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September 13, 2019

City of Delray Beach  
Board of Adjustment  
100 N. W. 1st Avenue  
Delray Beach, Fl. 33444

Re: Antonio and Sarah Liguori  
125 NE 17th Street  
Delray Beach FL 33444

To Whom It May Concern:

Please accept this letter to request the item listed below from the Board of Adjustment for the existing single family residence at the above referenced property, which is the following:

Request for a variance to allow the required parking spaces to be located within the front yard setback

**As per section 4.6.9 (C)(2)(a) Single family detached residences. Two spaces per dwelling unit. Tandem parking may be used in the Single Family (R-1) Residential Districts or Low Density Residential (RL) District. Required parking spaces shall not be located in the front setback or side street setback areas. For lots that are less than 60 feet wide and do not have alley access, one parking space may be located in either the front setback area or the side street setback area, provided that no more than 50 percent of the front and side street setback area may be improved for parking purposes. [Amd. Ord. 01-10 1/19/10] (Ord. No. 25-17, § 34, 7-18-17; Ord. No. 01-18, § 2, 2-6-18)**

The current property is in R-1-AA zoning with the following required setbacks:

Front setback: 30'-0"

Side setbacks: 10'-0"

Rear setback: 10'-0"

The above referenced property is 85'-0" wide x 100'-0" deep (see attached survey). This is not a typical platted lot of record in R-1-AA zoning as it does not meet the minimum lot size requirements of 9,500 sq. ft.

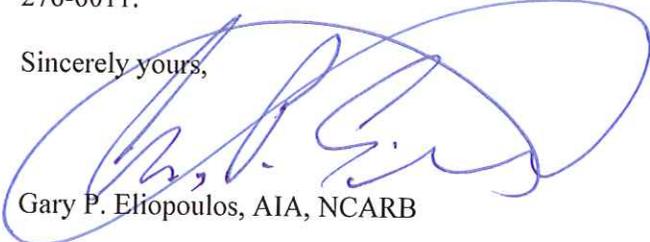
Due to the smaller, non-conforming lot size we are requesting for (1) required parking space to be located within the front setback.

The existing single-family residence was constructed in 1955. The owner wants to expand the living space in this 64-year-old home by reducing the existing 2-car garage to a 1-car garage and at the same time be respectful of the fabric and character of this long-established neighborhood. Granting this variance would allow the owner to accomplish the expansion of living space with no increase to the square footage, and still have the required number of parking spaces as per LDR SECTION 4.6.9(C)(2)(a).

We believe this is a justifiable request, considering this is a non-conforming lot in an established neighborhood, where 10 out of 12 homes on the same street have parking located in the front setback. When reviewing the attached aerial map and attached photo's, it is clearly demonstrated that in no way will the granting of the variance be injurious to the neighborhood or otherwise detrimental to the public welfare.

Upon receipt of this letter, should you have any questions, please feel free to contact me at our office (561) 276-6011.

Sincerely yours,



Gary P. Eliopoulos, AIA, NCARB

President