



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 7/18/19

APPLICATION NO.: Z-19-00218 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 272 QUEENS LN

DESCRIPTION:

The applicant is proposing to construct a 3,468 square foot two-story addition to the west of the current residence comprised of living space, new garage and loggia that would result in the following variance being requested: 1) an angle of vision of 120 degrees in lieu of the 78 degrees existing and the 116 degrees maximum allowed in the R-B Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	7/26/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/29/2019	Stormwater Management System proposed for the site meets the Town's level of service. Contact Steven Stern (561) 227-6307 regarding a 10-foot undergrounding easement across the frontage of the property.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	7/29/2019	The increase in size does not provide a total square foot for the building. If it goes over 10,000 square feet it may require a sprinkler system if other parts of the house are also renovated.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	8/30/2019	This project requires approval from the Architectural Commission (ARCOM) as a major project. ARCOM approved the project at their August 28, 2019 meeting by a vote of 5-2. The Commission also voted 6-1 to recommended approval to Town Council for the requested variance.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	7/29/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	8/1/2019	The angle of vision is a useless standard in the Zoning Code.
PZB - ZONING	Paul Castro, Zoning Administrator	8/29/2019	I have no comments on the addition.