



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

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

SUBJECT: ZON-24-0075 (ARC-24-0127) 210 VIA LINDA (COMBO)

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

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.

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.

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

HISTORY:

The design application is scheduled to be heard at the FEBRUARY 26, 2025 ARCOM meeting.

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

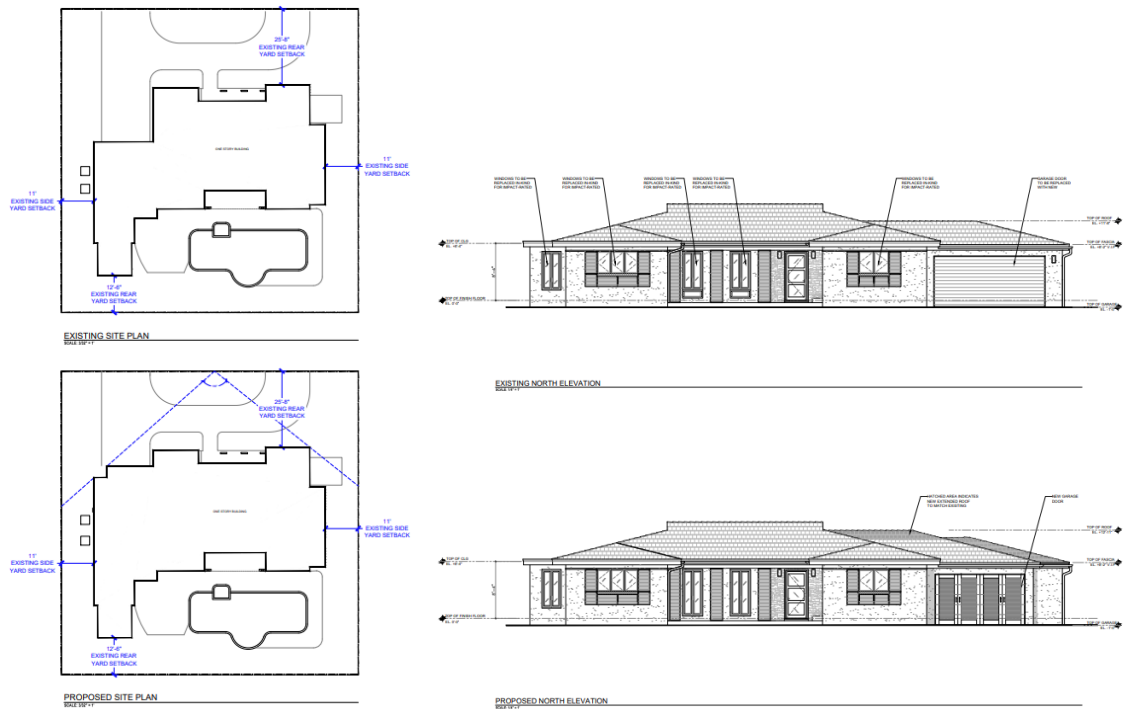
Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 10,250 SF	Side yard setback	Required: 12'-6" Proposed : 11'-0" Variance requested
Lot Depth	102'	Lot Width	100'
Lot Coverage	Permitted: 40% Proposed: 32%	Enclosed Square Footage	Existing: 3,055 SF Proposed: 3,290 SF
Cubic Content Ratio (CCR)	Permitted: 41,000CF Proposed: 27,405CF	Angle of Vision	Existing: 94° Proposed: 100°
Building Height	Permitted: 14' Existing: 8'-4"	Overall Building Height	Permitted: 22' Existing: 14'-7"
Finished Floor Elevation	7' NAVD	FEMA Flood Zone	AE-6
Surrounding Properties / Zoning			
North	217/201 Via Linda Residences / R-B		
South	223 Southland Rd Residence / R-B		
East	200 Via Linda Residence / R-B		
West	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.

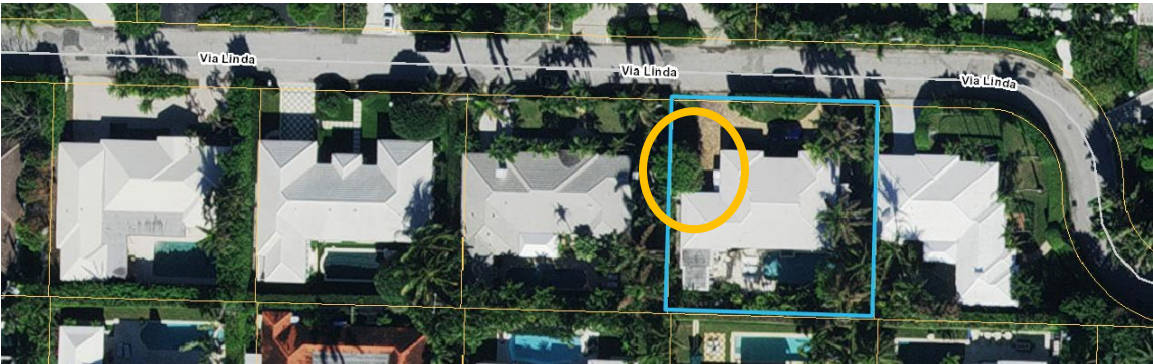


Existing/Proposed



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