



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 10/30/20

APPLICATION NO.: Z-20-00304 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 323 CHILEAN AVE

DESCRIPTION:

The applicant is proposing to renovate and demolish the existing residence by more than 50% cubic footage and raise the existing landmarked house from the 3.73 foot NAVD finished floor elevation to 7 feet NAVD finished floor elevation to meet the new FEMA regulations. The applicant is also proposing to slightly shift the house to the east to allow for a wider driveway to the rear guest house/garage. The following variances are being requested: Section 134-949 & 134-446(b) & 134-419: Request for a variance to demolish more than 50% by cubic footage which requires a variance to rebuild the house on a nonconforming lot with area of 9,395 square feet in lieu of the 10,000 square feet minimum required. Section 134-948 (6): to allow a 7.67 foot east side yard setback for the 49 square foot one story loggia with second floor deck above in lieu of the 10 foot minimum required in the R-C Zoning District. Section 134-1757: to allow a swimming pool with an 8.6 foot east side yard setback in lieu of the 10 foot minimum required. Section 134-1607: to allow a chimney with a height of 34.7 feet in lieu of the 32.7 foot maximum allowed. Section 134-948 (7): to allow a new outside staircase in the rear of the guest house/garage with a 5.7 foot rear yard setback in lieu of the 15 foot minimum required. Section 134-948(11): to allow the non-conforming landscape open space to remain at 38.2% in lieu of the 45% minimum required.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	11/5/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	11/5/2020	Stormwater Management Systems depicted on plans for Basin A and Basin B do not meet Town's Level of Service required. Due to the elevation of the roadway, compliance may not be obtainable.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	11/4/2020	There are no fire code concerns with this proposed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves van Onna, Historic Preservation Planner	11/25/2020	This proposed project was approved by the Landmarks Preservation Commission (LPC) on 11/18/2020 as Application for Certificate of Appropriateness (COA) #043-2020 with conditions that a restudy of the façade be conducted per a historic photo provided by the Preservation Foundation of Palm Beach and that clay barrel tile be used instead of concrete tile for roofing material. The restudy is on the tentative agenda for the regularly scheduled LPC meeting on 12/16/2020. The Commission found that implementation of the proposed variances will not cause negative architectural impact to the subject Landmarked property.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	11/5/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	11/23/2020	This is a landmark house that the owner wants to move, raise and renovate to restore and improve. The owner is requesting the variances in order to accomplish this without completely demolishing the home.