



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com



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RECEIVED
By yfigueroa at 2:14 pm, Apr 15, 2024

Line #	Zoning Legend PREVIOUSLY APPROVED A-24-03637			
1	Property Address: 325 VIA LINDA			
2	Zoning District: R-B LOW DENSITY RESIDENTIAL			
3	Structure Type: 2 STORY CMU RESIDENCE + ACCESSORY STRUCTURE(S)			
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SF	39,434 SF	N/C
6	Lot Depth	100' MIN.	+/- 360'	N/C
7	Lot Width	100' MIN	+/- 117'	N/C
8	Lot Coverage (Sq Ft and %)	11,830 SF/30%	N/A	11,648 SF/29.5%
9	Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Accessory Structures, etc)		N/A	27,570SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	177,300 SF/4.5	N/A	164,138CF/4.17
11	*Front Yard Setback (Ft.)	25' (1) & 30' (2)	N/A	30'-2"(1)&30'-10"(2)(S)
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	12'-7 1/2" (N)
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-1 1/2" (N+E)
14	*Rear Yard Setback (Ft.)	25'-0" > 4'H	N/A	25'-6"/68-1.75" (1-W)
15	Angle of Vision (Deg.)	N/A	N/A	N/A CUL-DE-SAC
16	Building Height (Ft.)	14' (1) & 22' (2)	N/A	12'-6" (1) & 22' (2)
17	Overall Building Height (Ft.)	22' (1) & 30' (2)	N/A	17'-0"(1) 30'-0"(2)
18	Crown of Road (COR) (NAVD)	N/A	16.92' NAVD	N/C
19	Max. Amount of Fill Added to Site (Ft.)		N/A	LESS THAN EXIST
20	Finished Floor Elev. (FFE)(NAVD)	7.0' NAVD MIN	N/A	7.0' NAVD
21	Zero Datum for point of meas. (NAVD)	C.O.R. + 18"	N/A	18.42' NAVD
22	FEMA Flood Zone Designation	ZONE 'AE' + 'X'	N/A	N/C
23	Base Flood Elevation (BFE)(NAVD)	6.0' NAVD +1.0'	N/A	7.0' NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	17,745SF/45%	22,518 SF/57%	18,710 SF/47.4%
25	Perimeter LOS (Sq Ft and %)	5,097SF/40%		N/A
26	Front Yard LOS (Sq Ft and %)	2,038/SF40%	3,800SF/74%	4,214 SF/82%
27	**Native Plant Species %	Please refer to separate landscape legend.		

* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304

Line #	Zoning Legend PROPOSED ARC-24-074			
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27	**Native Plant Species %	Please refer to separate landscape legend.		

* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

PROPOSED REVISIONS

- LANDSCAPE OPEN SPACE REVISIONS -PER LANDSCAPE/HARDSCAPE DRAWINGS

PROPOSED RESIDENCE AT:

325 VIA LINDA

TOWN OF PALM BEACH

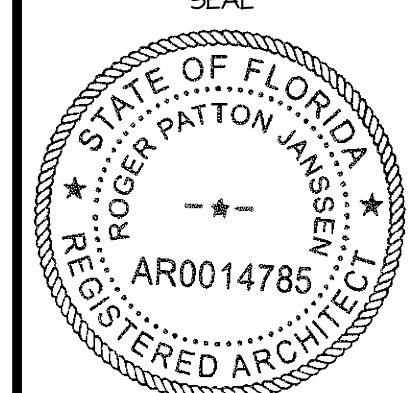
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE AA-C001814

DATE: 12-15-2023 PERMIT SET
 DRAWN: MLM
 REVISIONS:
 • 01-22-2024 PERMIT COMMENTS
 • 03-14-2024 ARCOM FIRST SUBMITTAL
 • 04-01-2024 ARCOM FINAL SUBMITTAL

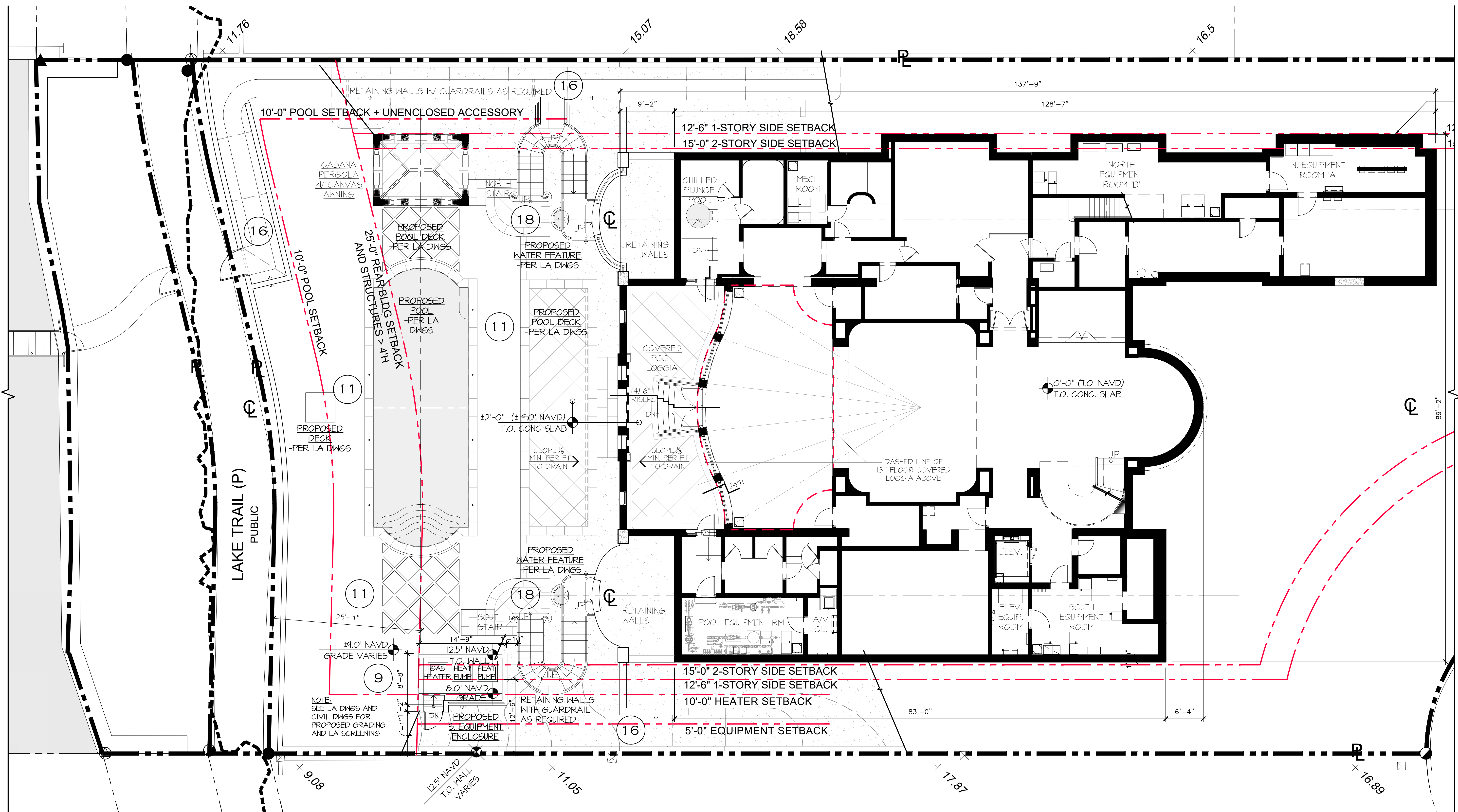
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ROGER P. JANSSEN AR-14785
ARCOM # ARC-24-074

DRAWING NO.

