



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-20-00250 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 202 OSCEOLA WAY

DESCRIPTION:

The applicant is proposing to convert the existing garage into living space and add 56 square foot to the rear of the house and construct a new 427 square foot one story garage addition to the existing one-story residence. Both additions total 483 square feet. The following variances are being requested: 1) Section 134-894(6): The applicant is requesting a variance for an angle of vision of 126.2 degrees in lieu of the 116.7 degrees existing and the 112 degrees maximum allowed for the one-story garage addition. 2) Section 134-894(7): The applicant is requesting a variance for a west side yard setback of 9.9 feet in lieu of the 12.5 feet required in the R-B Zoning District for the 427 square foot one-story garage addition. 3) Section 134-894(7): The applicant is requesting a variance for a west side yard setback of 9.9 feet in lieu of the 12.5 feet required in the R-B Zoning District for the 56 square foot bedroom addition.

| <u>DEPARTMENT</u> | <u>NAME/TITLE</u> | <u>DATE</u> | <u>COMMENT</u> |
|----------------------------|--|--------------------|--|
| BUILDING OFFICIAL | Wayne Bergman, Acting Director, Planning, Zoning & Building | 3/24/2020 | No Comment |
| PUBLIC WORKS DEPARTMENT | Craig Hauschild, Civil Engineer | 3/24/2020 | Stormwater volume treated is less than total volume specified to be retained. Based upon the information provided additional treatment is required. Furthermore, systems are required to be recertified every 5 years. The existing stormwater system created in 2008 will need to be inspected and recertified. This should be done early one in case the system needs work. The use of North Lake way as the truck route to and from the site may not be advantageous for the larger deliveries. Please look at North Ocean Boulevard as an alternative. Contractor needs to be conscientious of seasonal right-of-way requirements, scheduling the majority of the large deliveries to occur between 5-1-2020 and 11-20-2020 (week prior to Thanksgiving). Use of the right-of-way during season may be prohibited for some operations. |
| FIRE RESCUE DEPARTMENT | Martin DeLoach, Fire Marshal | 3/25/2020 | This is a single family home and as proposed does not have a fire code concern. |
| PZB - ZONING | Paul Castro, Zoning Administrator | 3/24/2020 | The applicant should demonstrate a hardship and meet all drainage and FEMA requirements. |