



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 4/21/20

APPLICATION NO.: Z-20-00255 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 206 PHIPPS PLZ

DESCRIPTION:

The applicant is undertaking a renovation of a 2 story landmarked residence located in the R-C Zoning District in Phipps Plaza. The renovation includes a 574 square foot second story pergola addition on the west side of the residence; a 116 square foot second story infill addition on east side of the residence; and installation of a generator inside building at the northeast corner of the residence. The following variances are being requested: 1) 134-1729: two variances to allow a 60 KW generator to be placed in the street rear yard along Seaview Avenue with a setback of 10 feet in lieu of the 25 foot minimum required and an east side yard setback of 4 feet in lieu of the 5 foot minimum required. 2) 134-948(5): a variance for a north rear street side yard setback of 3.1 feet in lieu of the 25 foot minimum required for the second story pergola addition. 3) 134-948(6): a variance for an east side yard setback of 1.5 feet in lieu of the 10 foot minimum required for the second story infill addition.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Acting Director, Planning, Zoning & Building	4/27/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	5/27/2020	<p>Undergrounding easement should be requested. Applicant to contact Steven N. Stern, Underground Utilities Project Manager, Phone: 561-227-6307, sstern@townofpalmbeach.com</p> <p>Stormwater Treatment Level of Service not demonstrated to be met. Roughly 1-inch of treatment shown. Soil exfiltration rate K value appears conservative. Trench sizes should remain as proposed, a test to obtain a representative K value should be requested. Plan view dimension for Exfiltration #3 do not match calculations. Exfiltration Trench areas appear to have been optimized, avoiding landscaping and structures.</p> <p>Parking spaces on Seaview Avenue need to be shown. Applicant is proposing to eliminate 2- to 3- spaces for garage access.</p> <p>Sidewalk frontage along Seaview Avenue and curbing along Phipps Plaza needs to be evaluate. Some areas due to the nature of construction may need to be replaced.</p> <p>Existing driveway to remain in the southeast corner of the site shows improvements (curbing) on neighbor's property.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/28/2020	There are no fire code concerns with this project



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PZB DIRECTOR	Wayne Bergman, Acting Director, Planning, Zoning & Building	4/27/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/27/2020	The applicant needs to demonstrate a hardship to the satisfaction of the Town Council. At this time, there appears to be a proposed awning on the south side of the property that requires an additional variance from the front setback requirement..