SP-1.05



PROPOSED REVISIONS

MECHANICAL

9. PROPOSED SOUTH EQUIPMENT ENCLOSURE FOR POOL EQUIPMENT.

HARDSCAPE ALTERATIONS

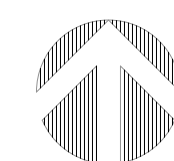
11. PROPOSED POOL, POOL DECK AND ASSOCIATED HARDSCAPE MODIFICATIONS AT WEST REAR YARD, INCLUDING ELIMINATING THE FIRE PIT WITH BUILT-IN SEATING & THE WATER FEATURE WEST OF THE POOL.

FENCES, WALLS AND GATES

16. PROPOSED REVISIONS TO SITE WALLS, DRAINAGE CURBS & PROPOSED TOPO INCLUDING UPDATE TO LAKE TRAIL SITE WALL, GATE AND L-SHAPED RETAINING WALL FOOT PRINT TO ACCOUNT FOR PLANTING AREA AND HEIGHT RESTRICTIONS.
 18. AT THE NORTH AND SOUTH EXTERIOR STAIRS PROPOSAL FOR AN ENGAGED WATER FEATURE. SEE ELEVATION FOR DESIGN INTENT.

**PROPOSED
MAIN HOUSE BASEMENT**

SCALE: N.T.S.



PROPOSED RESIDENCE AT:

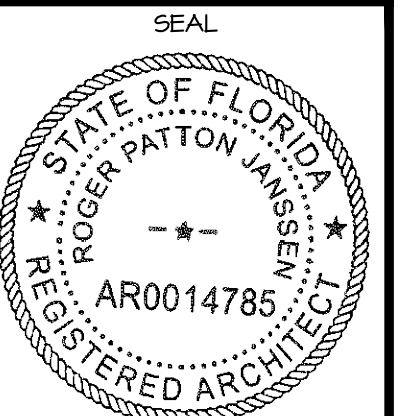
325 VIA LINDA

TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA

DAILEY JANSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE WA-000174

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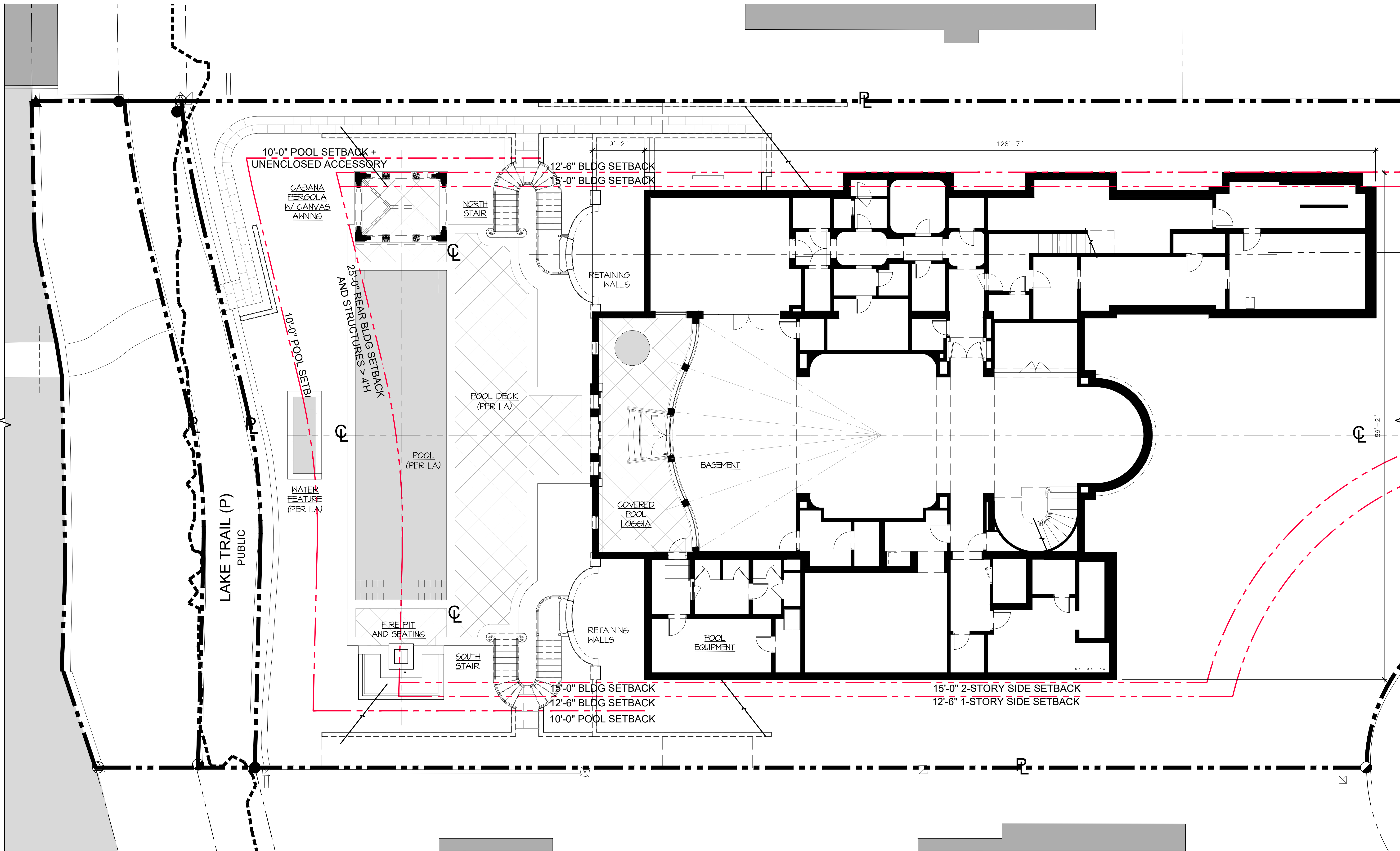
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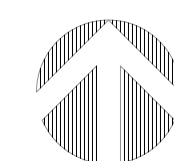
ROGER P. JANSEN AR-14785
ARCOM # ARC-24-074

DRAWING NO.

A-1.01



PREVIOUSLY APPROVED
 MAIN HOUSE BASEMENT PLANS
 SCALE: N.T.S.



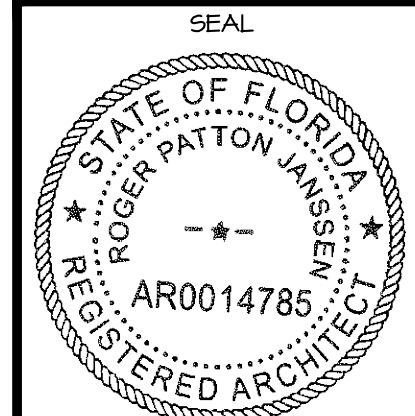
PROPOSED RESIDENCE AT:

