

Describe the proposed project in detail and indicate if there is to be any phasing of the improvements:

Project consists of restoring and renovating an Existing 1,571 square foot, Historic Residential Structure, as well as constructing a new 2,789 square foot addition; in order to convert the property into the new offices for HNM Architecture, a local Delray Beach Architectural Firm since 2003, now relocating their offices to downtown Delray Beach. Expected occupancy for these new HQ offices shall be 15 to 20 occupants. The improvements proposed shall not be phased in any manner.

The existing 1-story, main structure is to remain with the exception of the renovation to a portion of the existing southwest corner of the structure that will revert back to its original function as an exterior porch, which shall now serve as the main entry to the building.

The new addition being proposed shall be a 1-story, 'L' shaped structure that connects to the existing structure along its secondary, East Facade and its tertiary, North Façade; thereby creating a new internal, open-air courtyard at the northeast corner of the original structure. The (4) facades of this newly created courtyard consist of (2) facades of the original structure and (2) facades of the new structure. The two primary facades of the existing structure, South Elevation (SE 2nd Street) and West Elevation (Swinton Avenue) are to be preserved in their entirety, less some alterations to fenestrations (doors and windows) and the aforementioned renovation of the original exterior porch.

The maximum building height for both the existing structure and the new proposed addition is 14'-6" (top of roof ridge @ gabled roof).

Proposed design characteristics for the restoration of the existing structure and that of the new addition shall both be compatible with the original Framed Vernacular/Bungalow Architectural Style. These design characteristic include:

- Authentic Cedar shingle exterior wall cladding
- Double Pier Porch Columns
- Front Facing and Cross-Facing Gable Roofs
- Multiplane Roof Lines
- Exposed Roof Brackets
- Pier Foundations
- Casement Windows
- Exposed Exterior Chimney

Justification Statement -Compliance with Visual Compatibility Standards

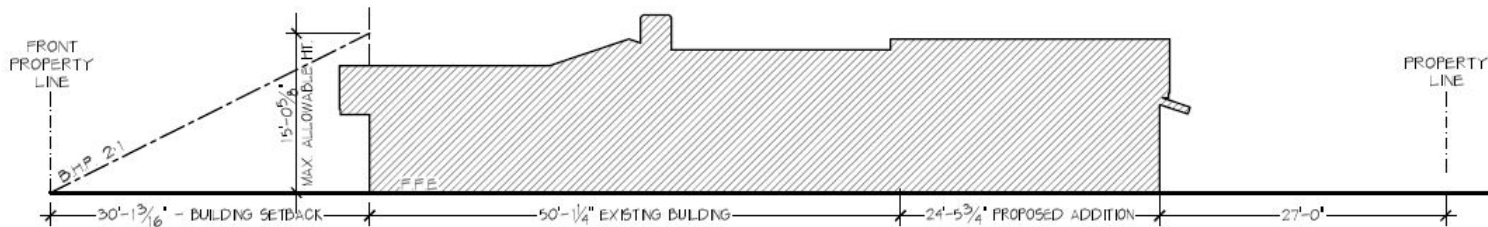
LDR Section 4.5.1(E)(8)

A) Height:

Existing Structure's Main Roof Overall Height is 14'-6" (top of ridge at North-South, Cross-Gable). New Addition proposes two new secondary roofs at the primary facades; hipped on Swinton (West elevation) and gabled on 2nd Street (South Elevation); with 12'-0" and 12'-4" overall roof heights, respectively. Along the West Elevation there is also a tertiary roof line (behind the aforementioned secondary hipped roof), which has a top of roof ridge height of 12'-9" that extends easterly, along the north elevation, then turns and continues south, following the 'L' shape floor plan of the new addition. This 12'-9" ridge height allows the addition's new roof to join the existing structures north façade and fall under the existing Main Cross-Gable Roof height of 14'-6". Along the South Elevation(2nd Street) there is also a tertiary roof line (behind the aforementioned new 12'-4" high Gabled roof) with a top of ridge at 14'-6" to match and balance out the main/existing 14'-6" cross gable; however this tertiary roof at this height only extends the width of the existing structure's east façade and the eastern edge of this tertiary roof then 'pops' out along the east elevation a gabled roof above and on top of the main roof along the east façade. This tertiary roof allows this portion of the new addition to join the existing structure's roof, which is an existing gabled roof on the original east façade.

