



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-20-00306 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 1118 N LAKE WAY

DESCRIPTION:

Section 134-417: The applicant is proposing to construct a 3, 153 square foot, second floor addition onto an existing one-story home and which will result in a demolition in excess of 50% of its cubic volume. The following variances are being requested:

1. Section 134-843(7): a 9.9 foot south side yard setback in lieu of the 15 foot minimum required in the R-B Zoning District;
2. Section 134-843(7): a 10.29 foot north side yard setback in lieu of the 15 foot minimum required in the R-B Zoning District.
3. Section 134-895(1): A chimney on the south side of the house with a height of 27.27 feet in lieu of the 19.5 foot maximum allowed;

<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	Craig Hauschild, Civil Engineer	1/4/2021	No Comment.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	11/17/2020	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 was approved (7-0) by the Architectural Commission (ARCOM) on 12/18/2020 as Application B-082-2020 with the condition that the truck logistics plan be revised to use County Road instead of N Lake Way. The Commission found that implementation of the proposed variance will not cause negative architectural impact to the property (6-1).
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	11/18/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	11/20/2020	The applicant needs to demonstrate to the satisfaction of the Town Council that there is a hardship related to granting of the proposed variances.