



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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**PLANNING, ZONING, & BUILDING DEPARTMENT**  
**PZ&B Staff Memorandum: Architectural Commission**

**FROM:** Wayne Bergman, MCP, LEED-AP *WRB*  
Director PZ&B

**SUBJECT:** ARC-24-0013 216 VIA MARILA

**MEETING:** JULY 24, 2024 ARCOM

**ARC-24-0013 216 VIA MARILA.** The applicant, 216 VM LLC (Jason Green, Agent), has filed an application requesting Architectural Commission review and approval for a new two-story single-family residence with final hardscape, landscape and swimming pool.

**Applicants:** 216 VM LLC (Jason Green, Agent)  
**Architecture:** Dailey Janssen Architects (Roger Janssen)  
**Landscape:** Parker Yannette Design Group (Steve West)

**HISOTRY:**

The application was originally reviewed at the June 26, 2024 ARCOM hearing. The application was unanimously deferred by the commission with direction to restudy the articulation around the windows, to create a single window over the bay, restudy of first floor windows, restudy of fenestration, restudy of proportions, as well as comments to enhance some features of the landscape.

**THE PROJECT:**

The applicant has submitted plans, entitled "PROPOSED NEW RESIDENCE AT: 216 VIA MARILA" as prepared by **Dailey Janssen Architects**, date uploaded and submitted to the Town May 10, 2024.

The following scope of work is proposed:

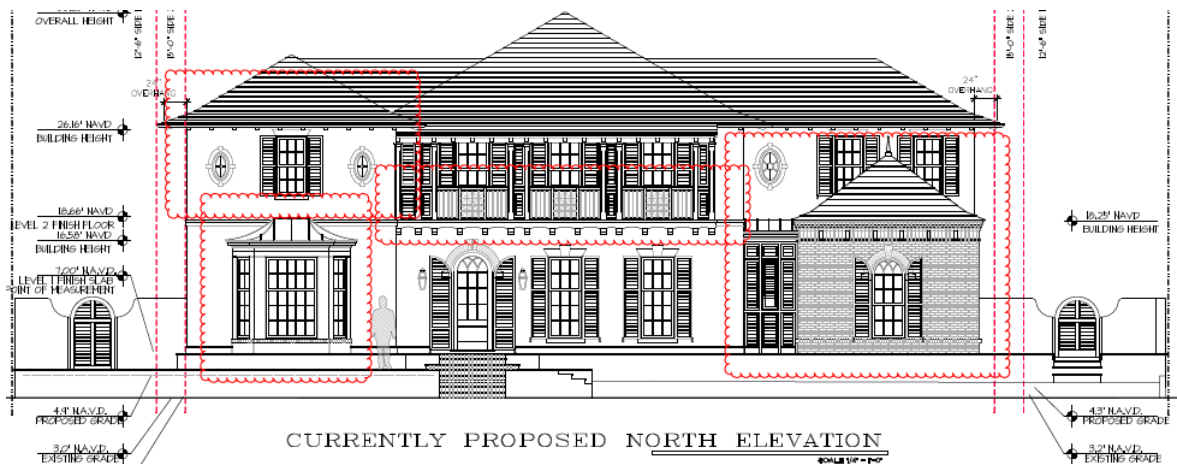
- New two-story residence.
- New swimming pool, hardscape, and landscape.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	16,474 SF	<b>Crown of Road</b>	3.17' NAVD
<b>Lot Width</b>	100'	<b>Lot Depth</b>	164'
<b>Lot Coverage</b>	Permitted: 30% (4,942 SF) Proposed: 29.9% (4,941 SF)	<b>Enclosed Square Footage</b>	Proposed: 6,959 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.95 (65,010 CF) Proposed: 3.91 (64,463.5 CF)	<b>Angle of Vision</b>	Permitted: 100° Proposed: 99°
<b>Building Height</b>	Permitted: 22' – 0" Proposed: 19' – 2"	<b>Overall Building Height</b>	Permitted: 30' Proposed: 29' – 3"

<b>Finished Floor Elevation</b>	Required: 7' NAVD Proposed: 7.17' NAVD	<b>FEMA Flood Zone</b>	AE 6
<b>Maximum Fill</b>	Permitted: 1.92' Proposed: 1.92'	<b>Zero Datum</b>	7' NAVD
<b>Overall Landscape Open Space</b>	Required: 45% Proposed: 47%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 46.2%
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	218 List Rd   Residence / R-B		
<b>South</b>	215 Garden Rd   Residence / R-B		
<b>East</b>	1050 N Ocean Blvd   Residence / R-B		
<b>West</b>	224 Via Marila   Residence / R-B		

### STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code as proposed.



This application was initially heard at the June ARCOM hearing. Comments were to restudy architectural features, materials and proportions as well as some landscaping features. The applicant has resubmitted plans in response to comments of the commission. The revised plans propose:

- the building shifted 30" south from previously proposed,
- shifting of the pigeonier feature to the east, modifications to window light pattern at the bay window,
- revision of balcony railing design, elimination of brick window heads and sills,
- slight modifications to site walls, swimming pool and landscaping, including the addition of a palm along the roadway (Via Marila).

The overall site program remains largely the same as previously presented.



*Previously Proposed*

*Currently proposed*

The subject property is located on a parcel of land located two lots in from North Ocean Boulevard on the south side of Via Marila. The property has frontage on both Via Marila and Laurian Lane. Laurian Lane serves as an alleyway between Via Marila and Garden Road and for zoning purposes it is treated as such, as opposed to a “through-lot” with frontages on two proper rights-of-way as it pertains to setbacks. The proposed house is sited in an L-formation with a one- and two-story massing at Via Marila with a projecting bay window, a one-story connector along the west side of

the property, and two-story garage at the south at Laurian Lane. The southeast quadrant of the property is open yard areas configured with the swimming pool.

A single curb-cut is proposed at Via Marila at the west side of the property leading to a motor court, and an additional curb cut is proposed at the rear of the structure at Laurian Lane leading to the three-car garage. The residence's massing features one-story and two-story volumes with second floor balconies. The design features both hipped and gable roofs covered in natural cedar shake. Exterior details include white stucco and limewashed brick siding, copper standing seam roof accents, coral stone accents, and lime-washed cypress eaves. The entry door is proposed in mahogany with aluminum clad wood double hung and casement windows with divided lite pattern. Louvered shutters are proposed with paint to match the window sash color.

Hardscape materials proposed on the site include Dominican coral flagstone, Dominican coral stone, coral steppingstones, and limewashed brick. An equipment yard area is proposed at the rear of the property to the west of the garage which will contain a generator and two A/C units. Two additional A/C units are proposed to the east of the main massing. Pool equipment is proposed to be contained behind a fountain wall at the swimming pool.

**CONCLUSION:**

Approval of the project will require one (1) motion to be made by the Architectural Commission:

- (1)** for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB:JGM:FHM:BMF