



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 2/2/21

APPLICATION NO.: Z-21-00332 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 1284 N LAKE WAY

DESCRIPTION:

The applicant is requesting approval to construct a one story 324 square foot pool cabana that will require the following variances:
Section 134-843(7): a 9.75 south side yard setback in lieu of the 12.5 foot minimum required; and
Section 134-1700: the 12 inch roof overhang on the west side of the proposed pool cabana to be allowed to extend into the 25 foot setback from the Lake Trail where only structures less than 4 feet in height are allowed in that setback.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	2/24/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/5/2021	Intersection safe sight triangle per Section 134-1637 for the N Lake Way / Merrain Rd intersection and N Lake Way driveway improvements required.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	2/24/2021	There are no fire code concerns with the proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	3/30/2021	This proposed project was approved (7-0) by the Landmarks Preservation Commission (LPC) on 03/17/2021 as Application for Certificate of Appropriateness (COA) #016-2021. 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	2/24/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	2/24/2021	It is unclear what the hardship is for the roof eave overhang of the proposed pool cabana to be in the 25 foot minimum Lake Trail setback. Also the applicant need to demonstrate to the satisfaction of the Town Council that there is hardship based on Sec. 134-201 of the Code for both of the variances being requested.