



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 4/6/21

**APPLICATION NO.:** Z-21-00354 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

**ADDRESS:** 160 CHILEAN AVE

**DESCRIPTION:**

Section 134-229, Section 134-329 and Section 134-893(b): Special Exception with Site Plan Review to allow the renovation of an existing one story residence by demolishing more than 50% cubic footage on a lot with a width of 50 feet in lieu of the 100 foot minimum required and an area of 8,000 square feet in lieu of the 10,000 square foot minimum required in the R-B Zoning District. Additionally, the applicant is proposing to construct one story additions totaling 950 square foot that will require the following variances to be requested:

Section 134-893(7): to allow a 4.7 foot east side yard setback in lieu of the 12.5 foot minimum required in the R-B Zoning District.

Section 134-893(7): to allow a 5.2 foot west side yard setback in lieu of the 12.5 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	4/22/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/1/2021	- Applicant shall be required to remove existing curb cut no longer being utilized. Create new on-street parking stall in front of lot if space allows.  - Consent from utility providers and an agreement with the Town shall be required for improvements within utility easement. Town serving 8" Sewer Gravity Main exists within easement.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/22/2021	There are no fire code concerns with this proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	4/29/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 05/26/2021 as Application B-043-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	4/26/2021	The applicant is required to demonstrate to the satisfaction of the Town Council that there is a hardship based on 134-201 of the Code. When demolishing more than 50% by cubic footage, the new house should meet the Town's zoning requirements.