



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 7/24/20

APPLICATION NO.: Z-20-00275 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 171 VIA BELLARIA

DESCRIPTION:

Section 134-843 (7): The Applicant is proposing a new 9,416 square foot two story residence on Via Bellaria that would have a building height plane setback of 37 feet in lieu of the required minimum setback ranging from 51.2 to 69.5 feet.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	7/29/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/28/2020	Landscape vegetation cannot be proposed within the FPL Easement. Driveway adjacent to easement may need to be shifted to east to allow for an unobstructed sight triangle. Coordination between landscape architect and stormwater Engineer not provided. Town's stormwater level of service is being meet.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	7/30/2020	There are no fire code concerns with this proposed project.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	7/29/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	7/29/2020	The house was originally designed to meet Code. Applicant needs to demonstrate what the hardship is to not meet the building height plane requirement in the Code.