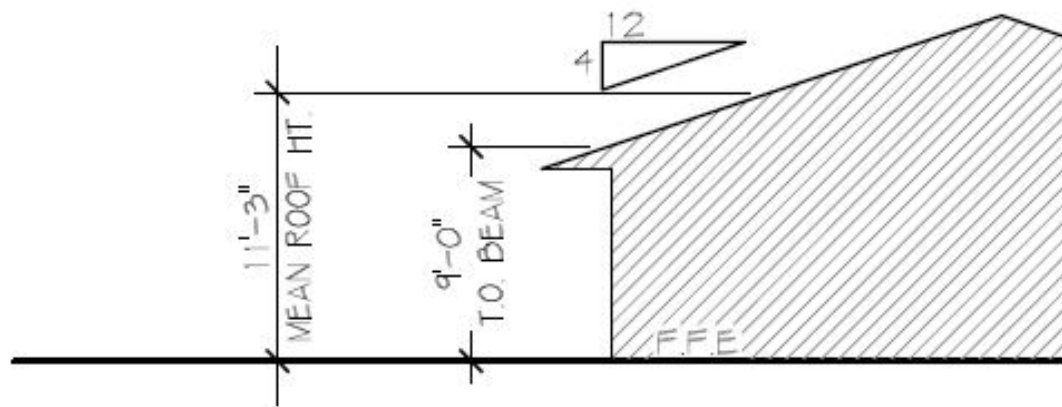
1. Building Height Plane

- a. see below for illustration of compliance with BHP:



2. First Floor Maximum Height:

- a. Height from finished floor to top of beam shall be 9'-0"
- b. Mean roof height of the highest roof shall be 11'-3"
- c. See below for illustration of compliance with 1st Flr Max Ht.

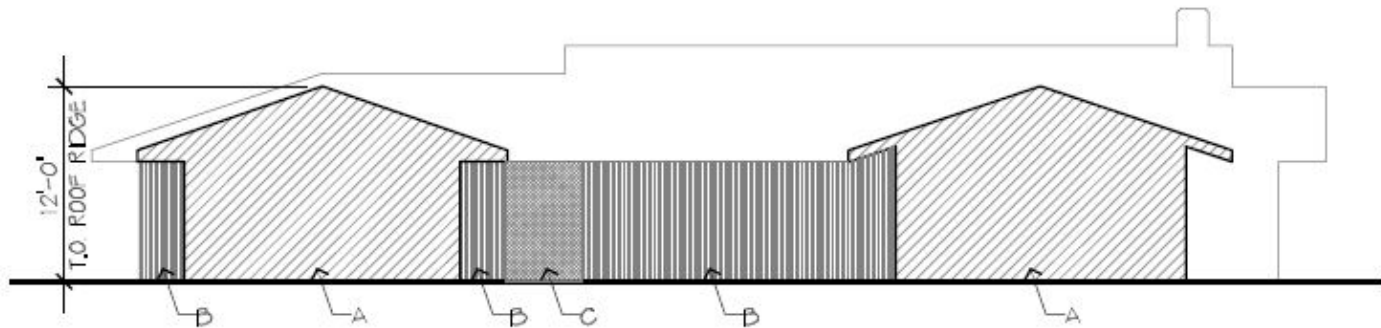


B) Front Façade Proportion:

West Elevation

The new addition is proportional to the main existing façade, in terms of height, scale and massing, in order to serve as 'a secondary and subordinate structure to the main mass of the historic building and not

overwhelm the original building. Proportion of the addition is subordinate to the existing in that the existing historic structure has a width of 37'-0" and the new addition 27'-0"; thereby making the existing structure's mass more prominent over the subordinate/secondary, new addition. The addition is also subordinate to the existing in terms of height, in that the existing main roof over the existing 37 foot length of façade along this West elevation is 14'-6" high (top of ridge) and the new addition is 12'-0" (hipped roof) and 12'-9" (secondary hipped roof). To further reduce the scale and to provide balance of this façade, the new addition portion along this elevation, has two jogs in the exterior wall to further express this addition as a secondary structure. More so, the main portion of this new addition is only approximately 17 feet wide (the front hipped roof over the addition) and then jogs back 8 feet to the east for a 5'-6" length and jogs again another 3'-4" back to the east for a 4'-8" length of this façade. The primary façade of the addition at 17 feet wide balances out the entire length of this façade in that it is setback the same 30'-0" from the property line as that of the existing exterior porch that is also 17 feet wide, with both of the roofs over these two segments of the façade having a matching roof height of 12'-0" which gives them the exact same proportions and provides balance to the elevation. See below for illustration of compliance:



C) Proportion of openings (Windows and Doors):

All windows and doors openings of the new addition are the same proportions as the openings of the existing historic structure. The larger window openings of the existing historic structure were only limited to the historic structure itself so that it would remain dominant and the smaller windows of approximately 2ftx4ft were only used on the new addition, including the corner glass detail that was duplicated from original historic structure and was a product of enclosing all the original porches as described in the historical information section of this application.