325 VIA LINDA
 TOWN OF PALM BEACH

DAILEY JANSEN ARCHITECTS
 PALM BEACH COUNTY, FLORIDA
 400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001R14

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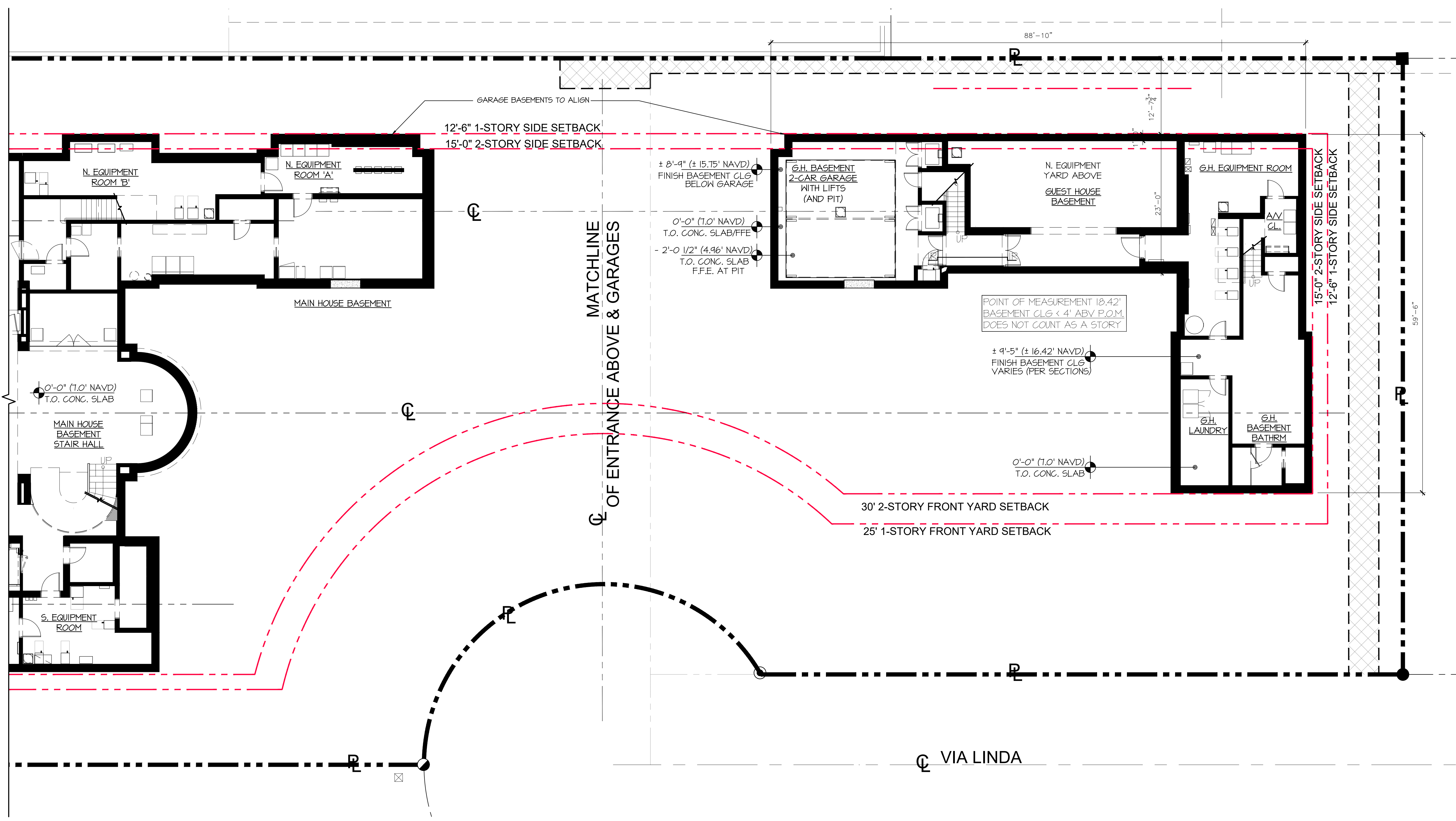


ROGER P. JANSEN AR-14785

ARCOM # ARC-24-074

DRAWING NO.

A-1.01A



NO REVISIONS TO
PREVIOUSLY APPROVED
GUEST HOUSE BASEMENT
SCALE: N.T.S.



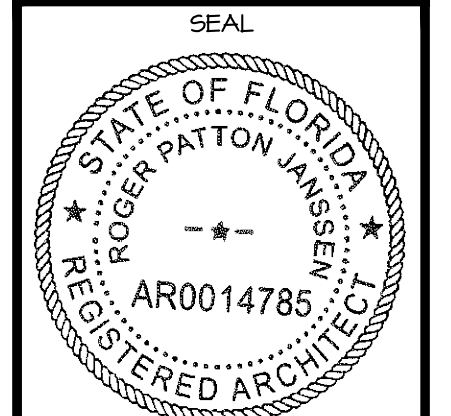
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325 VIA LINDA
PALM BEACH COUNTY, FLORIDA

DAILEY JANSEN ARCHITECTS
TOWN OF PALM BEACH
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001R14

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FINAL SUBMITTAL

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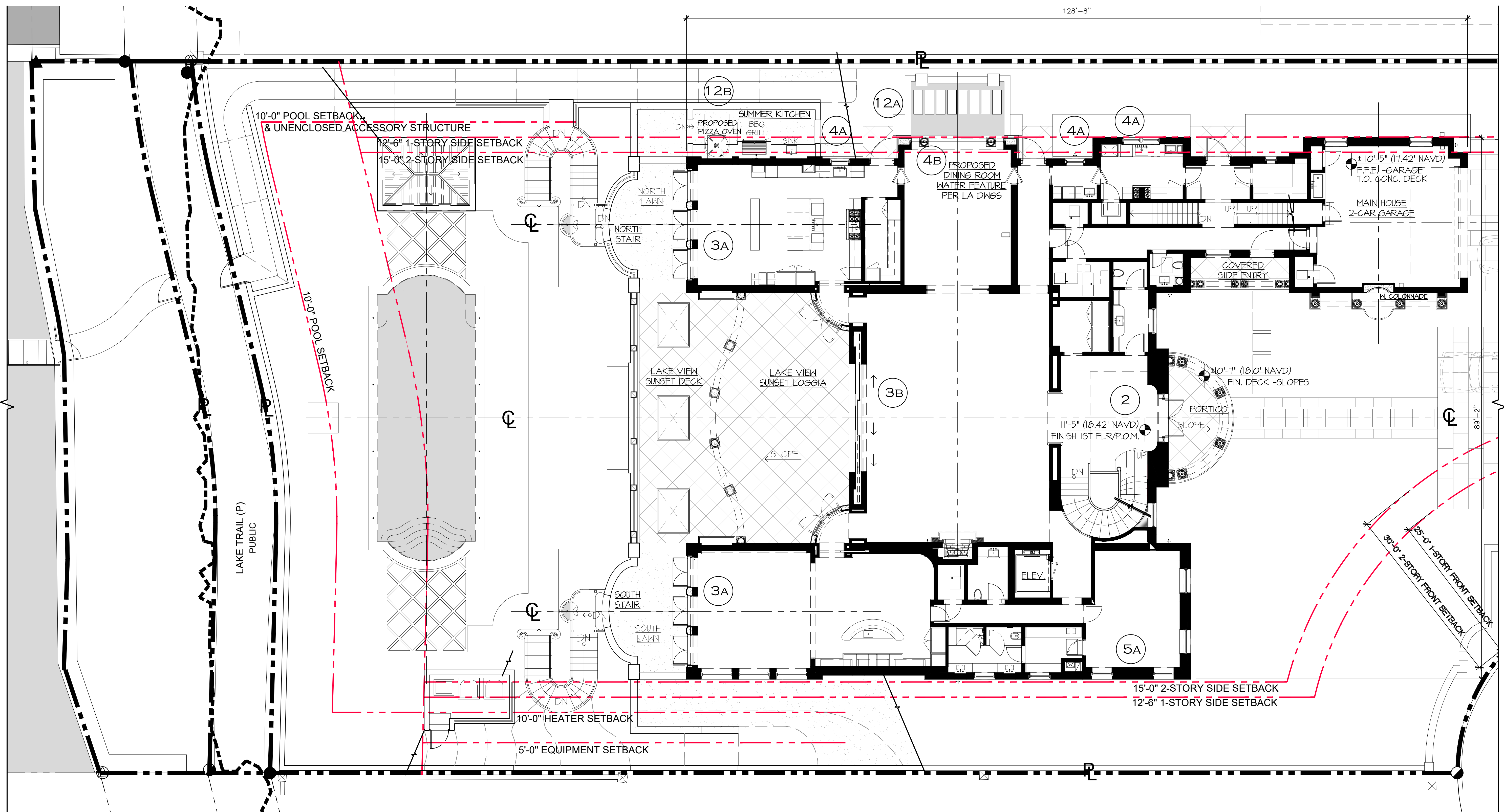


ROGER P. JANSEN AR-14785

ARCOM # ARC-24-074

DRAWING NO.

