



QUANTUM ENGINEERING ASSOCIATES INC.

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Structural Engineering & Cost Segregation

VARIANCE NARRATIVE (NORTH SIDE)

THE FIVE-FOOT VARIANCE ALLOWS THE RESIDENTIAL UNITS TO HAVE A MAIN ENTRANCE THAT IS PRIVATE AND NESTLED BETWEEN THE TWO LOWER FLOOR RETAIL/COMMERCIAL STRUCTURES. THIS ALSO ALLOWS FOR A FIVE-FOOT FIRE EXIT ROUTE FOR THE LOWER FLOOR BUILDINGS AT THIS SECURE MAIN ENTRANCE. BY ALLOWING THE NEW BUILDING TO WRAP BETTER THE WHOLE CORNER OF THE LOT, A BETTER PEDESTRIAN EXPERIENCE IS CREATED. THIS SMALLER SEPARATION BETWEEN THE BUILDINGS IS VERY COMMON IN DOWNTOWN AREAS SUCH AS DELRAY BEACH. THE STRUCTURE ADJACENT TO THE NORTH IS A SINGLE-STORY COMMERCIAL BUILDING, AND THIS SOUTH-FACING FAÇADE IS USED MAINLY FOR WALL-MOUNTED A/C UNITS, MOUNTED AT APPROXIMATELY 8FT ABOVE THE FINISHED FLOOR. THIS NEIGHBORING WALL IS MINOR ABOUT THE BUILDINGS USAGE AND HAS NO MEANS OF REQUIRED EGRESS ON THAT SIDE. IN ADDITION, THE LACK OF OPENINGS ON THE SIDE MEANS THE NEW PROPOSED STRUCTURE WILL NOT BE BLOCKING ANY MAJOR SIGHT LINES FOR THE NEIGHBORING OWNER.

IMPORTANTLY, THE LESS UNUSED AREA OF THE PROPERTY IS A BENEFIT TO THE NEIGHBORHOOD, REDUCING THE OPPORTUNITY FOR UNWANTED VAGRANTS TO FREQUENT AND REDUCE RANDOM DUMPING OF UNWANTED POSSESSIONS BY OTHERS. THIS REDUCED 5FT AREA WILL BE SECURELY ENCLOSED, FENCED IN, AND USED BY THE BUILDINGS OCCUPANTS, PRIMARILY FOR CITY TRASH COLLECTION AND UTILITY SERVICES SUCH AS LOWER FLOOR A/C COMPRESSORS, MAIN ELECTRICAL SERVICE, ETC.