



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-21-00373 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 114 SEASPRAY AVE

DESCRIPTION:

Section 134-893 (9): The applicant is proposing to demolish the existing wood staircase and railing at the garage accessory building that is not code compliant and replace it with a new masonry staircase that will have a 42 square foot bathroom addition tucked below it. The following variances are being requested: 1) a rear yard setback of 2.4 feet for the new staircase in lieu of the 15 foot minimum rear yard setback required in the R-B Zoning District for a lot that is 12,060 square feet in area. 2) a rear yard setback of 2.4 feet for the new bathroom addition in lieu of the 10 foot minimum rear yard setback 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	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	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 07/28/2021 as Application B-070-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/21/2021	The applicant is requesting to demolish and rebuild a redesigned outside staircase with a bathroom underneath. The existing accessory building is nonconforming and the staircase is in need of work, however, the rebuild the staircase does require a variance.