A-1.02



PROPOSED REVISIONS

FENESTRATION MODIFICATIONS

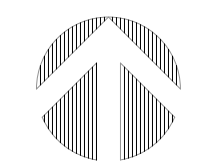
- 2. ENTRY DOOR MODIFICATION, ADD SIDELITES AND MODIFIED DESIGN.
- 3a. PROPOSED (3) PAIRS OF DOORS IN LIEU OF FIXED UNITS.
- 3b. THE SLIDING DOORS HAVE (3) PANELS IN LIEU OF (4).
- 4a. PROPOSED (4) CASEMENT WINDOWS IN LIEU OF DOUBLE-HUNG.
- 4b. AT THE DINING ROOM BAY RESPACE THE TWO CENTER COLUMNS.
- 5a. RELOCATE (2) DOUBLE-HUNG WINDOWS TO THE EAST END.

HARDSCAPE ALTERATIONS

- 12a. PROPOSED MODIFICATIONS TO THE NORTH SIDE YARD PER THE LANDSCAPE/HARDSCAPE DRAWINGS INCLUDING THE PROPOSED WATER FEATURE CENTERED ON DINING ROOM BAY.
- 12b. PROPOSED PIZZA OVEN AT THE SUMMER KITCHEN.

PROPOSED MAIN HOUSE FIRST FLOOR

SCALE: N.T.S.



PROPOSED RESIDENCE AT:

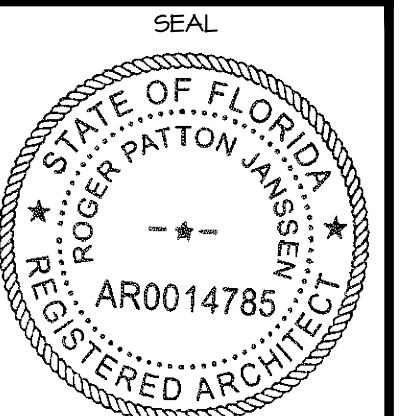
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PALM BEACH COUNTY, FLORIDA

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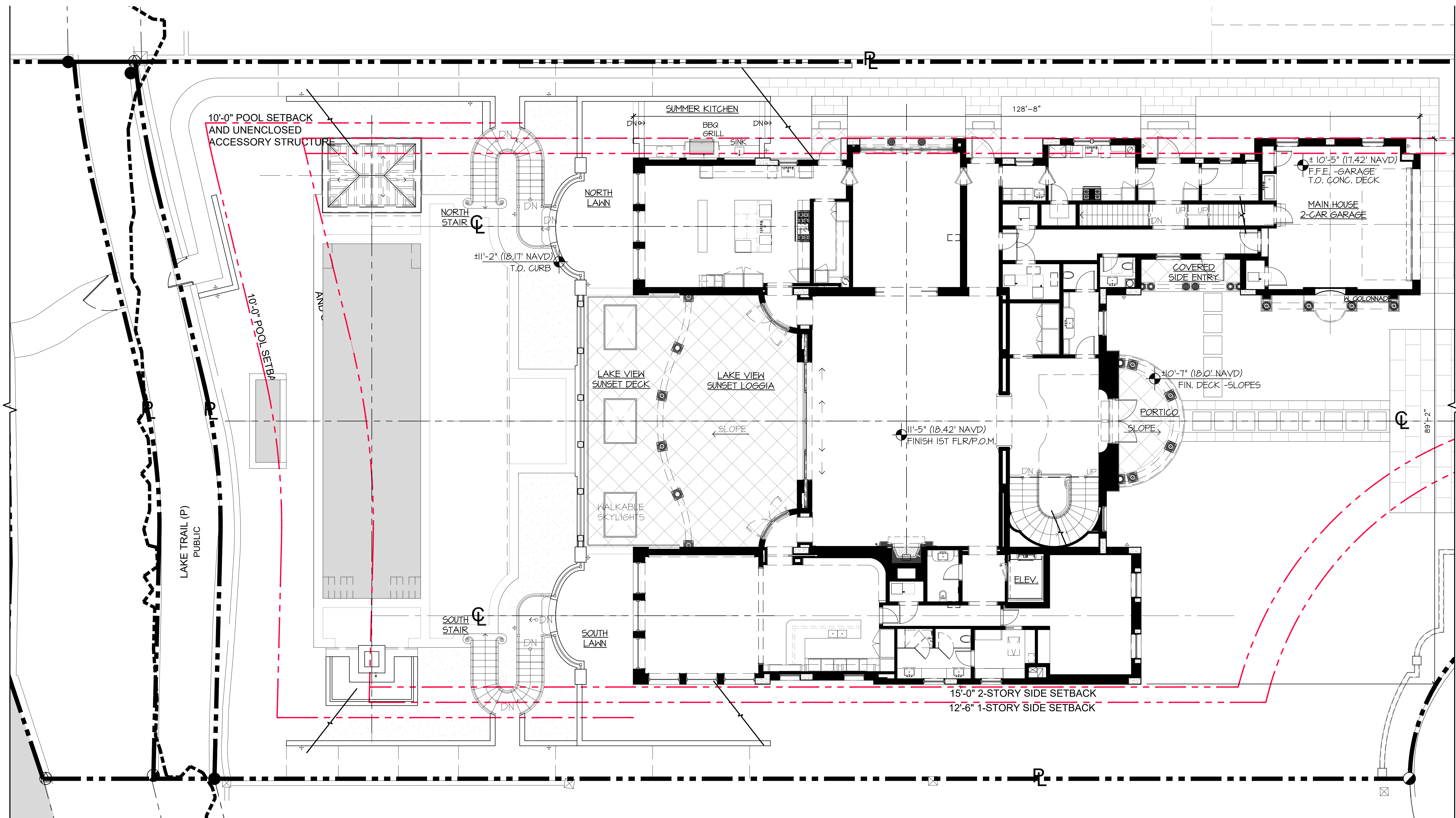


ROGER P. JANSSEN AR-14785

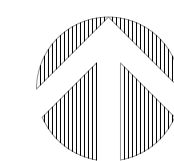
ARCOM # ARC-24-074

DRAWING NO.

A-1.03



PREVIOUSLY APPROVED
 MAIN HOUSE
 FIRST FLOOR PLANS
 SCALE: N.T.S.



