



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-21-00350 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 217 LA PUERTA WAY

DESCRIPTION:

The applicant owns 212 Nightingale Trail and is under contract to purchase 217 La Puerta in order to combine the two properties to construct a new one-story guest house with a new pool on the La Puerta parcel. The residence at 212 Nightingale will remain as is. Once combined, the lot would have an area of 25,162 square feet and a depth of 251.5 feet and thus the development of the lot is subject to the front and rear yard setbacks in the R-AA District. The following variance is being requested:
Section 134-893(7): To allow a new one-story guest house to have a 25 foot street rear yard setback in lieu of the 35 foot minimum required 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: Rear easement has been abandoned, Resolution No. 33-2018. Remove overhead lines from site plans. Furthermore, a stormwater management system to treat the initial runoff from the proposed improvements has been depicted.
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-040-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	4/26/2021	A unity of title agreement is required to combine the lots. The applicant is required to demonstrate to the satisfaction of the Town Council that a hardship exists for the street rear yard setback variance based on Sec. 134-201 of the Code.