



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-21-00335 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 1047 S OCEAN BLVD

DESCRIPTION:

1. Section 134-843(8): request a variance to add a 157 square foot second story addition on the north side of the house that will have a 5.25 foot side yard setback in lieu of the 15 foot minimum required.
2. Section 134-843(8): request a variance to add a 343 square foot second story addition on the south side of the house that will have a 6.41 foot side yard setback in lieu of the 15 foot minimum required.
3. Section 134-843(8): request a variance to demolish and rebuild existing staircase on the south side of the residence and maintain the 2.55 foot south side yard setback in lieu of the 15 foot minimum required.
4. Section 134-843(11): request a variance to demolish and rebuild existing staircase on the south side of the residence that will increase the lot coverage by 109 square feet to 44.78% in lieu of the 43.9% existing and the 25% maximum allowed.

<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. Additional stormwater treatment may be required if existing system is insufficient to support improvements.
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) #018-2021. 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	The additions on the second floor, including the redesign of the stairs on the south outside elevation of the house require a variance. This project came to the Town Council not long ago for variances related to the back balcony areas. The applicant needs to demonstrate that a hardship exists for these additional variances on the subject property based on the criteria in Sec. 134-201 of the Code.