PROPOSED RESIDENCE AT:
325 VIA LINDA
 PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

DAILEY JANSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174

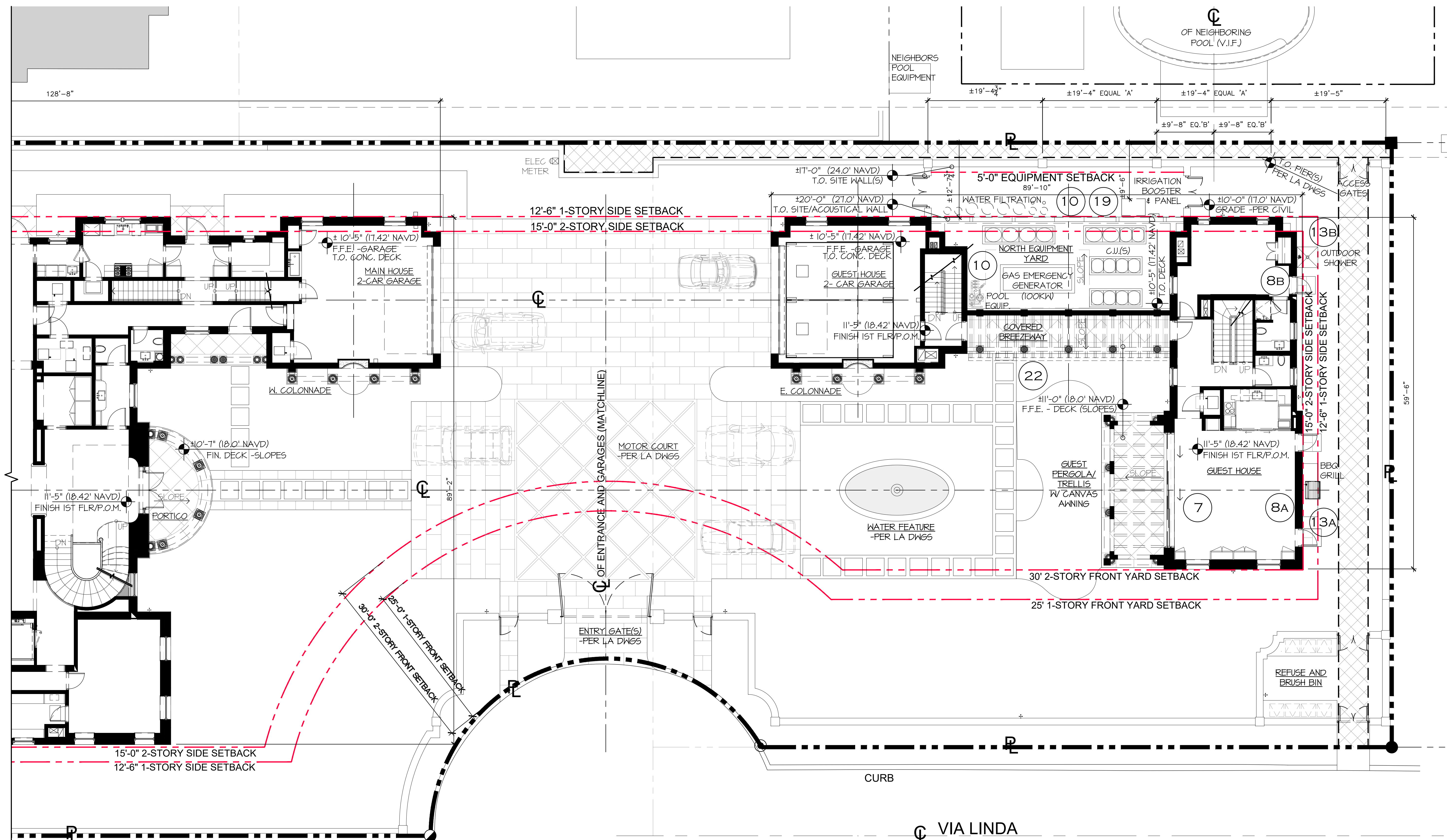
DATE: 12-15-2023 PERMIT SET
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 • 03-14-2024 ARCOM
 FIRST SUBMITTAL

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ROGER P. JANSEN AR-14785
 ARCOM # ARC-24-074
 DRAWING NO.

A-1.03A

ORIGINALLY: ARC-23-014 AND ZON-23-024 JOB NUMBER: 22-126



PROPOSED REVISIONS

FENESTRATION MODIFICATIONS

- 7. SLIDING DOORS W/ (3) EQUAL PANELS IN LIEU OF (6).
- 8a. PROPOSAL TO ELIMINATE THE CENTER WINDOW AND REVISE THE (2) OUTER WINDOWS TO FRENCH DOORS.
- 8b. PROPOSAL TO REVISE (1) WINDOW TO A FRENCH DOOR.

MECHANICAL

- 10. RELOCATE WATER FEATURE EQUIPMENT TO NORTH EQUIPMENT YARD, AND RELOCATE THE WATER FILTRATION AND IRRIGATION BOOSTER & PANEL. ALL TO BE WITHIN THE NORTH EQUIPMENT YARD AND SITE WALLS.

HARDSCAPE ALTERATIONS

- 13A. PROPOSED BBQ GRILL.
- 13B. PROPOSED OUTDOOR SHOWER.

FENCES, WALLS AND GATES

- 19. PROPOSED ACOUSTICAL SITE WALL AT THE NORTH EQUIPMENT YARD, SETBACK WITHIN THE 1-STORY BUILDABLE AREA.

MISC.

- 22. COVERED BREEZEWAY AT GUEST HOUSE WITH PROPOSAL FOR SOLID NORTH WALL WITH PARAPET (TO SEPARATE FROM THE EQUIPMENT YARD), AND ROOF SLOPING TO THE SOUTH IN LIEU OF HIP.

PROPOSED GUEST HOUSE FIRST FLOOR

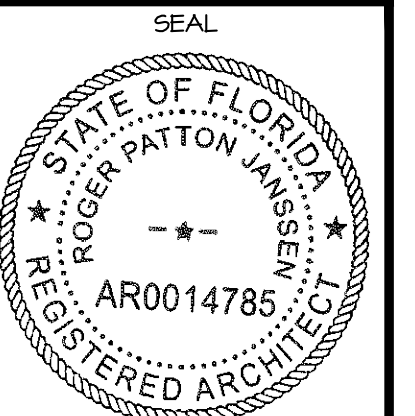
SCALE: N.T.S.



