



**STEVE SIEBERT**  
ARCHITECTURE

**Steve Siebert Architecture**  
1010 Gateway Blvd. #103  
Boynton Beach, Florida 33426  
ph. 561.880.7894  
AR 0017834

Aug. 8, 2025

**City of Delray Beach**  
100 NW. First Ave.  
Delray Beach, FL 33444

**RE: Historic Preservation**  
**139 & 143 SE 7th Parking Lot - Delta #6 on site plan.**  
**Delray Beach FL.**

To whom it may concern:

The following is a brief narrative of the findings for the requirements of the Landscaping per Sec. 4.6.16(H)(3) of the Waiver Standards as listed in the LDR 2.4.11 (B). This waiver applies to the parking area only;

- a) This waiver is to allow for the existing site to stay as-is and not fully meet the Landscaping requirements of 4.6.16(H)(3). As the current site is existing and being requested to remain the same, this will not adversely affect the neighborhood. This parking layout has remained like this for many years.
- b) No public facilities will be diminished. Currently the sidewalk is behind the parking spaces and this will remain with back out parking. Not ideal, but the condition will not be worsened with this request.
- c) As mentioned above, the back out parking is not ideal, but it is a preexisting condition with the existing homes in the way of pushing the parking forward or for allowing a redesign on the parking lot.
- d) No special privilege will be granted with this waiver. We are asking to keep the existing conditions as we cannot meet 4.6.16(H)(3) due to the existing conditions and layout of the parking spaces.

  
Sincerely Yours,  
  
Steven W. Siebert  
Architect AR0017834

End-of-Comments. Steve Siebert



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Aug. 28, 2025

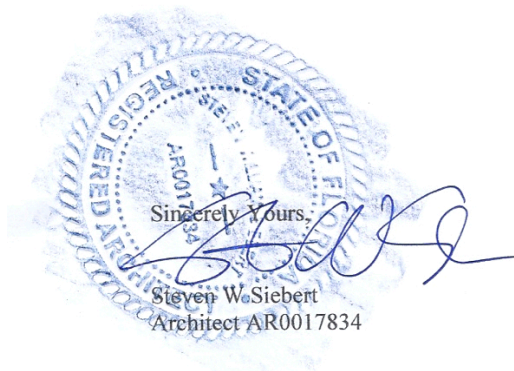
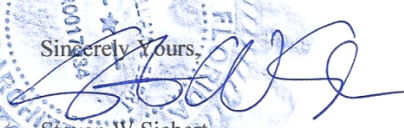
**City of Delray Beach**  
100 NW. First Ave.  
Delray Beach, FL 33444

**RE: Historic Preservation**  
**139 & 143 SE 7th BUILDING #1 - Delta #3 on site plan.**  
**Delray Beach FL.**

To whom it may concern:

The following is a brief narrative of the Internal Adjustment as listed in the LDR 2.4.11 (C)(5);

One Internal Adjustment will be needed. The existing Building #1 front porch is currently 8'-5" from Building #3. This already does not meet the requirements for the separation of buildings. We are requesting to make this 7'-10" in order to add an addition to Building #1. This will result in a smaller internal setback between these buildings as the both buildings are not parallel and the new addition being inline with Building #1 will pinch at 7'-10" if the addition is kept plum with Building #1. This request will not diminish the Historic nature and will allow for a very nice adaptive reuse to make these small units a bit larger with amenities. This granting will also not negatively affect the current separation as it is kept close to the original and existing separation.

  
Sincerely Yours,  
  
Steven W. Siebert  
Architect AR0017834

**End-of-Comments**  
**Steve Siebert**



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**AUG. 28, 2025**

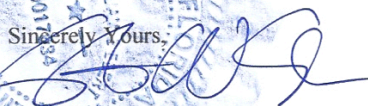
**City of Delray Beach**  
100 NW. First Ave.  
Delray Beach, FL 33444

**RE: Historic Preservation**  
**139 & 143 SE 7th BUILDING #1**  
**Delray Beach FL.**

To whom it may concern:

The following is a brief narrative of the Relocation Requirements as listed in the LDR 4.5.1 (E)(6);

- a.) The structures to be relocated are only to be lifted, to meet FEMA. They will remain on the site and in the exact same location. They will not be moved. Current finished floor is at +4.46' and this will now go to +9.00' to meet FEMA AE8 requirements.
- b.) 1. Relocation
  - a. The structures are to only be lifted, they will remain on site and in the same location.
  - b. The relocation will not have a negative effect on the structure, but help to save the structure as they are currently below the flood level.
  - c. The relocation will have a positive effect as it will raise the homes to save them from any possible water damage due to flooding and to strengthen the foundations.
  - d. The surrounding will not be effected as they are only being raised.
  - e. Due to the potential flooding, raising them will help save the structures and rebuild the foundations.

