



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 10/11/19

APPLICATION NO.: Z-19-00229 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 334 AUSTRALIAN AVE

DESCRIPTION:

1) Section 134-949(b): Request a variance to demolish and rebuild a nonconforming proposed landmark house where demolition will exceed 50% cubic footage on a nonconforming lot which is 50 feet in width in lieu of the 75-foot width minimum required and a lot area of 6,250 square feet in lieu of the 10,000 square feet minimum required by Code. 2) Section 50-114: Request to develop the property in excess of 50% of its current value, including the raising of the entire house, such that the entire house will have an elevation of 5.50 feet NAVD in lieu of the minimum 7.0 feet NAVD required by Code. 3) Section 134-948(5)a: Request to replace the existing porch with a front yard setback of 16 feet and add a second story with a front yard setback of 24.33 feet in lieu of the 25-foot minimum required in the R-C Zoning District. 4) Section 134-948(6)a: Request to replace the existing pool with a new pool of the same size with a west side yard setback of 8.6 feet in lieu of the 10-foot minimum required in the R-C Zoning District. 5) Section 134-948(6)a: Request to add a covered patio to the rear of the house with a west side yard setback of 2.5 feet in lieu of the 10-foot minimum required in the R-C Zoning District. 6) Section 134-948(6)a: Request to add a covered patio to the rear of the house with an east side yard setback of 4.4 feet in lieu of the 10-foot minimum required in the R-C Zoning District. 7) Section 134-948(9)a: Request to rebuild a nonconforming landmarked house with lot coverage of 41% in lieu of the 30% maximum allowed in the R-C Zoning District. 8) Section 134-948(11)a: Request to rebuild a nonconforming landmarked house with landscaped open space of 42% in lieu of the 45% required in the R-C Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	11/8/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	11/26/2019	Town's Level of Service for Stormwater NOT PROVIDED. Orientation of Civil Stormwater Plans do not match Architect Plans. Driveway configuration and apron does not appear consistent between plans. Driveway does not appear to conform to 6-foot off property line. 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	11/12/2019	There are no fire code concerns with the demo. The proposed new structure may have some fire code compliance needs to comply with the codes and town ordinance.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	11/26/2019	At the November 20, 2019 Landmarks Preservation Commission (LPC) meeting, the Commission recommended approval of the requested variances to Town Council (7-0 vote), and approved the project with the condition that the AC equipment be screened from view (7-0 vote).



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PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	11/10/2019	No comments
PZB - ZONING	Paul Castro, Zoning Administrator	11/12/2019	The proposed request is to renovate and add onto an older home. The additions appear to be consistent with the existing home.