325 VIA LINDA
 PALM BEACH COUNTY, FLORIDA
 DAILEY JANSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE AA-C0014

PROPOSED RESIDENCE AT:
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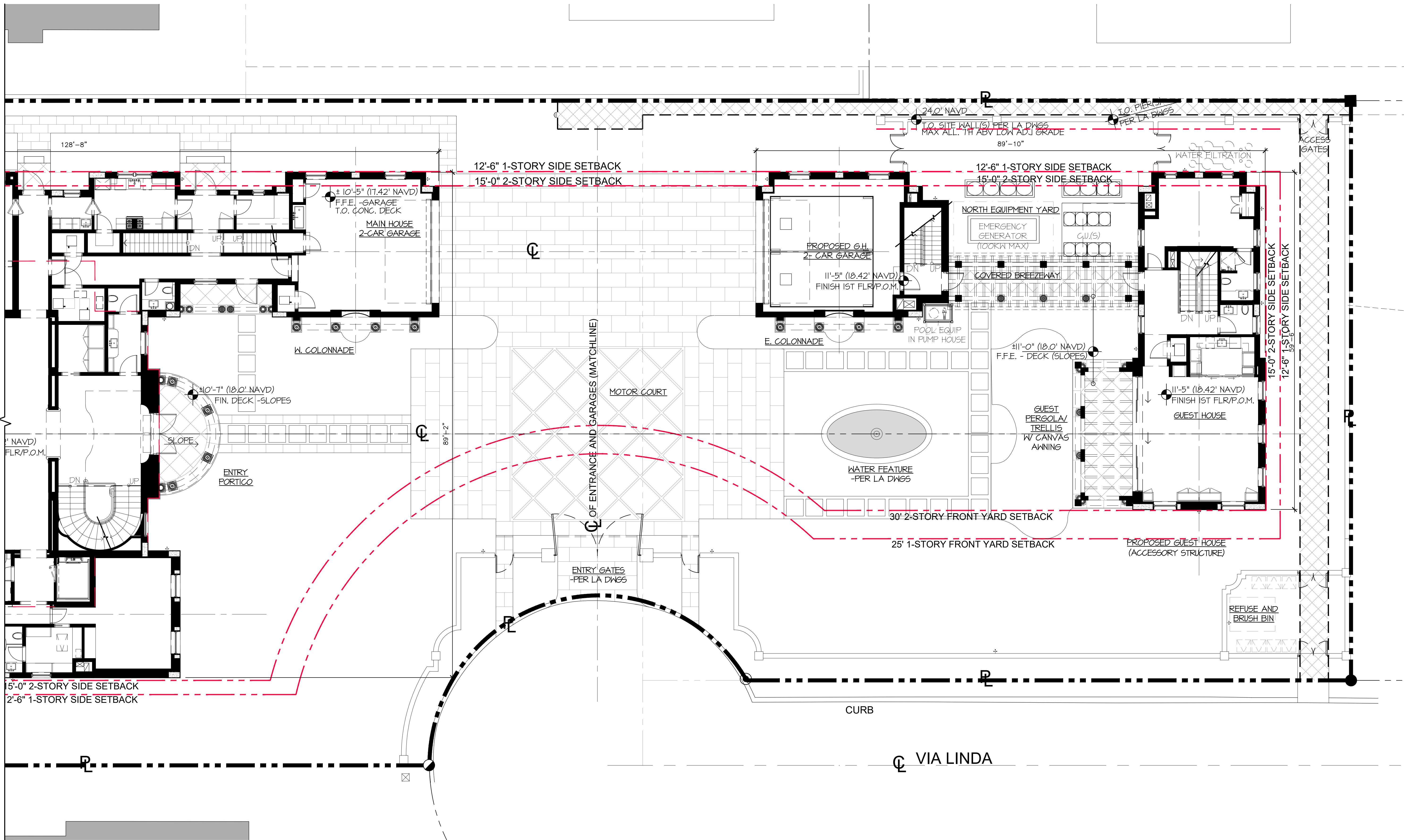


ROGER P. JANSEN AR-14785

ARCOM # ARC-24-074

DRAWING NO.

A-1.04



PROPOSED RESIDENCE AT:

325 VIA LINDA

PALM BEACH COUNTY, FLORIDA

DAILEY JANSEN ARCHITECTS

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ROGER P. JANSEN AR-14785

ARCOM # ARC-24-074

DRAWING NO.

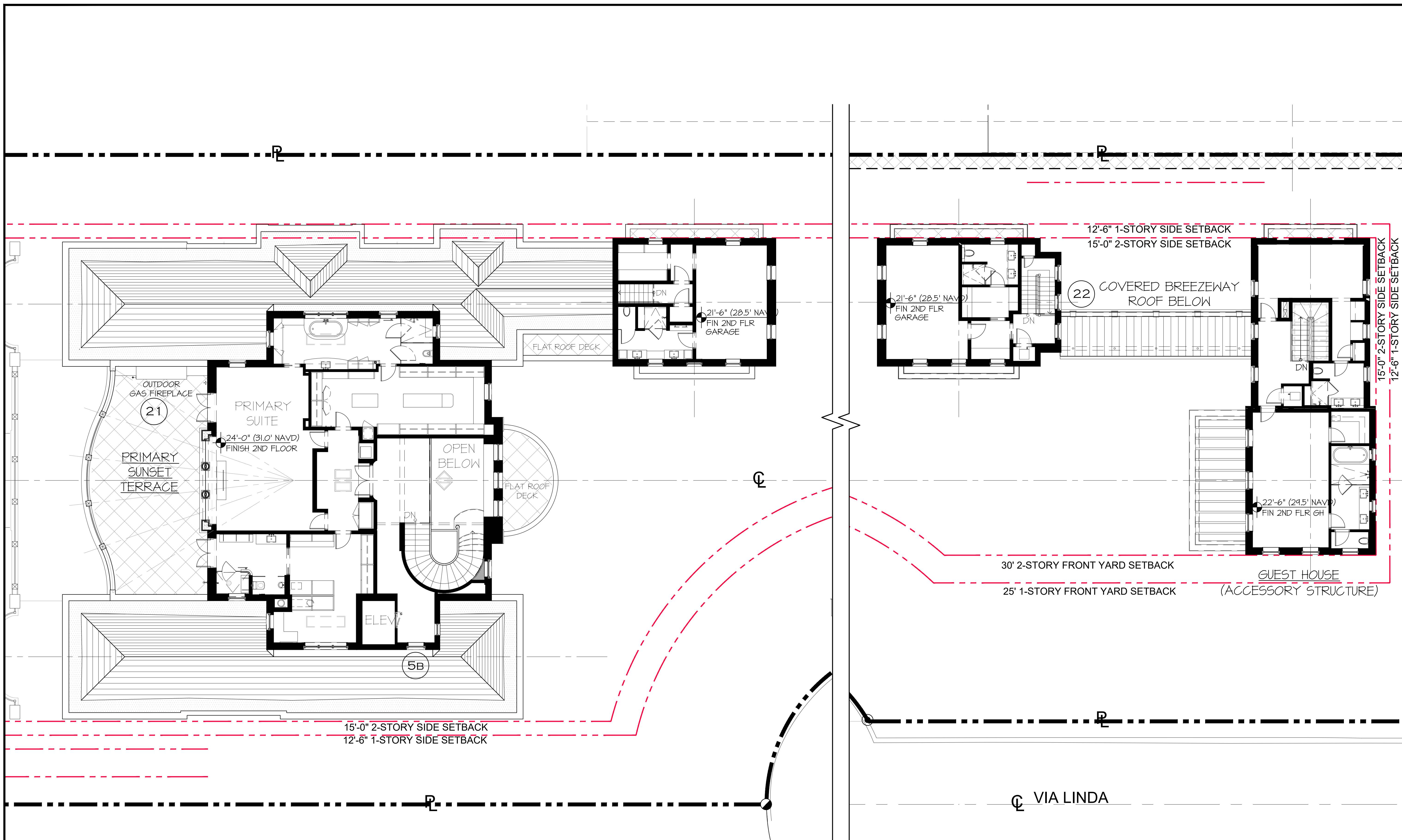
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**PREVIOUSLY APPROVED
 GUEST HOUSE
 FIRST FLOOR PLAN**

SCALE: N.T.S.



ORIGINALLY: ARC-23-014 AND ZON-23-024 JOB NUMBER: 22-126



PROPOSED REVISIONS

FENESTRATION MODIFICATIONS

5b. SHIFT THE SINGLE AWNING WINDOW EAST TO ACCOMMODATE THE PROPOSED MODIFICATION TO A COMMERCIAL ELEVATOR.

MISC.

- 21. OWNER'S REQUEST TO RELOCATE THE OUTDOOR FIREPLACE AT THE PRIMARY SUNSET TERRACE TO THE NORTH SIDE IN LIEU OF THE SOUTH.
- 22. COVERED BREEZEWAY AT GUEST HOUSE WITH PROPOSAL FOR PARAPET AT NORTH SIDE & ROOF SLOPING TO THE SOUTH IN LIEU OF HIP.

**PROPOSED
MAINHOUSE & GUESTHOUSE
SECOND FLOOR PLANS**

SCALE: N.T.S.