Sincerely Yours,  
  
Steven W. Siebert  
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**End-of-Comments**  
**Steve Siebert**



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Aug. 28, 2025

**City of Delray Beach**

100 NW. First Ave.  
Delray Beach, FL 33444

**RE: Historic Preservation**  
**139 & 143 SE 7th BUILDING #1 - Delta #2 on site plan.**  
**Delray Beach FL.**

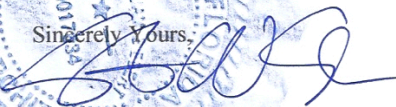
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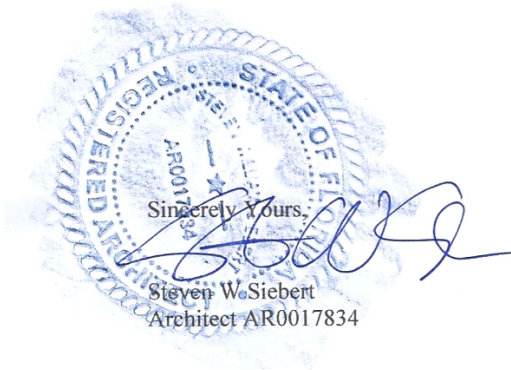
The following is a brief narrative of the Variance Standards as listed in the LDR 2.4.11 (A)(6);

One variance is being requested, this is to build a new addition past the current setbacks to match the existing building wall lines and foot print. Currently, the existing building sits 5'-9" from the property line. We are seeking to match this setback and continue the existing wall for the addition. The new additions setback will remain at 5'-9" rather than the required 15'.

- a) The current home uses the Single Family home setbacks as it was built using these standards. As it was converted to Multi-Family over the years, this now requires 15' setbacks which now go almost halfway into the existing home. This makes a large part non-conforming, and with this granting, we can keep the original setbacks. Keeping the original will not affect the public interest or safety.
- b) As mentioned above, the special condition is that the current home has Single Family setbacks and the required Multi-family setbacks will make about half the home non-conforming. This means it will need to be corrected or no work can be done. To keep the home as is, we are requesting this variance to do the repairs and additions past the 15', but within the original existing setbacks.
- c) The literal interpretation is that we need 15' setbacks for the home and any additions. Items that do not conform will need to be mitigated. As an existing home, this is not possible as we want to preserve the existing house as it is. Same with the repairs and addition, we want to keep the original setbacks and not exceed them so we are inline as if it was still Single Family.

- d) As this is only a request to keep the existing setbacks and not meet the 15' setbacks, granting this will not diminish the character of the property. The request will still keep the existing footprint of the historic home as the new additions will not go beyond what is already there.
- e) This variance is not necessary to accommodate the historic nature, but it is necessary for a current standard of unit sizes to adapt these into rentable units. We would like to increase the floor area for a more comfortable unit, but still keep within the existing footprint.

Sincerely Yours,  
  
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End-of-Comments  
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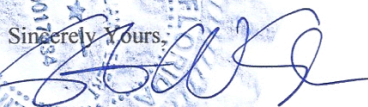
**City of Delray Beach**  
100 NW. First Ave.  
Delray Beach, FL 33444

**RE: Historic Preservation**  
**139 & 143 SE 7th BUILDING #2**  
**Delray Beach FL.**

To whom it may concern:

The following is a brief narrative of the Relocation Requirements as listed in the LDR 4.5.1 (E)(6);

- a.) The structures to be relocated are only to be lifted, to meet FEMA. They will remain on the site and in the exact same location. They will not be moved. Current finished floor is at +4.69' and this will now go to +9.00' to meet FEMA AE8 requirements.
- b.) 1. Relocation
  - a. The structures are to only be lifted, they will remain on site and in the same location.
  - b. The relocation will not have a negative effect on the structure, but help to save the structure as they are currently below the flood level.
  - c. The relocation will have a positive effect as it will raise the homes to save them from any possible water damage due to flooding and to strengthen the foundations.
  - d. The surrounding will not be effected as they are only being raised.
  - e. Due to the potential flooding, raising them will help save the structures and rebuild the foundations.

Sincerely Yours,  
  
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**End-of-Comments**  
**Steve Siebert**



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Aug. 28, 2025

**City of Delray Beach**  
100 NW. First Ave.  
Delray Beach, FL 33444

**RE: Historic Preservation**  
**139 & 143 SE 7th BUILDING #2 - Delta #1 on site plan.**  
**Delray Beach FL.**

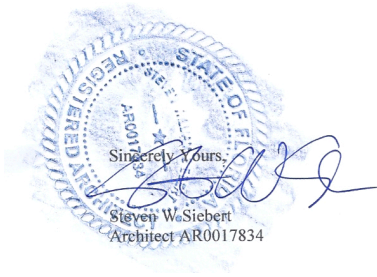
To whom it may concern:

The following is a brief narrative of the Variance Standards as listed in the LDR 2.4.11 (A)(6);

One variance is being requested, this is to provide an addition to the second floor to match the existing footprint and first floor wall which is current at 9'-3" front the North property line. As a Multifamily a 15' setback is required. We are requesting to keep the 9'-3" setback for the second floor addition to align with the ground floor.

