



**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-20-00246 **APPLICATION TYPE:** VARIANCE(S)

**ADDRESS:** 145 KINGS RD

**DESCRIPTION:**

1) Sec. 134-843(8): Request for a variance to allow construction of a 289.15 square foot addition to convert a one car garage to a two-car tandem parked garage that will result in a 1.25 foot east side yard setback in lieu of the 15 foot minimum allowed in the R-A Zoning District. 2) Sec. 134-843(11): Request for a variance to allow construction of a 289.15 square foot addition to convert a one car garage to a two-car tandem parked garage that will result in a lot coverage of 33.2% in lieu of the 30.84% existing and the 25% maximum allowed in the R-A Zoning District. 3) Sec. 134-2171: Request to add onto a one car garage to stack a second vehicle. The code requires the parking to be arranged so that each automobile can be removed without moving another automobile.

<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	Drainage from the proposed roof improvements cannot fall onto the adjacent neighbor's property. The roof needs to be designed as to neither drain nor have a gutter overhang into the neighbor's property.  Contact Steven Stern (561) 227-6307 regarding an undergrounding easement for equipment in the front of the property.
FIRE RESCUE DEPARTMENT			No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/27/2020	Applicant is required to demonstrate to the Town Council that they have met the variance criteria for hardship.