



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 1/17/20

APPLICATION NO.: Z-20-00239 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 315 SEABREEZE AVE

DESCRIPTION:

Renovation of existing two-story guest house and second-story addition with the following variance requests: (1) 134-893(7): Request for a variance to allow a rear yard setback of 5 feet in lieu of the minimum 15-foot setback required in order to enclose the second floor existing balcony. (2) 134-893(9): Request for a variance to allow a west side yard second story setback of 2.2 feet in lieu of the 15-foot minimum setback required in order to enclose the second story balcony. (3) 134-893(13): Request for a variance to allow a cubic content ratio (CCR) of 5.94 in lieu of the 4.37 CCR allowed and 5.65 CCR existing. (4) 134-891(b)(1): Request for a variance to allow a second story addition on a non-conforming two-story accessory building/guest house with a proposed building height of 18.5 feet to the top of the roof in lieu of the one-story 15 foot maximum allowed on a lot that is under 20,000 square feet.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Acting Director, Planning, Zoning & Building	1/27/2020	No Comment
PUBLIC WORKS DEPARTMENT	Wayne Bergman, Acting Director, Planning, Zoning & Building	1/27/2020	No Comment
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	1/27/2020	There are no fire code concerns with the proposed project
PZB DIRECTOR	Wayne Bergman, Acting Director, Planning, Zoning & Building	1/27/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	2/24/2020	A variance is requested to expand a nonconforming two-story guest house. The Code only allows a one-story accessory building on a property in the R-B district for a lot under 2,000 square feet. The lot is only 6,125 square feet in area. In addition, the proposed additions are in required setbacks.