- a) As a historic home that was built under single family setbacks, the current requirement of 15' is about half into the existing historic home. This does not allow for any modifications or additions, therefore we need a variance to use the original setbacks and keep the additions and renovations inline with the current footprint. As we will not reduce the setbacks any further, it will not affect the public interest of safety.
- b) This home was built with Single Family setbacks, as it is now a Multi-Family property, the new 15' Multi-Family setbacks will apply. This special condition will not allow for any modifications or work as the new 15' Setback is about half way into the home. If this lot was to remain a Single Family, this issue would not exist as any addition or modification will be legal.
- c) As mentioned above, the literal 15' setback is about halfway into the existing home which makes a large part non-conforming. As we cannot remove or adjust the existing home to meet this condition, a variance is needed to keep the original historic setback lines. This request will not increase the original setbacks.
- d) As this is only a request to keep the existing setbacks and not meet the 15' setbacks, granting this will not diminish the character of the property. The request will still keep the existing footprint of the historic home.

- e) This variance is not necessary to accommodate the historic nature, but it is necessary for a current standard of unit sizes to adapt these into rentable units. We would like to increase the floor area for a more comfortable unit, but still keep within the existing footprint. No new ground floor area is being added as the addition is only on the second floor. The ground floor will stay as-is.



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End-of-Comments  
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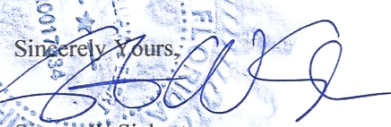
**City of Delray Beach**  
100 NW. First Ave.  
Delray Beach, FL 33444

**RE: Historic Preservation**  
**139 & 143 SE 7th BUILDING #2 - Delta #5 on site plan.**  
**Delray Beach FL.**

To whom it may concern:

The following is a brief narrative of the Waiver Standards as listed in the LDR 2.4.11 (B); This waiver request is to allow for the second floor addition to Building #2 to be on the West side which is considered the front elevation. It will be built on an existing flat roof and still behind the 1 story portion below.

- a) The addition to the second floor will not have any adverse effects to the surrounding neighborhood as it is a small portion to the home and it mirrors the existing rear addition. The addition conforms to the existing ground floor and not expanding past the existing home. In fact, it will provide for a proper "front" which faces inwards.
- b) The addition is on the second floor, the ground level and public level is not effected of diminished for any future resident on the site or public.
- c) The addition on the second floor will not cause any safety or unsafe features as it conforms to the existing footprint and retains the existing structure.
- d) The ground floor is existing, therefore the addition over this floor will not be a special privilege or provide any special advantages to anyone who can add to their homes on the second floor. The addition may be at the front, but still does not pass the existing home's front and still behind the main front line and no special privilege will be given in this regard.

  
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End-of-Comments. Steve Siebert



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**Aug. 28, 2025**

**City of Delray Beach  
100 NW. First Ave.  
Delray Beach, FL 33444**

**RE: Historic Preservation  
139 & 143 SE 7th BUILDING #3 - Delta #4 on the site plan.  
Delray Beach FL.**


To whom it may concern:

The following is a brief narrative of the Variance Standards as listed in the LDR 2.4.11 (A)(6);

We are requesting to keep the existing Building #3 slab and finished floor at the current finished floor elevation of 5.34' NAVD. Per the current FEMA (AE8), the minimal finished floor is required to be at 9.00 NAVD. This request will maintain the 5.34' elevation.

- a) Current Flood maps require this home to be elevated to +9.00' from the current +5.34' To keep the home where it is, we need to get this variance to keep the original pad and finished floor. As these are now rentals, we need some form of ADA units and this house will allow this if it remained as-is.
- b) The special condition that exists is that the current home was build at grade level, back before the FEMA maps took hold. Therefore, to keep the home where it is and as-is, we need this variance to not raise the home.
- c) The literal interpretation of the code is that this home needs to be about three and a half feet higher than it currently is. As the only home that does not need extensive repair, raising it will be detrimental to the home.
- d) This variance request will help keep the home at the existing height, proportions and location. Granting this variance will not diminish the character, and in fact preserve the character of this home by keeping it as-is.

- e) Not only will this variance request keep the home where it is and untouched, but it will allow for ADA rentable units as raising the other homes leaves no units for ADA accessibility without extensive ramps which take up space and be detrimental to the site.

  
Sincerely Yours,  
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**End-of-Comments**  
**Steve Siebert**