



architecture, planning & design

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## VISUAL COMPATIBILITY JUSTIFICATION STATEMENT

November 11, 2024

City of Delray Beach  
Development Services  
100 N. W. 1st Avenue  
Delray Beach, Florida 33444

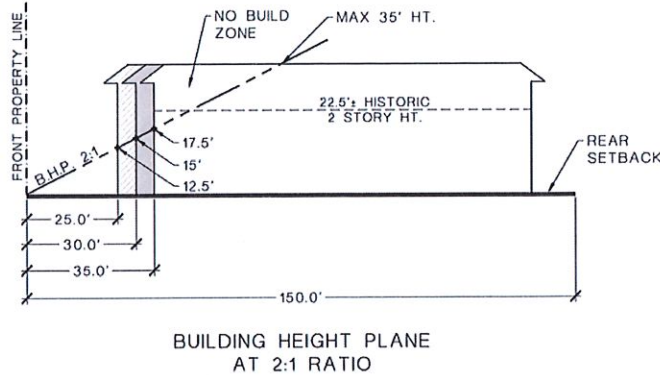
Re: Kassab-Cesario Residence  
146 SE 7<sup>th</sup> Avenue  
Delray Beach, Florida 33483

To Whom It May Concern:

This letter is to address compliance with Visual Compatibility Standards as per LDR Section 4.5.1(E) (7) and 8 for a proposed new single-family residence at the above referenced property, as follows:

We believe the proposed new single-family residence will be consistent with the historic characteristics of the district and will meet Visual Compatibility Standards as per LDR Section 4.5.1(E)(7)(m):

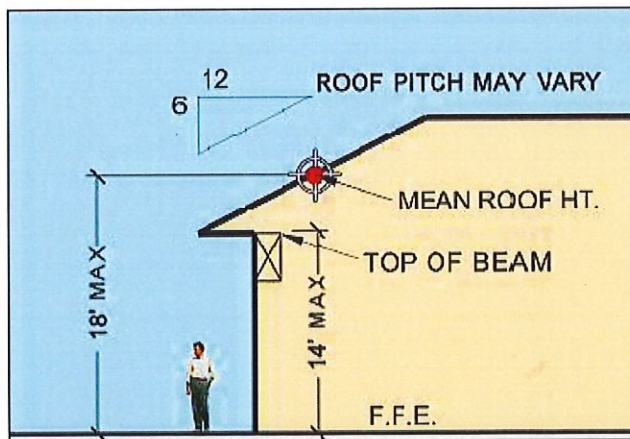
- (a) Height.** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the following: [Amd. Ord. 38-07 2/5/08]
1. Building Height Plane (BHP): The building height plane technique sets back the overall height of a building from the front property line. [Amd. Ord. 38-07 2/5/08]
    - a. The building height plane line is extended at an inclined angle from the intersection of the front yard property line and the average grade of the adjacent street along the lot frontage. The inclined angle shall be established at a two to one (2:1) ratio. See illustration below. [Amd. Ord. 38-07 2/5/08]



b. A structure relocated to a historic district or to an individually designated historic site shall be exempt from this requirement. [Amd. Ord. 38-07 2/5/08]

2. **First floor maximum height.** Single-story or first floor limits shall be established by: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

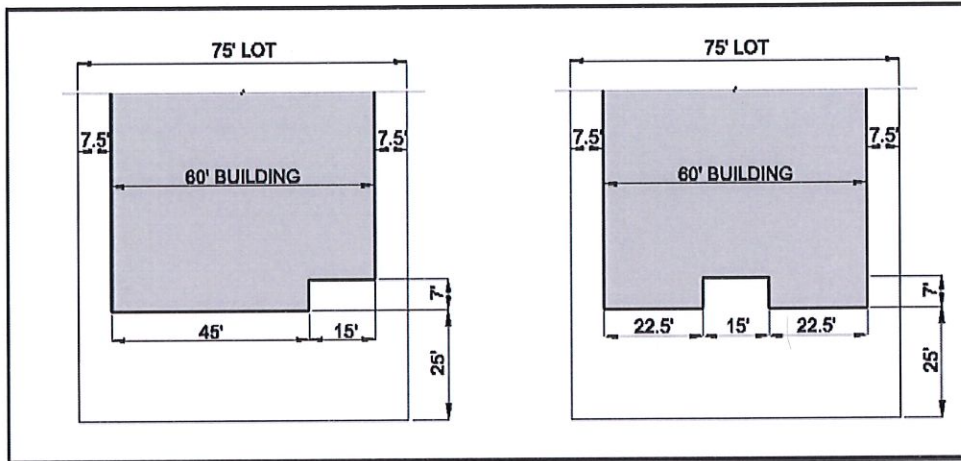
- a. Height from finished floor elevation to top of beam (tie or bond) shall not exceed 14 feet. [Amd. Ord. 38-07 2/5/08]
- b. Mean Roof Height shall not exceed 18 feet. [Amd. Ord. 38-07 2/5/08]
- c. If any portion of the building exceeds the dimensions described in a. and b. above, the building shall be considered a multi-story structure. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]
- d. See illustration below: [Amd. Ord. 38-07 2/5/08]



