

**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-20-00315 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 237 BRAZILIAN AVE

DESCRIPTION:

The applicant recently purchased the duplex located at 235/237 Brazilian Avenue and desires to combine the 2 units into one single family residence. The landscaped open space requirement for a single family residence in the R-C Zoning District is 45%. The existing (previously approved) landscaped open space is 30%. The applicant would like to keep the landscaped open space "as is" and is requesting the following variances: Section 134-948(11): A request for a variance to allow the landscaped open space to be 30% in lieu of the 45% minimum required when combining the two units from a duplex to a single family residence. Section 134-948(11): A request for a variance to allow the perimeter landscaped open space to be 33% in lieu of the 50% of the 45% minimum required when combining the two units from a duplex to a single family residence.

<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	1/29/2021	No Comment.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	12/28/2020	There are no fire code concerns with the proposed project.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	12/28/2020	There are no provisions in the fire code to prohibit the combination of single living spaces. This renovation will most likely trigger the town ordinance that requires providing fire protection in the space.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	1/29/2021	A proposed project was on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 02/24/2021 as Application B-014-2021; however, it has subsequently been withdrawn. It does not appear that there is any proposed exterior work associated with this zoning application. Please note that all proposed changes to exterior would be subject to design review.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	1/4/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	12/28/2020	This new two-family residential development is already nonconforming to the minimum landscape open space requirement. By converting to a single-family home it will become more nonconforming and a variance is required. The applicant is required to demonstrate to the satisfaction of the Town Council that there is a hardship in order to approve the variance.