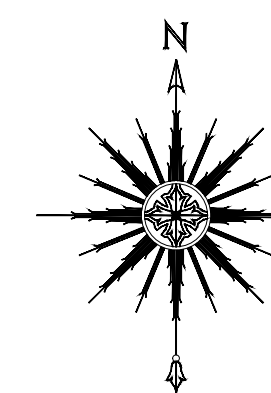
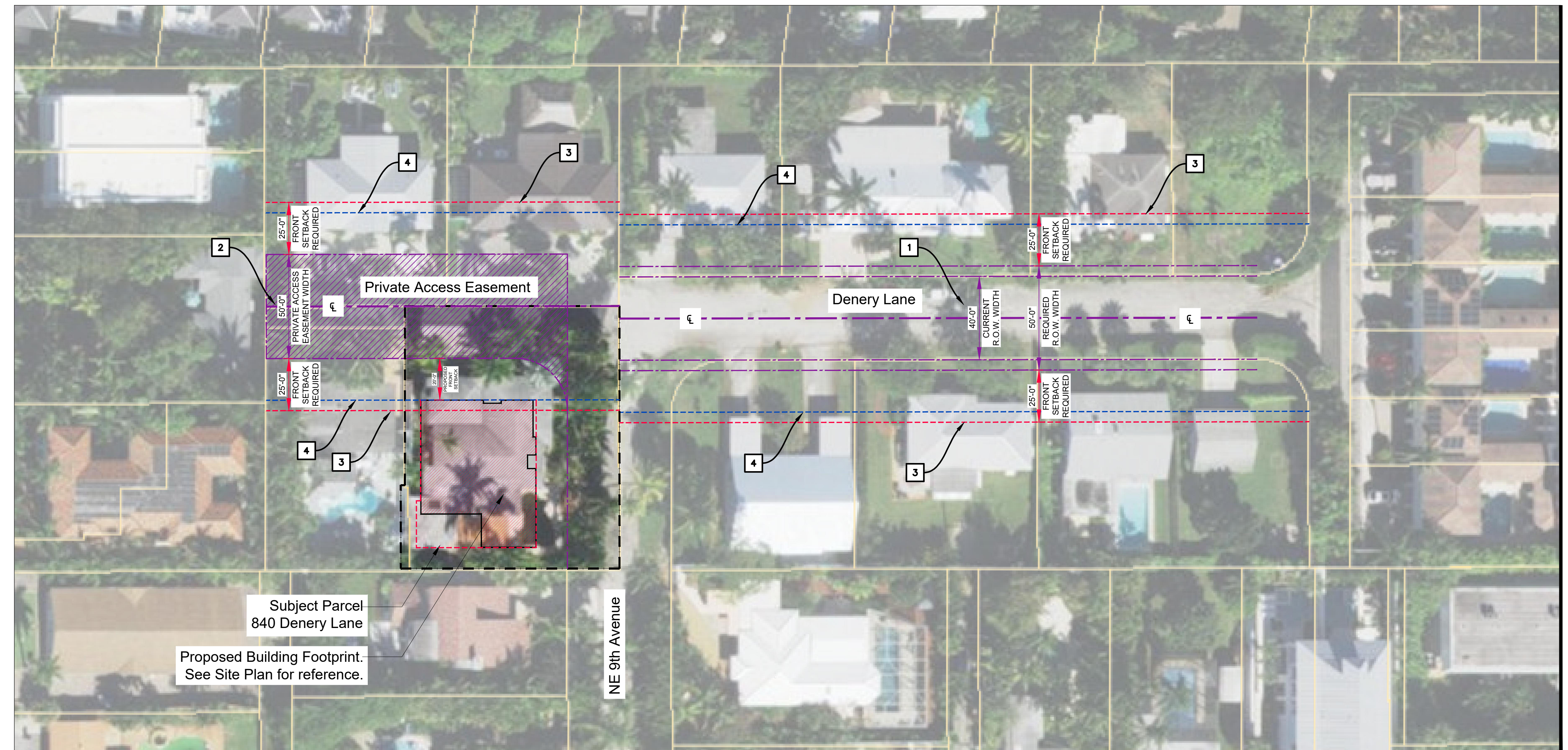


The justification illustration depicts that the proposed reduction in the front setback requirement from 25'-0" to 20'-0" along the private access easement on the northern street frontage of **840 Denery Lane** will not be in conflict or dissimilar with the established existing setbacks of the surrounding neighborhood.

Denery Lane was previously platted as a 40'-0" right of way and the private roadway providing access to the 4 homes where Denery Lane terminates to the west has not been platted. These roadways are required to have 50'-0" width per Table MBL-1 Street Network Classification and Improvements of the Mobility Element of the City of Delray Beach's Comprehensive Plan. Existing right of way conditions have resulted in all homes abutting these roadways to be non-conforming with current development front setback standards.

If approved the requested reduction in the front setback requirement for **840 Denery Lane** will preserve the intent of the City of Delray Beach's Comprehensive Plan by platting the private access easement at the required 50'-0" width, while also keeping the footprint of the new proposed single family residence contextually in line with the existing neighboring properties.

- Keynotes:**
- 1 Denery Lane is currently platted as a 40'-0" right of way. 50'-0" is required per Comprehensive Plan standards.
 - 2 Hatched purple area denotes proposed platting of 50'-0" private access easement in compliance with Comprehensive Plan standards.
 - 3 Red dashed line denotes the **required front setback** per Sec. 4.3.4(K) Development Standards Matrix applied to all homes.
 - 4 Blue dashed line denotes **proposed front setback line** for administrative relief applied to all homes



SCALED DIAGRAM

840 DENERY LANE
DELRAY BEACH, FLORIDA