



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 3/4/21

**APPLICATION NO.:** Z-21-00344 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

**ADDRESS:** 267 DUNBAR RD

**DESCRIPTION:**

Section 134-893(c): Site Plan Review to allow the construction of a new one and two story 7,500 square foot single family residence on a non-conforming platted lot which is 98.5 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

Section 134-893(5): A variance request to allow the construction of a new one and two story 7,500 square foot single family residence with a street side yard setback of 25 feet in lieu of the 30 foot minimum required 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	3/22/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	5/4/2021	No Comments: A Stormwater Management System to treat the initial runoff from the entire site has been depicted. Driveway off of Bradley Place, a Major Roadway, has been eliminated in accordance with Public Works right-of-way manual.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/22/2021	There are no fire code concerns with this proposed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	3/30/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 04/28/2021 as Application B-030-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	3/22/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	3/22/2021	It's unclear why the applicant cannot design a new home to conform to the Code. The applicant must demonstrate to the Town Council that there is a hardship for the street side yard setback variance based on the criteria in Sec. 134-201 of the Code