



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/4/21

APPLICATION NO.: Z-21-00361 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 334 CHILEAN AVE

DESCRIPTION: Section 134-948: A request for a variance to construct a new 5,270 square foot, two story residence, on a non-conforming lot with a lot area of 9,384 sq. ft. in lieu of the 10,000 sq. ft. minimum required in the R-C Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	5/20/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/22/2021	Stormwater Management System does not meet the level of service required. Additional treatment needs to be provider of a waiver from the Chapter 86 needs to be requested. Show existing and proposed landscape, above ground utilities and parking on Chilean in front of site on Site Civil Stormwater Plans. Removal of two driveway connections. New driveway location more centered to the lot. Depict proposed grade of the driveway. Less than 12% preferred.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	5/20/2021	There are no conflict with the adopted fire code and the proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	5/28/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 06/23/2021 as Application B-050-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	5/20/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/29/2021	The proposed home meets all zoning requirements with the exception of being on a non-conforming lot.