

**TOWN OF PALM BEACH SHORES
247 EDWARDS LANE
DEVELOPMENT REVIEW COMMITTEE MEETING**

December 3, 2008

2:00 p.m.

AGENDA

- 1. SPR08-19 & A/AR08-19 Rutherford & Nan Spessard, 333 Claremont Lane, lot 148.**

Applicant proposes to demolish existing one story single family residence and construct an entirely new one story single family residence.

- 2. V08-8 William Wegerbauer, 313 Sandal Lane, lot 353**

Applicant requests relief from Pf. 5.5 "Front yard" in order to construct a front entry feature which would encroach 4' into front building setback.

- 3. SPR08-20 & A/AR08-20 William Wegerbauer, 313 Sandal Lane, lot 353**

Applicant proposes to demolish existing garage, construct a second story addition, and add a new entry at front of existing one story single family residence.

PRESENT: Rob Schiallo from RJS Builders representing the homeowners. Also Richard Laabs, Manuel Palacios, Carolyn Gangwer, Thomas Mills, Keith Davis, and Cindy Lindskoog – all representing the Town.

Mayor Mills gave a brief introduction to the meeting attendees, explaining the reason for this committee, and the procedures to be followed.

- 1. SPR08-19 & A/AR08-19 Rutherford & Nan Spessard, 333 Claremont Lane, lot 148.**

Applicant proposes to demolish existing one story single family residence and construct an entirely new one story single family residence.

Rob Schiallo explained that this is a single story CBS home similar in size and style to others that RJS has built in town. There will be a brick paver driveway and a pool. Everything is within the setbacks. A landscape plan was also submitted, showing

existing and proposed new plantings. During the discussion, the following points were made:

- The required minimum finished floor elevation is 18", so the figure on the plan needs to be adjusted;
- The ngvd elevation should be the average of four elevations, so it should be 5.48. Then the grade elevation should be 1 ½' above that, and the floor elevation 6" above that. This needs to be corrected, and the application needs to have the same numbers;
- On the landscape plan, the garage looks to be a separate building. On the site plan, it appears to be attached to the house. The landscape plan will be corrected;
- The Title pages says the "Brand" family – this is the future owner. To avoid any confusion, this will be changed to show the Spessards, or simply New Home;
- There is a 2' roof overhang along the front elevation;
- The location of the A/C and pool equipment will be corrected on the landscape plan, to show it in the rear as on the site plan, and noise buffering will be shown;
- Square footage under air (existing, proposed, and the difference) will be shown on the site plan;
- Existing hibiscus and vines are quite high, and photos will be presented;
- Code requires three trees between the front building line and the front property line;
- The roof and driveway will be a matching terra cotta color, with earth-tone beige for the house. Mr. Schiallo will bring color chips and/or photos of a similarly colored home to the Planning & Zoning Board meeting.

Town Clerk Gangwer presented a form to Mr. Schiallo regarding additional development costs and roll-off dumpsters. He signed as agent and received a copy. He was informed that the deadline for paperwork is December 15th in order to appear at the Planning and Zoning meeting on December 23rd.

2. V08-8 William Wegerbauer, 313 Sandal Lane, lot 353
Applicant requests relief from Pf. 5.5 "Front yard" in order to construct a front entry feature which would encroach 4' into front building setback.

3. SPR08-20 & A/AR08-20 William Wegerbauer, 313 Sandal Lane, lot 353
Applicant proposes to demolish existing garage, construct a second story addition, and add a new entry at front of existing one story single family residence.

Mr. Wegerbauer, the homeowner, was present along with Mr. Yeckes, the architect for this project. Mr. Yeckes explained that the applicant proposes to demolish the existing garage and build a new 2 car garage closer to the front as well as a new second floor above the garage. There would also be a new extension to the existing utility room which will act as a transition from the 1st to the 2nd floor. There is an added front entryway

which accentuates the front entrance. The roof at the existing front entry extends 40” into the front setback, and the proposed entry is 48” into the setback, so only an 8” difference. There are no proposed changes to the driveway.

During discussion, the following points were made:

- The plans should show the existing roof and the proposed roof over the entryway so that the minimal difference (8”) between the two is obvious;
- The rest of the expansion complies with code;
- Adjustments will be made to better reflect the new square footage under air, and to give credit for the demoed area;
- Maximum lot coverage is 35% for a two-story home. This project seems to be 86 square feet over. Mr. Yeckes will recalculate his figures;
- The ratios between the 1st and 2nd floors should be shown, even if they comply with code;
- Combined square footage of 1st and 2nd floors cannot be greater than 50% of the lot. These figures should be included on the plans;
- Garage floor area and elevation should show on the plans;
- The courtyard cannot be enclosed at any time in the future, since this would affect lot coverage;
- The Planning and Zoning Board can approve the proposed move of the A/C equipment from the rear to the side, and the applicant should mention that the neighbor has no bedroom windows in that area;
- The applicant should show the relative elevation from the crown of the road;
- The railing in front of the window on the second floor is decorative, not usable;
- The applicant brought pictures to show that the existing landscaping includes a fence and a hedge which block the view between neighbors;
- The new slab for the proposed portable spa/hot tub is sunken.

The variance request will go before the Planning and Zoning Board on December 23rd and Commission on January 26th. The site plan will be seen at the DRC meeting on January 7th, then to the January Planning and Zoning meeting. Town Clerk Gangwer presented the form regarding additional development costs and roll-off dumpsters to Mr. Wegerbauer.

OTHER BUSINESS

There was a brief discussion about modifications to the approved landscape plan for the new 2 story Clarke residence at 318 Tacoma Lane. Shane Humble of Landscape Management Services represented the applicant. He explained that he wished to keep the four foxtail palms that were to be replaced in the original plan. In the rear, the previously approved 6’ ficus hedge is unnecessary since there is an existing 6’ fence, so he would like to eliminate the hedge. It was decided that the revised plan could appear before the Planning and Zoning Board in December.