

- Keynotes:**
- 1 Denery Lane is currently platted as a 40'-0" right of way. 50'-0" is required per Comprehensive Plan standards.
 - 2 Hatched purple area denotes proposed platting of 50'-0" private access easement in compliance with Comprehensive Plan standards.
 - 3 Red dashed line denotes the **required front setback** per Sec. 4.3.4(K) Development Standards Matrix applied to all homes.
 - 4 Blue dashed line denotes **proposed front setback line** for administrative relief applied to all homes

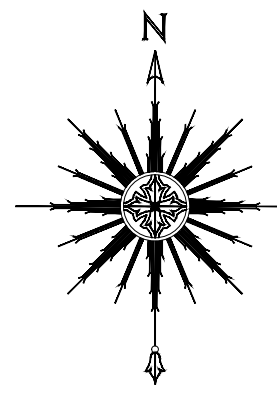
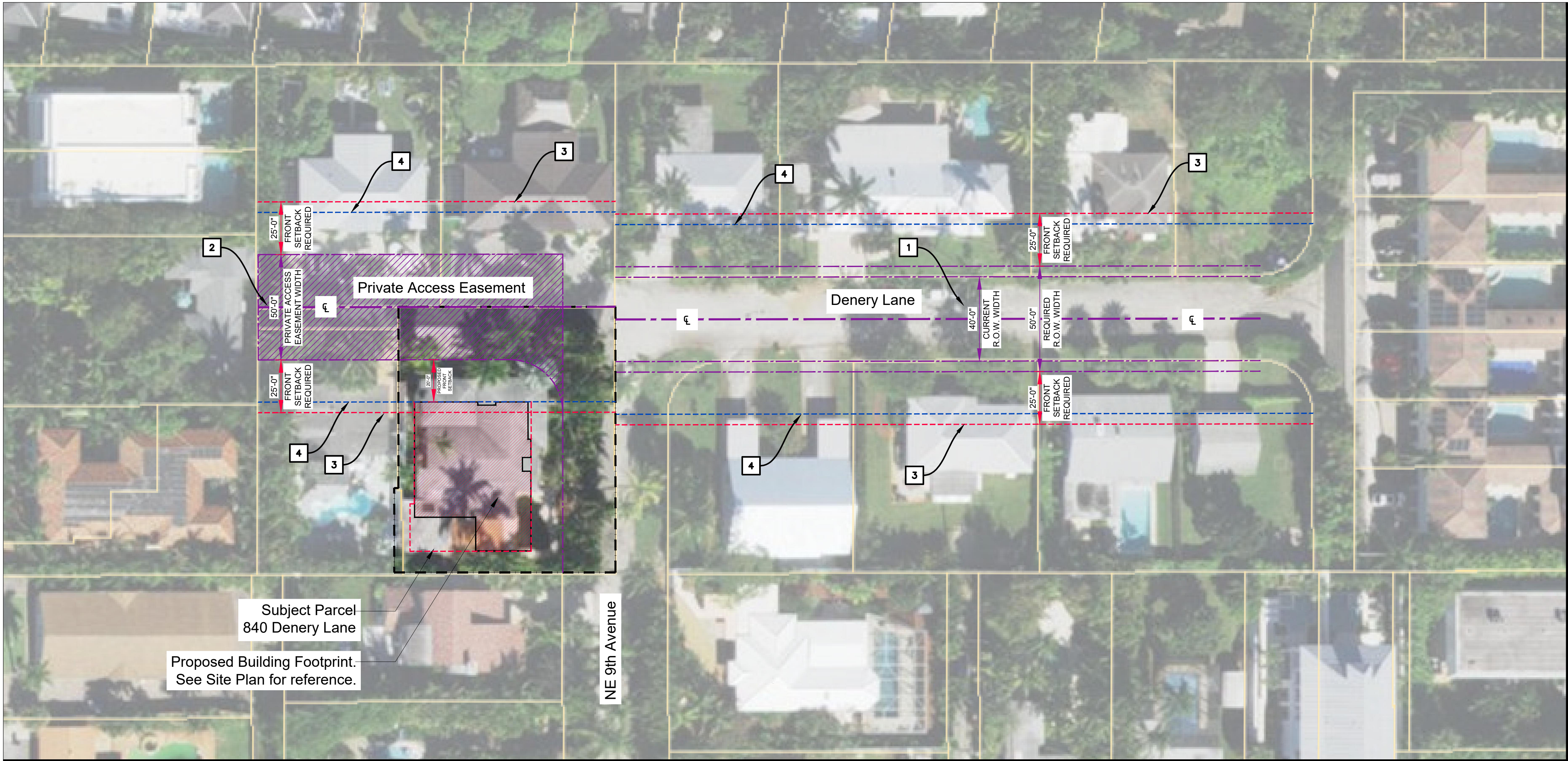
Justification Statement:

The justification illustration depicts that the proposed reduction in the front setback requirement from 25'-0" to 20'-0" along the private access easement on the northern street frontage of **840 Denery Lane** will not be in conflict or dissimilar with the established existing setbacks of the surrounding neighborhood.

The illustration compares the required front setback of 25'-0" per Sec. 4.3.4(K) Development Standards Matrix to the proposed reduction in front setback per applicants request for administrative relief (20'-0") by diaphragmatically applying both setbacks to all homes fronting the right of way of Denery Lane and the proposed private access easement. The illustration clearly depicts that all homes fronting the roadways do not conform to the current front setback requirements. It also depicts that if the requested reduction in the front setback was applied to all homes that most would still be encroaching beyond the requested reduction.

Denery Lane was previously platted as a 40'-0" right of way and the private roadway providing access to the 4 homes where Denery Lane terminates to the west has not been platted. These roadways are required to have have 50'-0" width per Table MBL-1 Street Network Classification and Improvements of the Mobility Element of the City of Delray Beach's Comprehensive Plan. Existing right of way conditions have resulted in all homes abutting these roadways to be non-conforming with current development front setback standards.

If approved the requested reduction in the front setback requirement for **840 Denery Lane** will preserve the intent of the City of Delray Beach's Comprehensive Plan by platting the private access easement at the required 50'-0" width, while also keeping the footprint of the new proposed single family residence contextually in line with the existing neighboring properties.



SCALED DIAGRAM
1"= 30'-0"

Justification Illustration

840 DENERY LANE
DELRAY BEACH, FLORIDA