



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[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-24-0127 (ZON-24-0075) 210 VIA LINDA (COMBO)

MEETING: FEBRUARY 26, 2025, ARCOM  
MARCH 5, 2025, TC

**ARC-24-0127 (ZON-24-0075) 210 VIA LINDA (COMBO)** The applicants, Diana Wood and Robert Pinkney, have filed an application requesting Architectural Commission review and approval for a 250 SF garage addition, and window and door modifications requiring a variance for a side setback. Town Council shall review the application as it pertains to zoning relief/approval.

**ZON-24-0075 (ARC-24-0127) 210 VIA LINDA (COMBO)—VARIANCE.** The applicants, Diana Wood and Robert Pinkney, have filed an application requesting Town Council review and approval for one (1) variance to reduce the minimum required side setback as part of a garage addition. The Architectural Commission shall perform design review of the application.

Applicant: Diana Wood and Robert Pinkney  
Architecture: Bartholemew + Partners

**THE PROJECT:**

The applicant has submitted plans, entitled "Renovation 210 Via Linda" as prepared by **Bartholemew + Partners**, uploaded January 13, 2025.

The following scope of work is proposed:

- 210 SF garage addition.
- Window/door replacement, window to door at rear and window pattern modification at front façade.

The following variance is required to complete the project:

- **VARIANCE 1: Sec. 134-893 (7):** A variance to reduce required side yard setback from 12.5' required to 11.0' proposed

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 10,250 SF	Side yard setback	Required: 12'-6" Proposed : 11'-0" <b>Variance requested</b>

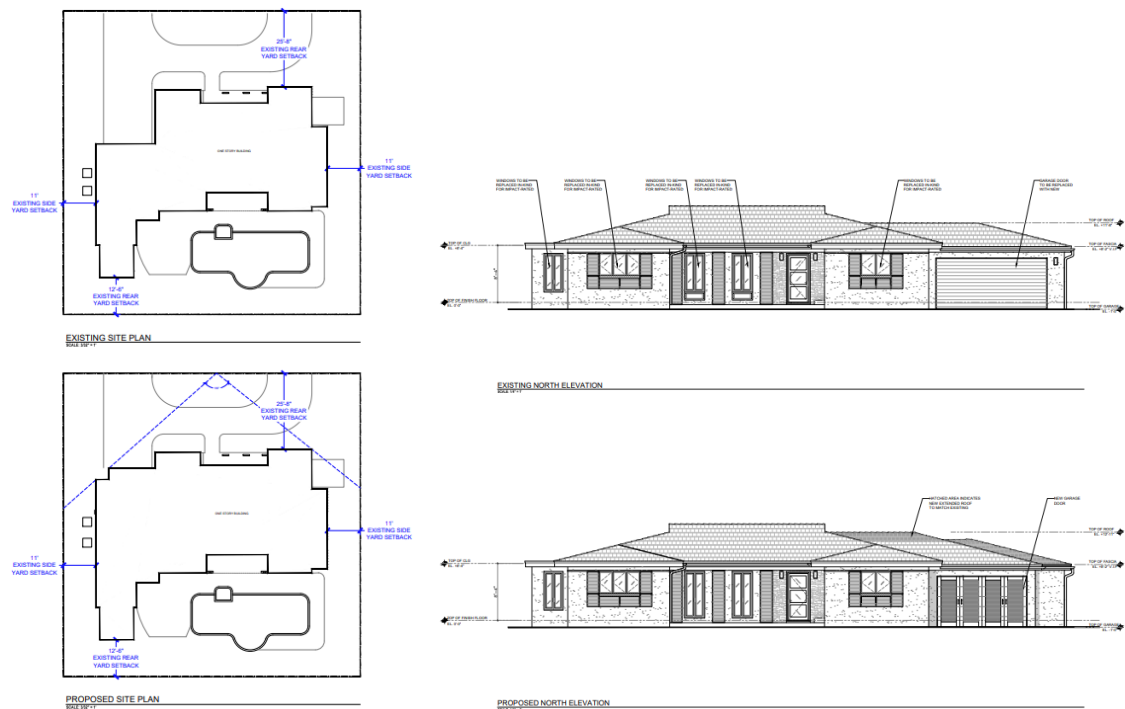
<b>Lot Depth</b>	102'	<b>Lot Width</b>	100'
<b>Lot Coverage</b>	Permitted: 40% Proposed: 32%	<b>Enclosed Square Footage</b>	Existing: 3,055 SF Proposed: 3,290 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 41,000CF Proposed: 27,405CF	<b>Angle of Vision</b>	Existing: 94° Proposed: 100°
<b>Building Height</b>	Permitted: 14' Existing: 8'-4"	<b>Overall Building Height</b>	Permitted: 22' Existing: 14'-7"
<b>Finished Floor Elevation</b>	7' NAVD	<b>FEMA Flood Zone</b>	AE-6
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	217/201 Via Linda  Residences / R-B		
<b>South</b>	223 Southland Rd   Residence / R-B		
<b>East</b>	200 Via Linda  Residence / R-B		
<b>West</b>	218 Via Linda  Residence / R-B		

### **STAFF ANALYSIS**

This site in the East Shore Addition contains a low one-story ranch style home spanning east to west on the lot with a circular drive and a front facing two car garage. The applicant is proposing to extend the existing garage forward towards Via Linda while still remaining behind the front façade by 6'-10". This will keep the expanded garage generally in alignment with the existing western wall therefore the request requires a side yard setback. A notch has been included in the corner to accommodate the angle of vision. Visually there will be little impact except for the updated garage door design.

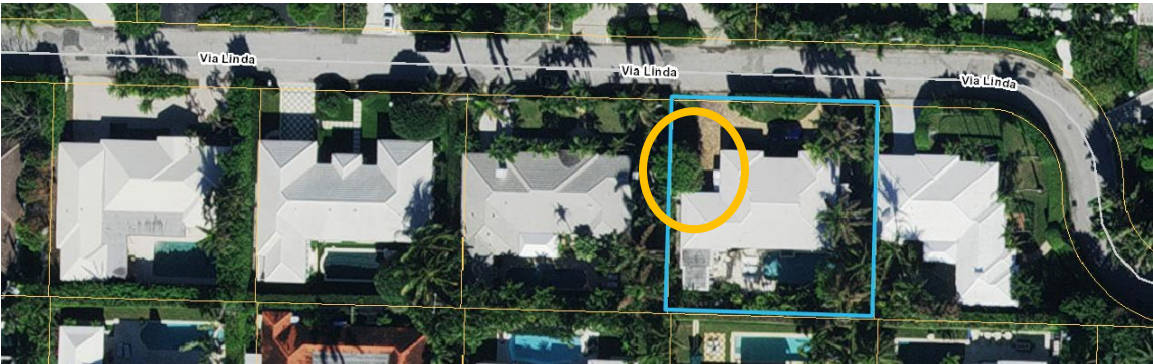


*Existing/Proposed*



The proposed modifications will only be visible from the north elevation. The windows are proposed to be impact and will only slightly change the existing configuration.

A variance to reduce required side yard setback from 12.5' required to 11.0' is proposed. This variance (18") that is requested will bring the garage of this house into a similar position afforded to all others on the side of the street. The garage is being expanded on an existing side setback line.



Code Section	Required	Proposed	Variance
Variance 1: Sec. 134-893 (7)	12'-6"	11'-0"	1'-6"

**CONCLUSION:**

Approval of the project will require two (2) separate motion(s) 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, and
2. that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion to be made by the Town Council:

1. for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.

WRB: JGM:FHM