

September 23, 2019

To: City of Delray Beach, Planning & Zoning

Re: Tzikas Medical Center
526 SE 5th Avenue
Delray Beach, Florida
#2019-035

Planning & Zoning Dept:

Pursuant to LDR Section 2.4.7(C), the applicant is requesting an administrative waiver to LDR Section 4.6.9(D)(2)(b) Parking Adjacent to Alley. The request is for alley and parking space combined depth to be reduced from 42'-0" to 40'-0".

As depicted on sheet SP-1, the alley and alley compact space combined depth is 40'-0". This condition applies to (7), alley compact spaces that are shown at 9'-0"x 16'-0". The applicant has specifically selected this area for the 2'-0" depth reduction as it is centrally located and does not impair sight distances of pedestrians and/ or vehicles.

Granting this request will not diminish the practical application of LDR Section 4.6.9(D)(2)(b) and will result in a superior development for the surrounding community.

Please feel free to contact this office with any questions or concerns related to this submittal.

Sincerely,

Randall E. Stofft, AIA
President
RES. Donald W. Durante

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