



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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 11/3/20

**APPLICATION NO.:** Z-20-00307 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)  
**ADDRESS:** 250 QUEENS LN

**DESCRIPTION:**

1) Section 134-229; Section 134-329 and Section 134-893(b): Special Exception with Site Plan Review to allow the renovation of an existing one story residence by demolishing more than 50% cubic on a lot with a width of 77 feet in lieu of the 100 foot minimum required, a depth of 94 feet in lieu of the 100 foot minimum required, and an area of 7,238 square feet in lieu of the 10,000 square foot minimum required in the R-B Zoning District. Additionally, the applicant is proposing to construct a 409 square foot one story master bedroom addition and add a cabana and swimming pool that will require the following variances to be requested: 2) Section 134-893(7): to allow a west side yard setback for the addition and to allow the house to remain non-conforming with both having a setback of 5.3 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District. 3) Section 134-893(12): to allow the non-conforming landscape open space to remain at 28.5% in lieu of the 45% minimum required.  
4) Section 134-1757: to allow a swimming pool with a 5.2 foot rear yard setback in lieu of the 10 foot minimum required.  
5) Section 134-2179: To eliminate the requirement for the two car garage that is required for a demolition of more than 50% cubic footage of a house on a lot over 75 feet wide.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	11/18/2020	No Comment
PUBLIC WORKS DEPARTMENT			No Comment
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	11/18/2020	there are no fire code concerns with the proposed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	1/4/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 01/27/2021 as Application B-081-2020. A motion carried at the December ARCOM meeting to defer the project to the January meeting in order to address comments from Commissioners related to variances, hardscape, landscape, and fenestration.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	11/18/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	11/25/2020	The proposed renovation of this nonconforming, one-story home will require the demolition of more than 50% cubic footage. As such, the house has to either conform to today's code or obtain variances for the nonconforming aspects. The house will remain a one-story house with additions on the back of the house that necessitate the removal of more than half of the back of the house. The applicant needs to demonstrate a hardship for the granting of the variances to the satisfaction of the Town Council.