



PLANNING, ZONING AND BUILDING DEPARTMENT
 Town of Palm Beach
 360 S County Rd
 Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/15/20

APPLICATION NO.: Z-20-00260 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 131 SEAVIEW AVE

DESCRIPTION:

Section 134-8939(c): Special Exception with Site Plan Review to allow the renovation of an existing two story residence and swimming pool by demolishing more than 50% cubic footage on portions of platted lots with a depth of 97.12 feet in lieu of the 100 foot minimum required in the R-B Zoning District and an area of 9,712 in lieu of the 10,000 square foot minimum required in the R-B Zoning District. The request is to demolish a 1 story/237 square foot exercise room in the rear of the house; a 1 story/720 square foot Florida room in the rear of the house; and add a 386 square foot two story family room (first floor) and bedroom (second floor); and a 292 square foot loggia. The following variances are being requested: 1) Section 134-893 (b)(5): a front yard setback of 24.9 feet in lieu of the 30 foot minimum setback required; 2) Section 134-893(b)(7): a west side yard setback of 4.9 feet in lieu of the 4.9 feet existing and the 15 foot minimum setback required; 3) Section 134-893 (b)(11): a lot coverage of 31.3% in lieu of the 30% maximum allowed; 4) Section 134-893 (b)(13): a cubic content ratio of 6.90 in lieu of the 6.99 existing and the 4.03 maximum allowed; 5) Section 134-893(b)(12): a landscape open space of 33% in lieu of the 45% minimum required; 6) Section 134-1757: an east side yard setback for the swimming pool of 6 feet in lieu of the 10 foot minimum required.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Acting Director, Planning, Zoning & Building	6/1/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	7/1/2020	No comments at this time - Stormwater Management System Plans shall be reviewed at permit submittal.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/2/2020	There are no fire code concerns with the proposed project. If the building is over 10,000 square feet town ordinance will require sprinkling the house.
PZB - PLANNING AND ARCHITECTURAL REVIEW			No Comment
PZB DIRECTOR	Wayne Bergman, Acting Director, Planning, Zoning & Building	6/1/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/8/2020	The applicant should demonstrate to the Town Council that there is a hardship related to the variance portion of the application.