

ACS Properties South LLC

724 Sunshine Dr.

Delray Beach, Florida 33444

11/19/2025

City of Delray Beach

101 NW 1st Ave

Delray Beach, FL 33444

Re: 417 Lake Dr. Delray Beach, FL 33444

To Whom It May Concern:

Please accept this letter to request two waivers for the single-family residence at the above-mentioned property for the following sections:

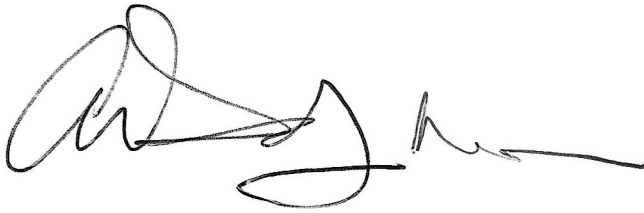
(LDR) Section 4.4.3(F)(2)(a) & LDR 4.4.3(F)(2)(b)

Please be aware that it was never my intention to be above the allowable lot coverage thresholds spelled out in these sections as they read when I started this project. It appears that the amount that we are over is attributed to the open-air portions of the home. Specifically, the front exterior entry, the front balcony and the rear lanai. The submitted plan was approved by planning and zoning and subsequently my permit was granted. Since my permit application and submitted plans were reviewed and fully approved by the City, I proceeded with the construction of the home. The house is now 99% completed and I am just about ready to apply for the CO. The landscaping,

hardscaping, drainage, etc.. have all been approved. And all the CO required documents have been compiled.

I humbly ask that you fully consider the extreme hardship this would cause me if I were not able to obtain a CO. I have gone through all the proper steps to obtain my permitting and subsequent inspections of the work completed for the project.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Albert C. Scartabello Jr.', with a long horizontal flourish extending to the right.

Albert C. Scartabello Jr. Managing Member

ACS Properties South LLC