

212 Kings Lynn
Delray Beach, FL 33444
(561) 445-6289
Michael@AronFamily.com

6/11/2025

To Whom It May Concern,

Subject: Request for Relief – 212 Kings Lynn / Parcel #12-43-46-08-06-000-0570

We are writing to respectfully request relief from certain zoning and building code requirements to facilitate the construction of our new single-family residence at 212 Kings Lynn, Delray Beach, FL 33444.

Over the past year, we have invested significant time and effort into the design and planning of our home. However, due to existing setback requirements—further impacted by the City’s 5-foot Right-of-Way (ROW) dedication—our current plans can no longer be executed as originally intended. While we have already modified the front of the home to account for the ROW dedication along Kings Lynn, doing so on the side of the property facing Aylesbury Road would substantially reduce the usable living space. This change would compromise the purpose and functionality of rebuilding the home to suit our family’s needs.

To address this challenge, we are requesting a **5-foot setback waiver on the east side of the property (Aylesbury Road)** to offset the impact of the ROW dedication. This waiver is crucial, as our completed architectural plans were thoughtfully developed around the current placement of the existing home. The design specifically incorporates the existing east wall into the overall structure to preserve continuity and optimize the site’s use.

We have worked diligently with our architect and builder to ensure the proposed plans align with the intent of the zoning ordinance, while remaining respectful of neighboring properties and the character of the community. We believe that granting this request would not adversely affect adjacent properties nor conflict with the overall integrity of the zoning plan.

We sincerely ask for your consideration and support of this request, which is essential to the successful completion of our future home. Should any additional documentation or plans be required to assist in your review, please let us know. We look forward to attending the hearing scheduled for **June 26th** to further discuss this matter.

Thank you for your time and consideration.

Sincerely,

Michael Aron and Elizabeth Aron