



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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 8/21/20

APPLICATION NO.: Z-20-00291 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 756 HI-MOUNT RD

DESCRIPTION:

The applicant is proposing a new 10,371 square foot, two story residence, with a 5,378 square foot sub-basement, on the subject property, that will require the following variances: Section 134-2 and 134-1611: The proposed sub-basement is under the confines of the building above it and also below the lowest grade of the public street (Hi Mount Road) in front of the lot, however, it is not completely underground. A variance is being requested to allow a proposed sub-basement where a portion is not completely underground as there is a substantial change of grade from Hi Mount Road to Lake Trail.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	8/28/2020	No Comment
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PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	11/5/2020	No comment: Town's stormwater level of service is being meet.
FIRE RESCUE DEPARTMENT			No Comment
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves van Onna, Historic Preservation Planner	11/25/2020	This proposed project was approved as revised by the Architectural Commission (ARCOM) on 11/20/2020 as Application B-056-2020. The Commission found that implementation of the proposed variances will not cause negative architectural impact to the subject property.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	8/28/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	8/31/2020	The subject property has a substantial grade change from the street to Lake Trial. The house is larger than the homes on either side and the house does not step down as the topography steps down from east to west. Consequently the property owner is requesting for a variance to allow the proposed sub-basement to not be located entirely under the grade outside its walls. In addition, applicant is requesting a variance for retaining walls. The applicant must demonstrate to the satisfaction of the Town Council that variance relief should be granted for this project.