



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 2/20/20

APPLICATION NO.: Z-20-00245 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 525 N COUNTY RD

DESCRIPTION:

Applicant is requesting the following variances to construct a new two-story house:
Section 134-793(1)b: Request for a variance to allow a roof height of 40 feet in lieu of the 35 feet allowed in the R-AA District. Section 134-2(a): Building height of (applicable to lots or portions of lots east of the State of Florida Coastal Construction Control Line (CCCL): Request for a variance to allow dormer windows in habitable space which is not permitted. Dormer windows are only allowed in attic space.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Acting Director, Planning, Zoning & Building	2/25/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	3/1/2020	A Stormwater Management System designed to meet the Towns' Level of Service for stormwater runoff from the site will need to be developed for the proposed improvements, Chapter 86, Article III.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	2/25/2020	There are no fire code concerns with this proposed project
PZB - ZONING	Paul Castro, Zoning Administrator	4/1/2020	The proposed new house exceeds the maximum ceiling height allowed by Code. In addition, dormer windows above the maximum height are only allowed within an attic space. The proposed dormer windows are for second floor habitable space and not an attic. Applicant is required to demonstrate a hardship.