PROPOSED RESIDENCE AT:

325 VIA LINDA

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001R14

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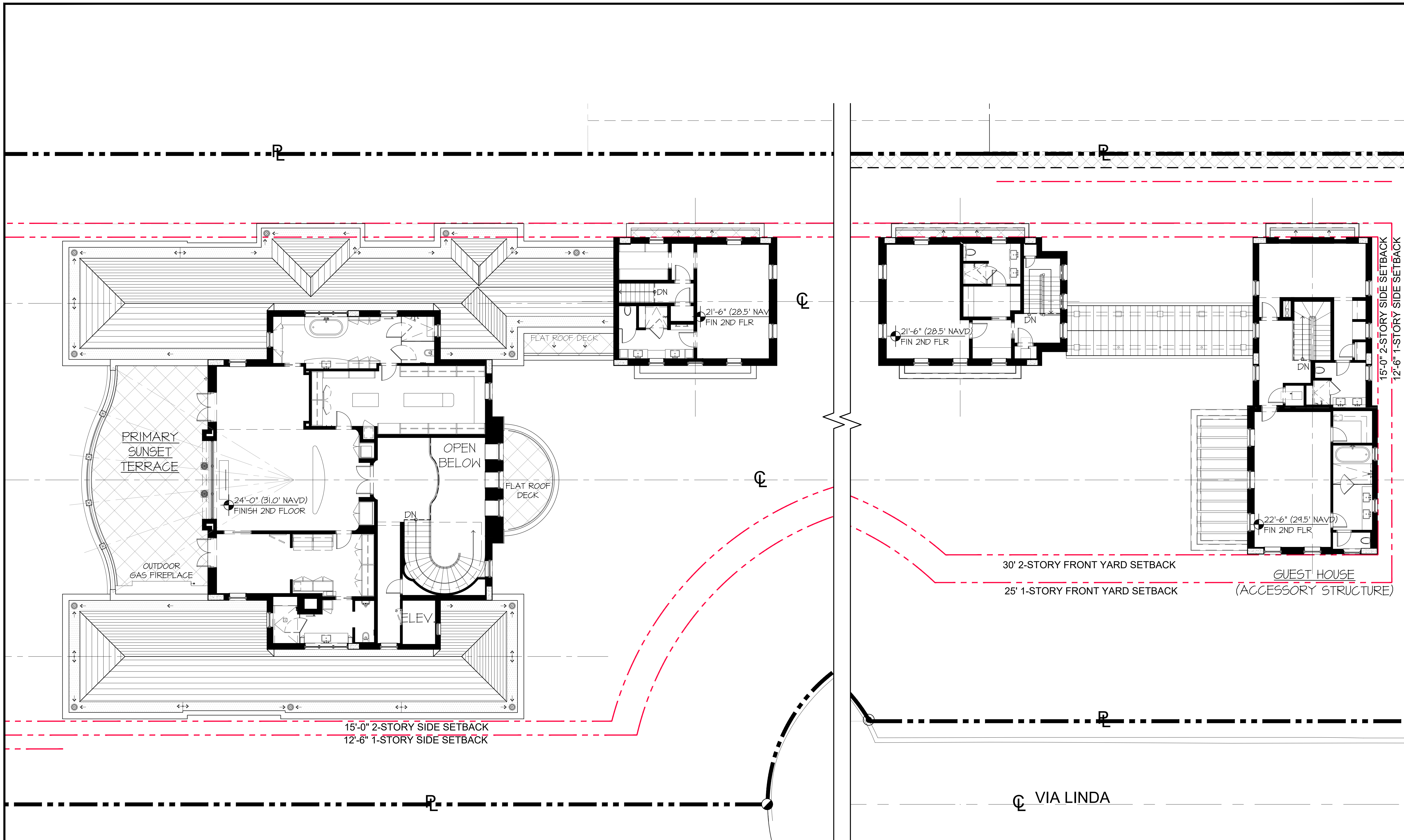
ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-074

DRAWING NO.

A-1.05

ORIGINALLY: ARC-23-014 AND ZON-23-024 JOB NUMBER: 22-126



PROPOSED RESIDENCE AT:
325 VIA LINDA
 TOWN OF PALM BEACH
 PALM BEACH COUNTY, FLORIDA
DAILEY JANSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C001874

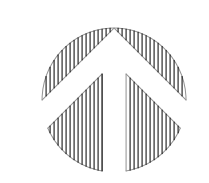
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 SEAL

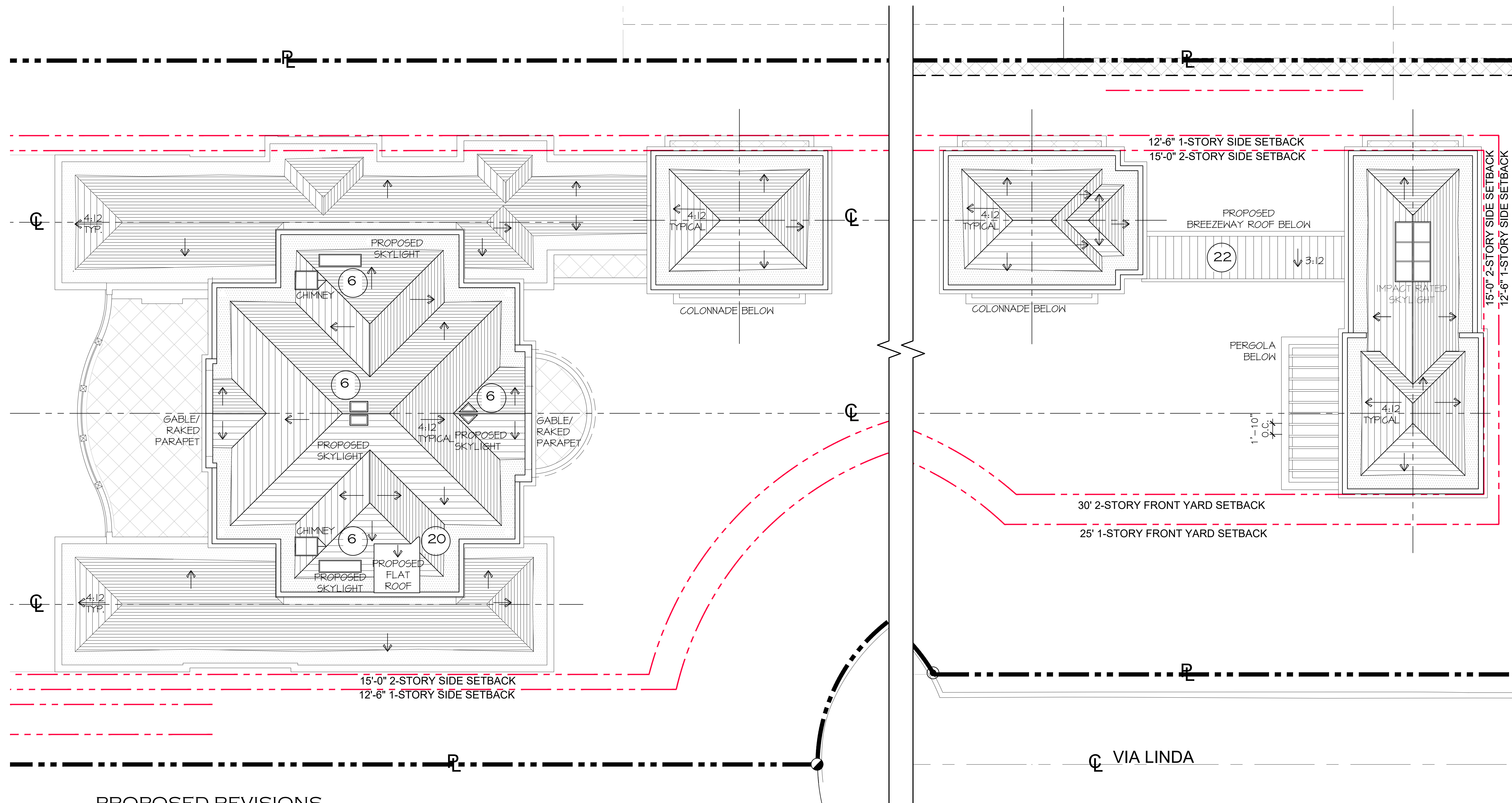
ROGER P. JANSEN AR-14785
 ARCOM # ARC-24-074
 DRAWING NO.

