



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

**PLANNING, ZONING, & BUILDING DEPARTMENT**  
**PZ&B Staff Memorandum: Architectural Commission**

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

**SUBJECT:** ARC-24-0099 250 VIA LINDA

**MEETING:** NOVEMBER 22, 2024 ARCOM

**Applicant:** Subtrust Under Article Second of the MTDT 2009 Descendants Trust  
**Architecture** Reliable Power Systems

**ARC-24-0099 250 VIA LINDA.** The applicant, Subtrust Under Article Second of the MTDT 2009 Descendants Trust, has filed an application requesting Architectural Commission approval for the installation of a generator.

**HISTORY:**

The applicant submitted a Staff Level Application (ARCS-24-0453) for the installation of a generator in the rear yard. According to the Project Designation Manual Matrix, placement of the generator requires consent from the neighboring property owner. Despite multiple attempts by the homeowner and Reliable Power Systems to obtain this consent, they were unsuccessful. Consequently, to facilitate the installation, it was decided to proceed with full notice requirements and submit the project for review by ARCOM.

**THE PROJECT:**

The applicant has submitted plans, entitled "Generator Installation" as prepared by **Reliable Power Systems**, dated October 7, 2024.

The following scope of work is proposed:

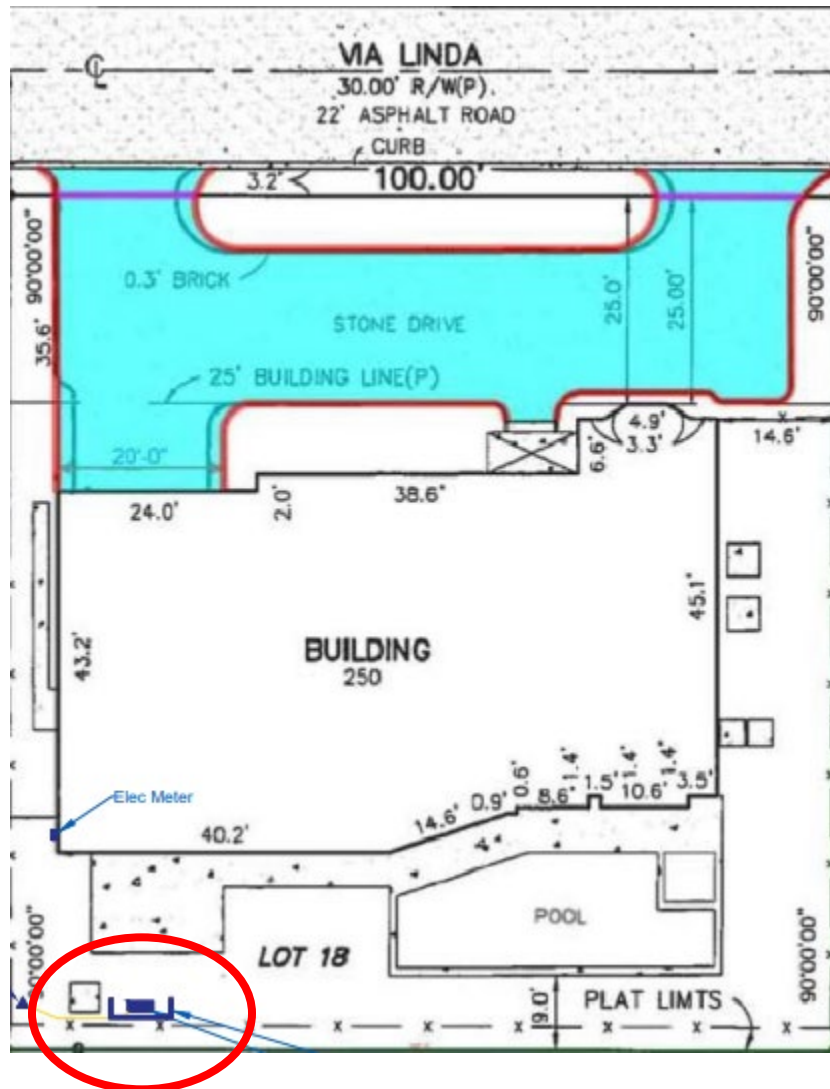
- Installation of a 38kw generator within a setback with wing wall.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	Single-Family
<b>Lot Size</b>	10,250 SF	<b>Lot Coverage</b>	4,474 SF
<b>Lot Depth</b>	102'	<b>Lot Width</b>	100'
Surrounding Properties / Zoning			
<b>North</b>	249 Via Linda   Residence / R-B		
<b>South</b>	265 Southland Rd   Residence / R-B		
<b>East</b>	242 Via Linda   Residence / R-B		
<b>West</b>	644 N Lake Way   Residence / R-B		

**STAFF ANALYSIS**

According to the Project Designation Manual Matrix, the installation of mechanical equipment

within a setback area requires consent from neighboring property owners. In this case, the applicant was unable to obtain this consent and therefore submitted the project for ARCOM review. To date, neither staff nor the applicant has received any objections from the neighbor; however, the applicant was unable to establish contact to obtain the necessary signature. The proposed generator will be 5' from the rear property line and screened with a wing wall.



**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.