



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 12/9/19

**APPLICATION NO.:** Z-19-00236 **APPLICATION TYPE:** VARIANCE(S)

**ADDRESS:** 70 MIDDLE RD

**DESCRIPTION:**

The applicant is undertaking a renovation of a 3 story landmarked residence located in the R-B Zoning District. The renovation includes a 91 square foot laundry room addition to the northwest corner of the house; a 191 square foot covered terrace addition on the north side of the house; and a 60 KW generator proposed in the street side yard along Via Marina. The following variances are being requested:

- 1) Sec. 134-1729: a variance to allow a 60 KW generator to be placed in the street side yard along Via Marina with a setback of 8.5 feet in lieu of the 25 foot minimum required.
- 2) Sec. 134-893(11): a variance for lot coverage for the laundry room addition of 34.47% in lieu of the 33.07% existing and the 30% maximum allowed.
- 3) Sec. 134-893(13): a variance for a cubic content ratio ("CCR") for the laundry room and covered terrace of 8.85 in lieu of the 8.32 existing and the 3.95 maximum allowed.
- 4) Sec. 134-893(7): a variance for a north side yard setback of 7.6 feet in lieu of the 12.5 foot minimum required for the laundry room addition.
- 5) Sec. 134-893(7): a variance to convert the existing flat roof to a covered balcony with railing that will have a north side yard setback of 7.6 feet in lieu of the 15 foot minimum required.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	12/16/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	2/4/2020	Contact Steven Stern (561) 227-6307 regarding an acceptable easement for undergrounding for the property.  Applicant shall be responsible for the cost of relocating the existing trees within the rights-of-way should the proposed work impact them. Trees need to be shown on plans. The curb for the limits of Middle Road, due to the driveway relocations, will need to be replaced. Coordinate work with Public Works.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	12/16/2019	Stormwater Management System proposed for the site meets the Town's level of service. There are no fire code concerns with this proposed project
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	12/16/2019	No comments



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PZB - ZONING

Paul Castro, Zoning  
Administrator

2/3/2020

There are several small additions proposed to this  
landmark home. I have no comments on the proposed  
variances.