



JUSTIFICATION STATEMENT

August 18, 2023

City of Delray Beach Planning & Zoning

100 NW 1st Ave
Delray Beach, FL 33444

RE: **310 E Atlantic – Façade Improvements**

Ownership seeks to renovate the facade of the existing building located at 310 E Atlantic Avenue to update the design language to the approved Main Street Vernacular style in accordance with the guidelines of the Land Development Regulations.

A waiver is sought to allow for new impact storefront to encroach further into the required setback (a setback non-conformity typical of Atlantic Avenue exists). Today, the storefront is angled and the facade asymmetrical. This straightening out of the facade would align the new storefront with that of both adjacent properties while better serving the proposed contemporary style through implementation of a simpler, orthogonal geometry.

By updating the building facade, ownership aims to maintain and grow the value of their property by keeping up with current industry trends, simultaneously benefiting the surrounding area. Approval of this waiver would have no adverse effects to the area with regard to appearance, usability or safety. Walkability is preserved by providing compliant pedestrian and curb zones the same as neighboring spaces. Where compatibility is concerned, beyond literally creating alignment between adjacent storefronts, the proposed style changes would better bridge the gap stylistically between the 2 flanking properties which have both been renovated more recently. Ultimately, approval of this waiver is justified because it benefits the area and therefore it would be sensible to consider and approve waivers of similar nature in the future.

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