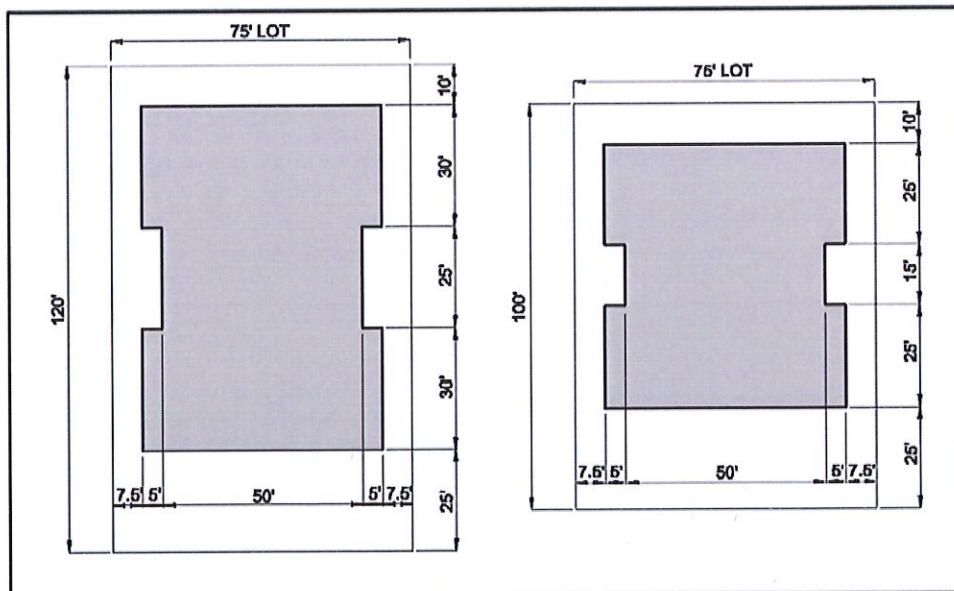
e. Sections a., b., and c., above may be waived by the Historic Preservation Board when appropriate, based on the architectural style of the building. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08] *The proposed structure is 17'-6" to the mean roof height from grade and roof bearing is 13'-6" from grade (from finish floor is significantly less).*

3. **Upper Story Height(s).** Height from finished floor elevation to finished floor elevation or top of beam (tie or bond) shall not exceed 12 feet. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]
- (b) **Front façade proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district – *The proposed structure is designed in a Masonry Vernacular Style of architecture, which will be visually compatible with the surrounding structures, some of which are single family, some multi-family and then there are the commercial buildings (Marriott Courtyard, church and Firestone).*
- (c) **Proportion of openings (window and doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district - *All proposed window and door openings are reflective of the proposed Masonry Vernacular Style and are within the same character of the neighborhood and are harmonious with the historic structures within the district.*
- (d) **Rhythm of solid to voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades – *The proposed façade along the front consists of a covered porch with the appearance of a wraparound terrace. The actual roof lines will not be connected and along the ground area will be a fire pit patio.*
- (e) **Rhythm of buildings on street:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district – *The proposed design will be visually compatible with the existing historic buildings within the subject Marina District and especially for the adjacent properties which are all one story. It should be noted that the proposed single-family home is predominately a single story except for the rear of the structure which abuts up against a 4-story hotel towards the west of the property.*
- (f) **Rhythm of entrance and/or porch projections** – The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development. – *The proposed design includes a covered front porch and then one along the side street portion of the house which will help create a nice portion of open spaces to complement the solids of the proposed single-family residence.*

