227-6307 regarding the paperwork for the 10-foot undergrounding easement across the frontage of the property.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	5/31/2019	<p>Existing on street parking stalls and existing palm trees planted in the road rights-of-way need to be shown.</p> <p>There are no fire code concerns with this proposal</p>



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PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/5/2019	The Architectural Commission (ARCOM) recommended approval of the requested variances by a vote of 7-0 at their May 29, 2019 meeting. ARCOM also approved the project with conditions by a vote of 7-0.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	4/19/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	4/19/2019	No comments. Wonderful preservation of principal structure in order to hold the street!
PZB - ZONING	Paul Castro, Zoning Administrator	6/4/2019	The proposed renovation demolishes more than 50% by cubic footage which requires variances for the existing nonconforming house and additions. The Architectural Commission recommended that the zoning application, if approved, would not cause negative architectural impact to the property. In addition, the Commission unanimously approved the proposed project.