



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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 12/7/20

**APPLICATION NO.:** Z-20-00321      **APPLICATION TYPE:** VARIANCE(S)

**ADDRESS:** 127 ROOT TRL

**DESCRIPTION:**

The applicant is undertaking a major renovation project on Root Trail that will include a 2,351.05 two story addition with basement, car lift and loggia. The following variances are being requested in order to build the additions: 1) Section 134-948(5): a front yard setback of 1.1 feet in lieu of the 25 foot minimum required in the R-C Zoning District; 2) Section 134-948(6): a west side yard setback of 4.5 feet in lieu of the 10 foot minimum required in the R-C Zoning District; 3) Section 134-948(6): an east side yard setback of 1.1 feet in lieu of the 10 foot minimum required in the R-C Zoning District; 4) Section 134-948(7): a rear yard setback of 3 feet in lieu of the 15 foot minimum required in the R-C Zoning District; 5) Section 134-948(9): a lot coverage of 49.24% in lieu of the 30% maximum allowed in the R-C Zoning District; 6) Section 134-948(11): a landscaped open space of 40.79% in lieu of the 45% minimum required in the R-C Zoning District; 7) Section 134-1728: allow two air conditioning units with a west side yard setback of 1.75 feet in lieu of the 5 foot minimum required; 8) Section 134-1668: to allow a sliding driveway gate with a 0.67 foot setback from the edge of pavement in lieu of the 18 foot minimum required. 9) Section 134-1757: to allow a 3.5 foot rear yard setback for the proposed swimming pool in lieu of the 10 foot minimum required; 10) Section 134-1757: to allow a 4 foot east side yard setback for the proposed swimming pool in lieu of the 10 foot minimum required

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	1/4/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	2/1/2021	Proposed improvement within rear easement need to be properly vetted; consent from all utility providers and an Easement Installation and Removal Agreement may be required. The easement may need to be required to be abandoned to support construction of a proposed pool / improvements.  Confirm Undergrounding Utility easement location.  Town's stormwater level of service is being meet, based upon calculations provided.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	12/28/2020	There are no fire code concerns with the proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	1/29/2021	This proposed project was approved (7-0) by the Landmarks Preservation Commission (LPC) on 01/20/2020 as Application for Certificate of Appropriateness (COA) #005-2021 with the condition that wood shingles are used for siding. The Commission found that implementation of the proposed variances will not cause negative architectural impact to the subject Landmarked property (7-0).
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	1/4/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	12/28/2020	The applicant needs to demonstrate to the satisfaction of the Town Council that there is a hardship for all of the variances being requested in this application.