- (g) **Relationship of materials, texture, and color:** The relationship of materials, texture, and color of the façade of a building and/or hardscaping shall be visually compatible with the predominant material used in the historic buildings and structures within the subject historic district. – *All proposed materials, textures and colors are being designed to have a direct relationship with the historic district by using smooth stucco along the base of the house to create a strong visual base and then break up the elevation with “stucco lap-siding” for the majority of the structure. A portion of the pool area will have a stone veneer with a “whitewash” finish to complement the balance of the house which will be white with decorative black shutters. All roof overhangs will have decorative outlookers at the perimeter of the roof.*
- (h) **Roof shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building. *The majority of the roofs are hip with a 6:12 slope and a couple Boston Hips. Along the front portion of the house, over the covered porches, the slopes will be 2:12 which will complement the overall massing.*
- (i) **Walls of continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related. *Along the westside of the house, there will be a 6'-0" to 8'-0" high masonry stucco wall, painted to match the main body of the house. Along the north property line will be a 6'-0" decorative white wooden fence with vertical pickets. Along the south property line the property will be a 4'-0" decorative white wooden fence with vertical pickets.*
- (j) **Scale of building:** The size of a building and building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development.
1. For buildings wider than 60 percent of the lot width, a portion of the front façade must be setback a minimum of seven additional feet from the front setback line: [Amd. Ord. 38-07 2/5/08]
    - a. Lots 65 feet or less in width are exempt from this requirement. [Amd. Ord. 38-07 2/5/08]
    - b. To calculate how much of the building width must comply with this provision, multiply the lot width by 40 percent and subtract the required minimum side setbacks (example: 100' lot width x 40% = 40' - 15' side yard setbacks = 25'). [Amd. Ord. 38-07 2/5/08]
    - c. Any part or parts of the front façade may be used to meet this requirement. [Amd. Ord. 38-07 2/5/08]
    - d. See illustration below: [Amd. Ord. 38-07 2/5/08]



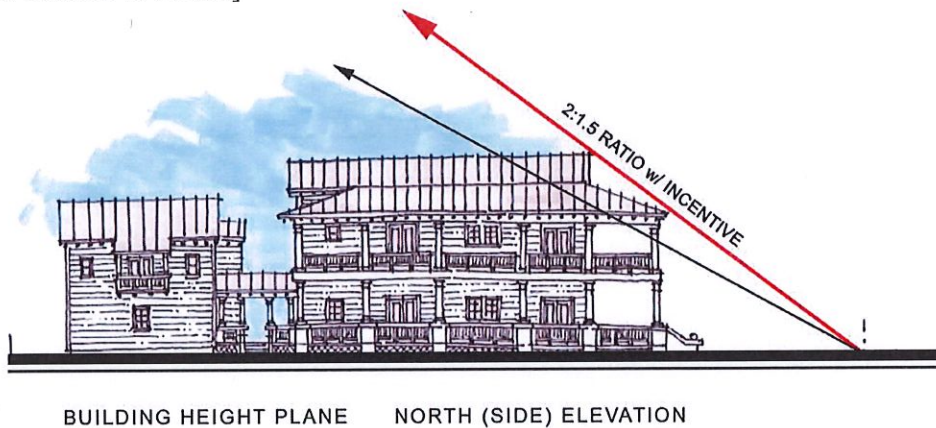
- e. If the entire building is set back an additional seven (7) feet, no offset is required. [Amd. Ord. 38-07 2/5/08]
2. For buildings deeper than 50 percent of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five additional feet from the side setback line: [Amd. Ord. 38-07 2/5/08]
- a. To calculate how much of the building depth must comply with this provision, multiply the lot depth by 50 percent and subtract the required minimum front and rear setbacks (example: 120' lot depth x 50% = 60' - 25' front yard setback - 10' rear setback = 25'). [Amd. Ord. 38-07 2/5/08]
  - b. Any part or parts of the side façades may be used to meet this requirement. [Amd. Ord. 38-07 2/5/08]
  - c. See illustration below: [Amd. Ord. 38-07 2/5/08]



