



Wednesday, May 21, 2025

To: The City of Delray Beach
Planning & Zoning Director
Anthea Gianniotis

Applicant: Randall Stofft Architects
for 840 Denery LLC
Address: 840 Denery Lane, Delray Beach, FL 33483
PCN: 12-43-46-09-12-000-0060

Dear Anthea Gianniotis,

Applicant is applying for administrative relief per to Sec. 2.4.11 (D). Applicant is requesting for a 5'-0" reduction in the front setback requirement along the northern property line abutting a newly platted private access easement to increase the proposed 2 story single family residence buildable footprint. Increased footprint will allow for a more adequate floor plan. Locating the garage fronting the private access easement utilizes the depth of the lot more efficiently to allow for larger living spaces.

EXHIBIT B – Justification for Administrative Relief

Justification:

1. All homes in surrounding neighborhood which abut new platted private access easement and the right of way of Denery Lane are non-conforming with front setback requirements per Sec. 4.3.4 (K) Development Standards Matrix (25'-0").
2. Requested reduction in the front setback requirement will result in a similar or lesser encroachment than all existing homes in the surrounding neighborhood.
3. The existing homes in the surrounding neighborhood were built prior to the establishment of the City of Delray Beach's Comprehensive Plan and were not previously subject to the increased right of way requirements as set forth in Table MBL-1 Street Network Classification and Improvements of Mobility Element. As such they were all built closer to their respective right of way frontages than what the code currently allows. The applicant proposes platting the private access easement along the north property line in compliance with the Comprehensive plan requirements to preserve the intent of the code, but is requesting setback relief to contextually align the new footprint with the surrounding neighborhood and allow for a more efficient floor plan.

Sincerely,

A handwritten signature in blue ink that reads "Randall E. Stofft". The signature is stylized with a large, looped "R" and a cursive "Stofft".

Randall E. Stofft, AIA
President
RES Daniel S. Shareef

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