



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 9/14/20

**APPLICATION NO.:** Z-20-00294 **APPLICATION TYPE:** VARIANCE(S)

**ADDRESS:** 266 COLONIAL LN

**DESCRIPTION:**

A request for a flood plain variance for this historically designated house in order to construct the proposed addition with a finished floor elevation of 5.43 feet North American Vertical Datum ("NAVD") in lieu of the 7 foot NAVD required when construction exceeds 50% of the market value of the residence. The following other variances are being requested: 1. Section 134-893 (7): To allow a new 187 square foot one story addition to the west side of the residence and change the existing flat roof of that portion of the house to a higher pitched roof that will require a variance to have a 5.1 foot west side yard setback in lieu of the 12.5 foot minimum required in the R-B Zoning District. 2. Section 134-893 (9): To raise the height of the existing house in the rear from a flat roof to a pitched roof that will raise the height in a setback that is currently 2.5 feet in lieu of the 10 foot minimum required in the R-B Zoning District. 3. Section 134-2179: To convert a one car garage into living space which requires a variance to remove a required garage enclosure.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	10/30/2020	No Comment
PUBLIC WORKS DEPARTMENT			No Comment
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	11/2/2020	There are no fire code concerns with this proposed project
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	10/30/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	11/2/2020	I have no comment on the flood variance, however, I question the hardship on the other variances, especially the elimination of the required garage parking space.