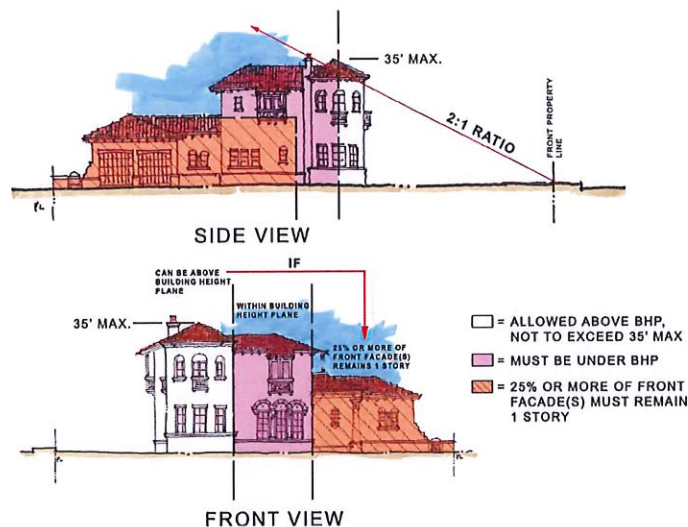
- d. If the entire building is set back an additional five feet from the side, no offsets are required on that side. [Amd. Ord. 38-07 2/5/08]
3. Porches may be placed in the offset portion of the front or side façades, provided they are completely open except for supporting columns and/or railings. [Amd. Ord. 38-07 2/5/08] *A relatively small portion of the house is two stories, which is over the garage along the west side of the house. Over 75% of the proposed single-family house is only one story. The proposed design of the structure has several covered porches with street frontage will soften the massing.*
- (k) Directional expression of the front elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal. – *The proposed character of this project will definitely relate better with the surrounding architecture within the district, with the various covered porches, hip roofs (with Boston Hips, metal roof, lap-siding, decorative shutters and outlookers at the roof overhangs.*
- (l) Architectural style:** All major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style. *The proposed elements are very consistent with the Masonry Vernacular Style of Architecture.*
- (m) Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
1. Additions shall be located to the rear or at least public side of a building and be as inconspicuous as possible.
  2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
  3. Characteristic features of the original building shall not be destroyed or obscured.
  4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
  5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
  6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.  
*Items 1 through 6 above don't apply –no additions are being proposed.*

(8) **Visual compatibility incentives.** In order to provide design flexibility for residential structures, as defined by LDR Section 4.5.1(E)(2)(a), that otherwise satisfy the Visual Compatibility Standards outlined in Section 4.5.1(E)(7), incentives for 4-development shall include the following: [Amd. Ord. 38-07 2/5/08]

(a) **Open air spaces.** The ratio of the Building Height Plane (BHP) can increase from two to one (2:1) to two to one and a half (2:1.5) for open air spaces limited to: first or second floor front porches (separation must be provided between floors), first or second floor side porches (separation must be provided between floors), balconies, and overlooks with open railings (see illustration below); and [Amd. Ord. 38-07 2/5/08]



(b) **Front elevation.** Up to 25 percent of the front elevation(s) can extend above the Building Height Plane (BHP) to a maximum height of 35 feet, provided 25 percent or more of the front elevation(s) remains one story as defined by LDR Section 4.5.1(E)(7)(a)(2). The total width of extension shall not exceed 18 feet along the front elevation(s). See illustration below. [Amd. Ord. 38-07 2/5/08]





The property is located in RM zoning but for a single-family home, R-1-A zoning setbacks would apply, as follows:

Front setback: 25'-0"

Side street setback: 15'-0"

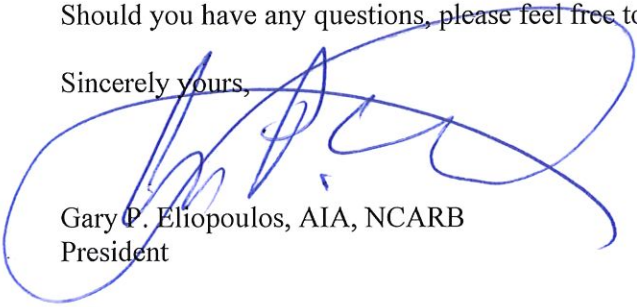
Side interior setback: 7'-6"

Rear setback: 10'-0"

Please see the attached survey and proposed site plan.

Should you have any questions, please feel free to contact me at our office (561) 276-6011.

Sincerely yours,



Gary P. Eliopoulos, AIA, NCARB  
President