



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 6/1/21

APPLICATION NO.: Z-21-00372 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 301 POLMER PARK RD

DESCRIPTION:

The subject property is 37,818 square feet in total area. The applicant is requesting a variance to split the lot which would result in two resulting lots that would have the following lot areas: East Lot with residence -22,873 square feet; and West vacant lot -14,945 square feet. Both parcels would exceed the minimum area requirement in the RA-B Zoning District, which is 10,000 square feet. All improvements will be removed from the West lot and the following variances are being requested in order to split the properties and retain the residence on the East lot:

Section 134-893 (a)(b)(1) Lot area (b) Side yard: a west side yard setback of 8.25 feet (for the proposed East lot) in lieu of the 17.5 foot minimum required for a lot in the R-B Zoning District that is in excess of 20,000 square feet and has a width in excess of 150 feet.

Section 134-893 (a)(b)(l) Lot area (e) lot coverage: a lot coverage of 29% in lieu of the 25% maximum allowed for a lot in excess of 20,000 square feet 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	6/18/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/3/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2021	The proposed project does not conflict with the adopted fire codes.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	6/23/2021	It does not appear there is any proposed exterior work associated with this zoning application that would require design review. Please note that all proposed changes to exterior would be subject to design review.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/21/2021	In order to approve the administrative lot split, the applicant will be required to meet all concurrency requirements and obtain the requested variance. It's unclear what the hardship is as this is a self created variance request in order to split the lot.