

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

**September 3, 2008**

**2:00 p.m.**

**RECAP**

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- 1. SPR07-10 & A/AR07-10 Joel & Linda Silberstein, 131 Cascade Lane, lot 259.  
Applicant proposes to construct an entirely new two story single family residence.**
  
- 2. V08-6 Dale & Jane Reilley, 200 Cascade Lane, lots 246/247.  
Applicant seeks relief from Pf. 5.7 in order to build an addition to an existing single family residence which will encroach into required side yard setback.**
  
- 3. SPR08-15 & A/AR08-15 Dale & Jane Reilley, 200 Cascade Lane, lots 246/247.  
Applicant proposes to construct an addition on the west side of an existing single family residence.**
  
- 4. SPR08-16 & A/AR08-16 Joseph & Lauren Kirby, 333 Sandal Lane, lot 357.  
Applicant proposes additions and renovations to the first floor and an entirely new second floor addition to an existing single family residence.**

PRESENT: Town Attorney Keith Davis, Town Zoning Official Manual Palacios, Planning and Zoning Board member Richard Laabs, Town Administrator Cindy Lindskoog and Town Clerk Carolyn Gangwer.

Mr. Davis gave brief explanation of processes and duties of Development Review Committee.

**V08-6 Dale & Jane Reilley, 200 Cascade Lane, Lots 246-247**

Rob Schialla and Denise Guadagnino from RJS Builders were present on behalf of the owners.

The Attorney asked if the bathroom was always located in its current position? Mr. Schialla stated that it was original with the house. After some discussion, Mr. Davis read Pf. 13.2 aloud, and opined that this project does not require a variance to proceed.

**SPR 08-15 & A/AR08-15 Dale & Jane Reilley, 200 Cascade Lane, Lots 246-247**

Discussion regarding the Reilley site plan commenced. Mr. Schialla noted that Jill Risser prepared the plans for this project, and she is very familiar with the Town's codes and character. The front entry area is being upgraded, the color of the house will change, and the pool will be moved to a more central location in the rear yard. The driveway will change to Old Chicago brick.

A landscape plan prepared by a landscape architect will be ready for the Planning and Zoning Board meeting.

Mr. Davis confirmed that this house sits on 2 lots. Mr. Palacios congratulated the applicants on a nice job.

Attorney Davis asked for the following minor changes and additions to the plans:

- Show 25 linear feet at 15' setback, and the rest at 25 linear feet.
- Show roof pitch.
- Be sure that A/C and pool equipment is clearly shown on plan. Ensure that pool heater is placed per code. The applicant was encouraged to buffer this equipment with landscaping.
- The scale on the plan is listed at 1 – 4 but actually is 1 – 8.

The Town Clerk reviewed due dates for revised plans, and reminded the applicants of the requirement for a construction timetable.

**SPR08-16 & A/AR08-16 Joseph & Lauren Kirby, 333 Sandal Lane, lot 357.**

Project architect Raymond Berry was present along with Mr. Kirby and Mr. Kirby's mother, Sara Merritt.

Mr. Berry explained that Mr. Kirby has been a resident of the town for 20 years, and that Ms. Merritt lives next door to him. The plan is to have Ms. Merritt move in with Mr. Kirby, and perhaps sell her house some time in the future.

The architect reviewed the floor plans with the assembled:

- A new entry way is proposed for the front.
- The existing bedroom and bathroom will be converted into a kitchen.
- The existing kitchen will become a bedroom and bath for Ms. Merritt.
- The area to the rear will be used as a bedroom and workout area.
- A swimming pool is proposed in front of the house, behind the front setback.
- It was determined that the size of the balcony met code.

The elevation drawings were reviewed:

- Front – existing 2 car garage, new entry proposed, 2<sup>nd</sup> floor set back 2' on the side. Balcony is behind the opening above the front door.
- West – door into storage area, little bay houses stair landing,
- North – French doors to small patio. Two doors on back are existing, but may be changed; bathroom windows on second floor are glass block for privacy. Two kitchen windows to be removed.

There was some discussion regarding the exact height. Mr. Berry explained that he uses 100 as the base elevation. The building will be 24'- 9.5" from the slab to the top of the roof, and slab is 18" above the crown of the road.

Discussion ensued regarding the pool, proposed in front of the existing house. Attorney Davis explained that Town Code at Pf. 12.3 (a)(1) prohibits swimming pools to be placed between the front property line and the main structure on any lot located in District A except for corner lots in A. There was some discussion as to the feasibility of putting the pool in the rear yard. Mr. Laabs suggested changing the shape of the pool to better match to contour of the rear yard. Mr. Kirby noted that the presence of an electric transformer at the back of the property, and the small size of the rear yard precluded placing the pool in the rear yard.

There was general discussion regarding the calculations for the new portions of the house. Mr. Palacios noted that the second floor FAR was not 12%, but actually 33% of the first floor.

Mr. Kirby will inform the Town Clerk by tomorrow if he plans to continue with the site plan minus the proposed pool.

**SPR07-10 & A/AR07-10 Joel & Linda Silberstein, 131 Cascade Lane, lot 259.**

Linda Silberstein was present to discuss the project.

Mr. Davis asked Ms. Silberstein if there had been any changes to the plans since the last time that DRC reviewed them. The applicant stated that the house was returned to the 'pre-variance' location.

The Town Attorney stated that the setbacks, lot coverage, FAR, roof pitch and height were all within code.

There was some discussion regarding the A/C unit located on the west side of the house. Ms. Silberstein explained that it is needed at that location in order to more efficiently service the west side one story portion of the house. Buffering of this unit was suggested. The applicant noted that there will be a fence and landscaping which will hide this unit. The Planning and Zoning Board will need to approve the location of the unit at the side of the house.

The proposed pool will not be screened.

The landscape plan was briefly reviewed.

Town Clerk Gangwer reviewed dates when any outstanding items are due, and the date and time of the Planning and Zoning Board meeting. She also reminded the applicant that a construction time table will need to be submitted for approval.