A-1.05A

PREVIOUSLY APPROVED
 MAINHOUSE & GUESTHOUSE
 SECOND FLOOR PLANS
 SCALE: N.T.S.



ORIGINALLY: ARC-23-014 AND ZON-23-024 JOB NUMBER: 22-126



PROPOSED REVISIONS

FENESTRATION MODIFICATIONS

6. PROPOSED (4) SKYLIGHTS AT MAINHOUSE ROOF, AND SHIFT THE CHIMNEY(S) WEST TO ACCOMMODATE.

MISC.

20. OWNER'S REQUEST FOR A COMMERCIAL ELEVATOR WHICH REQUIRES ADDITIONAL HEIGHT, PROPOSED FLAT ROOF BEYOND THE PARAPET.
 22. COVERED BREEZEWAY AT GUEST HOUSE WITH PROPOSAL FOR SOLID NORTH WALL WITH PARAPET (TO SEPARATE FROM THE EQUIPMENT YARD), AND ROOF SLOPING TO THE SOUTH IN LIEU OF PREVIOUS HIP.

**PROPOSED
 MAIN HOUSE & GUEST HOUSE
 ROOF PLAN**

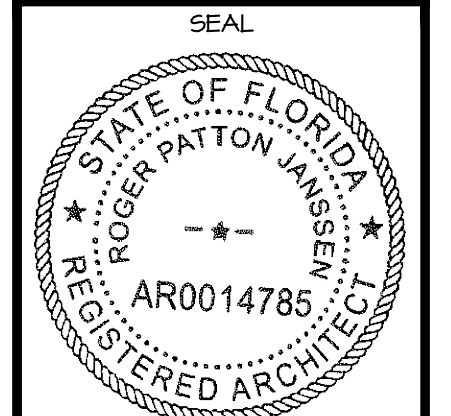
SCALE: N.T.S.



325 VIA LINDA
 PALM BEACH COUNTY, FLORIDA
DAILEY JANSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C001874
 TOWN OF PALM BEACH
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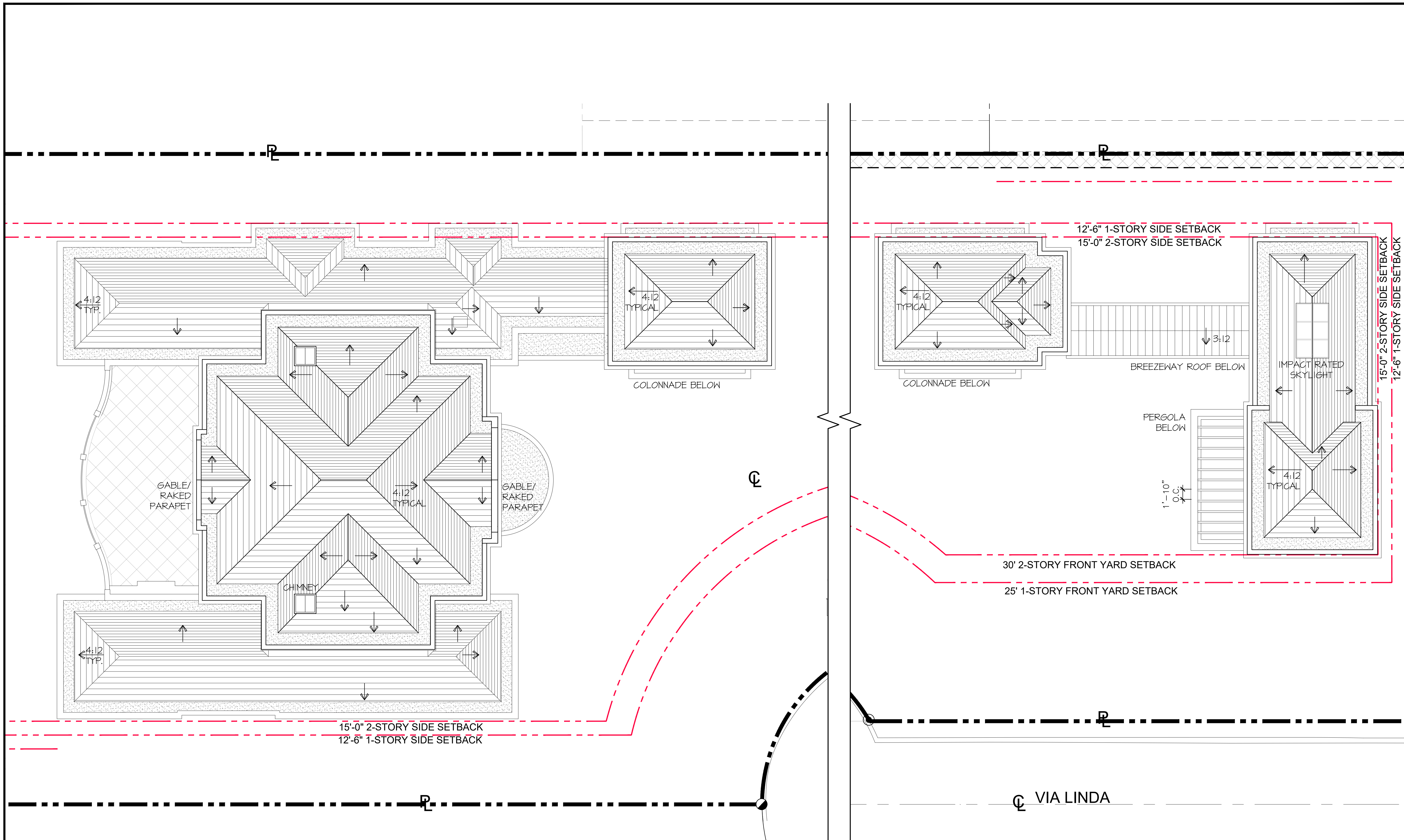


ROGER P. JANSEN AR-14785

ARCOM # ARC-24-074

DRAWING NO.

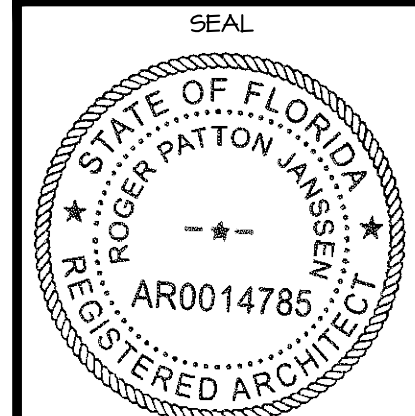
A-1.06



PROPOSED RESIDENCE AT:
325 VIA LINDA
 TOWN OF PALM BEACH
 PALM BEACH COUNTY, FLORIDA
DAILEY JANSSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C001R14

DATE: 12-15-2023 PERMIT SET
 DRAWN: MLM
 REVISIONS:
 • 01-22-2024 PERMIT COMMENTS
 • 03-14-2024 ARCOM
 FIRST SUBMITTAL
 • 04-01-2024 ARCOM
 FINAL SUBMITTAL

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-074

DRAWING NO.

A-1.06A

PREVIOUSLY APPROVED
 MAIN HOUSE & GUEST HOUSE
 ROOF PLAN
 SCALE: N.T.S.

