



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-21-00351 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 236 VIA LAS BRISAS

DESCRIPTION:

A request to enclose an existing 441 square foot pergola and an existing 137 square foot loggia with permanent roof structures that would require the following variances:
1) Section 134-893(13): A cubic content ratio of 4.48 in lieu of the 4.0 existing and the 3.89 maximum allowed in the R-B Zoning District.
2) Section 134-893(11): A lot coverage of 28.6% in lieu of the 25.7% existing and the 25% maximum allowed in the R-B Zoning District for lots over 20,000 square feet.

<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	No Comments: Applicant shall be required to check the Stormwater Management System constructed in 1997 for the site. Systems are required to be checked and recertified to the Town every 5 years.
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-041-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/1/2021	It is unclear what the hardship is related to this variance. The pergola was allowed as a ccr and lot coverage exception when the house was built as an open pergola. The solid roof is not permitted when an exception is granted.