PLANNING, ZONING AND BUILDING DEPARTMENT

Town of Palm Beach

360 S County Rd

Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 8/18/20

APPLICATION NO.:   Z-20-00287   **APPLICATION TYPE:**   VARIANCE(S)

ADDRESS: 755 N LAKE WAY

DESCRIPTION: The Applicant is proposing to demolish more than 50% of the cubic footage of an existing 4,200 square foot, one story residence and raise the finished floor elevation and rebuild to meet the new FEMA requirement of 7 feet NAVD. The current residence has non-conforming setbacks and demolishing more than 50% cubic footage by replacing the roof requires the following variances to be requested: 1) Section 134-893(9): a rear yard setback of 7.33 feet in lieu of the 10 foot minimum required; 2) Section 134-893(5): a front yard setback of 24.5 in lieu of the 25 foot minimum required; 3) Section 134-893(7): a north side yard setback of 5 feet in lieu of the 15 foot minimum required; 4)Section 134-893(5): a street side yard setback of 24.83 feet in lieu of the 25 foot minimum required.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	8/24/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	10/6/2020	Sight triangles on the landscape plans are incorrect. Refer to Civil Stormwater plans for required sight triangles for the side road, Fairview Road and the proposed driveways onto a major roadway, Slope Trail. Stormwater Management System depicted on plans for Basin A does not meet Town's Level of Service required.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	8/24/2020	There are no fire code concerns with this proposed project
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	8/24/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	8/25/2020	It is unclear why the applicant needs to demolish most of the house in order to raise the finished floor. Should design the house to meet Code if they are demolishing to this extent.