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February 19, 2025

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Ms. Jennifer Buce  
Planner  
Planning & Zoning Division  
Development Service Department  
City of Delray Beach  
100 NW 1st Avenue  
Delray Beach, FL 33483

**Re: Variance Request Letter – Resubmission  
Daukas Residence  
1220 Crestwood Drive, Delray Beach, FL 33483**

Dear Jennifer:

Our firm represents Mr. Galan G. Daukas and Mrs. Denise M. Daukas. Please accept this letter to request the item listed below from the Board of Adjustment for the proposed additions to the single-family residence at the above-referenced property, as follows:

The clients are proposing a 15'-0" reduction in the front yard setback from the ultimate Crestwood Drive right-of-way following the required dedication, a 1'-11" reduction in the east side setback, and a 1'-9.4" reduction in the west side setback for the proposed additions to the single-family residence as depicted in the Proposed Site Plan included with this letter.

Our clients are requesting relief from the required 35'-0" front setback (from the existing Crestwood Drive right-of-way). The new proposed front setback would be 28'-0" from the existing Crestwood Drive right-of-way and **20'-0" from the ultimate Crestwood Drive right-of-way**. The existing right-of-way for Crestwood Drive is 24'-0". However, there is an additional 8'-0" right-of-way dedication required along Crestwood Drive that will restrict the property even further. The existing property is zoned R-1-AAA with a minimum lot size being 12,500 square feet, a minimum lot depth of 110'-0", and a minimum lot width of 100'-0". The existing property is non-conforming with a total of 8,755 square feet, a depth of 103'-0", and a width of 85'-0".

Additionally, our clients are requesting relief from the required 12'-0" side setbacks. The existing structure is an existing nonconformity due to the side setback, and the proposed addition continues the same encroachment into the side setbacks. Relief is requested for both sides of the structure. The west side of the structure encroaches into the 12'-0" side setback by approximately 1'-9.4" at its greatest point, while the east side of the structure encroaches into the 12'-0" side setback by approximately 1'-11" at its greatest point.

To confirm, the resulting requested setbacks are as follows:

1. Front Setback: 20'-0";
2. West Side Setback: 10'-2.6"; and
3. East Side Setback: 10'-1".

The property is situated on the south side of Crestwood Drive.

Granting this variance will not bear an impact comparable to a typical one-story single-family property in R-1-AAA zoning that would have a conforming lot size.

We believe that a 15'-0" front setback reduction from the ultimate Crestwood Drive right-of-way and a less than 2'-0" side setback reduction to both sides are reasonable requests. As per LDR Section 4.3.4(K) – Development Standards Matrix, we believe this is the minimal necessary for the proposed additions to the structure. It should also be noted that other homes along Crestwood Drive have received the same or similar setback reductions.

If granted, the variance will provide the clients rights commonly enjoyed by other properties subject to the same zoning.

The property is located in R-1-AAA zoning with the following required setbacks:

1. Front setback: 35'-0";
2. Side setback: 12'-0";
3. Side street setback: 17'-0";
4. Rear setback: 12'-0";
5. Minimum lot width: 100'-0" (existing is 85'-0"); and
6. Minimum lot depth: 110'-0" (existing is 103'-0").

Please see the enclosed resubmission documents.

Should you have any questions, please contact me at my office at (561) 276-6363.

Sincerely,  
MacMillan & Stanley, PLLC

***s/Tom Stanley***

Thomas M. Stanley, Esq.

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