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April 19, 2019

Mr. Timothy Stillings
Director, Planning and Z0ning Department
City of Delray Beach
100 N.W. 1st Avenue
Delray Beach, FL 33444

In Re: Board of Adjustment Application
Relief from Setback requirement

Dear Mr. Stillings:

This office represents Ken and Rita Kaltman.

Attached is an application for a variance to construct a swimming pool within the front setback of their property located at 324 Harmon Court, Delray Beach, FL 33483. We are seeking relief from setback requirement of 35' to 18' feet to allow for the installation of a swimming pool

You will note that the property is an older neighborhood with homes close to 75 years old. The design and placement of the modest sized (9' x 13') swimming pool is compatible with the neighborhood, and the preserving of the house which is important to the neighborhood and to the home owner.

This is not a typical situation since we are dealing with a established neighborhood where older homes have been place on lot sizes which are (practically) different from property to property

The situation in this older neighborhood, and on this lot, is unique. The depth of this lot is only 75 feet. When you adjust for the 35' setback, and the rear setback of 12', the actual building space is only 28 feet.

This site and the placement of the swimming pool is being designed to provide for minimum impact on the neighbor and with the view to preserve the historic home and the historic nature of the neighborhood.

Sincerely,



Thomas F. Carney, Jr.