



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-21-00331 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 167 SEAVIEW AVE

DESCRIPTION:

The applicant is proposing to construct a 316 square foot two story addition to the rear of the residence for an elevator/mudroom addition that will require the following variances:
1. Section 134-893(7): a west side yard setback of 9.8 in lieu of the 15 foot minimum required in the R-B Zoning District.
2. Section 134-893(13): a cubic content ratio ("CCR") of 5.05 in lieu of the 4.72 existing CCR and the 4.24 maximum CCR allowed in the R-B Zoning District.

<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	No Comments: Re-Certification of stormwater management system for the pool 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 Architectural Commission (ARCOM) on 03/24/2021 as Application B-020-2021. The Commission found that implementation of the proposed variances will not cause negative architectural impact to the subject 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	The applicant needs to demonstrate to the satisfaction of the Town Council that there is a hardship for the variance request based on Sec. 134-201 of the Code.