



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 3/17/20

APPLICATION NO.: Z-20-00252 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 228 NIGHTINGALE TRL

DESCRIPTION:

Section 134-894(7): The applicant is requesting an east side yard setback of 10.66 feet in lieu of the 12.5 foot minimum side yard setback required in the R-B Zoning District in order to construct a 380 square foot bedroom addition on the front of the residence. The cost of construction for the addition will be less than 50 percent of the market value of the home thus the work will not trigger a FEMA compliance issue.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Acting Director, Planning, Zoning & Building	3/25/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/27/2020	Town's Level of Stormwater Management Required has been met. An Engineer's Certification of the existing drainage system as well as the proposed one will be required. As Built or Record Drawing for the drainage system (Exhibit 'A') and an inspection report of the system installed in the rear of the lot will be needed.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/27/2020	There are no fire code concerns with this request
PZB - ZONING	Paul Castro, Zoning Administrator	4/27/2020	The applicant needs to demonstrate a hardship for the proposed side yard setback variance.