D) Rhythm of Solids to Voids:

The relationship of solids to voids of the new addition is visually compatible with the existing historic structure and district. Particular attention was taken to keep the openings of the new structure residential in scale to match the vocabulary of the historic residential structure while the end use will be commercial in nature where large glass openings are typical. The rhythm of solid to void is balanced well along the Primary Front Façade (Swinton), whereas the new 17'-0" wide addition presents a solid wall (less the corner windows) and the existing 17'-0" renovated open porch presents a void (less the three double pier wood columns).

E) Rhythm of Buildings on Streets:

The relationship of the new structure with the new addition is compatible with the existing historic district with regards to open space between buildings. Along the south (2nd street), the distance of 'openness' from Swinton's eastern edge of pavement to the west edge of the structure is 50 feet, followed by this subject property's 75 ft southern façade length, then 60 feet of openness (parking, alley and green area) then the western edge of the adjacent property's (to the

east) 100 ft long façade; thereby giving a balanced rhythm of 50 ft (open) 75 ft (building) 60 ft (open) 100 ft (building) along 2nd street. Along the West (Swinton), from 2nd Street's northern edge of pavement to the south face of the structure is 45 feet, followed by this subject property's 65 ft western façade length, then 50 feet of openness (green area and parking lot of adjacent property (to the north) and then the adjacent property's building width of approximately 45 ft; thereby giving a balanced rhythm of 45ft-65ft-50ft. All compatible with existing siting of buildings along the street in this historic district, even though this subject property is somewhat unique to the historic district given its location on a corner, it being at the edge of the historic district, having a lot width of 100 ft and being across the street from St. Paul's Church. Refer to Waiver request no.1 for more info regarding this subject property's unique site and location.

F) Rhythm of Entrance and/or Porch Projections:

We are proposing to renovate the porch of the historic structure to its original design. Currently this space is enclosed. We will be utilizing the renovated porch as the main entrance to the building as originally intended, with the new front door facing Swinton. Renovating this porch to its original nature allows the original and historic relationship between porch and sidewalk to be reclaimed.

G) Relationship of Materials, Textures and Color:

The relationship of the materials, textures and color of the façade of the building will be of original materials with new natural cedar siding throughout. The unique pattern/texture at the gabled ends will be duplicated with new cedar siding as well. In addition to these materials, New Hardieplank siding will be used as a base to the building and new aluminum framed windows are being proposed; however both of these types of 'newer' materials are already represented throughout the

Historic District. In order to make these 'newer' materials more compatible to authentic original materials, we are also providing wood casings/trim/sills around all the windows/doors as well as framing the openings within the renovated porch with wood casings and trims. To separate the Hardieplank siding from the natural cedar siding, there is also a wood sill being proposed.

H) Roof Shapes:

The roof shapes of the new addition are the same type as the existing historic structure with gabled ends where the structures physically meet along with hipped roofs at the same slope as the existing historic structure. The existing structure utilizes hipped, gabled and cross-gabled roof types as does the new addition, which also utilizes all three of these roof types.

I) Walls of Continuity:

A new 30" high wood fence is being proposed along the west and south perimeters along the sidewalk areas. This 30" high wood fence is proportionate and visually compatible with the surrounding historic district. This fence will be a horizontal shadow box type that will visually connect with the Hardieplank siding that we are using at the base of the building. At the North-West (Swinton) point of the property, this fence turns east along the northern property at a height of 30 inches for approximately 25 feet (which is the setback distance from Swinton to the new addition and renovated porch), then gradually gets taller as follows:

46 inches high for the next 6 feet, then 63 inches for another 6 feet, then heightens to its ultimate height of 72 inches for another 80 feet along the north property line. These fences form the enclosure along the East, West and North side, while the building's east façade length of approximately 70 feet creates this enclosure along the alley (east).

J) Scale of a Building:

1. A total length of 32'-6" of the west/front building façade is required to be setback an additional 7 feet for a total of 32 feet required setback due to the width of the building. The total length of the building setback at least 32 feet that we are proposing is 35'-2" which exceed this requirement.
2. Not applicable. Single story building.
3. Porch is being restored to its original design and location to remain at the southwest corner.

K) Directional Expression of Front Elevation:

The 1-story structure being proposed is horizontal by nature, given its height vs façade length ratio. This horizontality is further expressed by the Hardieplank siding being proposed to the base of the building, thereby making this proposed expression of the front elevation compatible with the mostly all 1-story structures in the surrounding historic district.

L) Architectural Style:

The architectural style of this structure is wood framed vernacular/bungalow style. All building elements being proposed are compatible with this style and mostly being taken from the original contributing structure's design/components.

M) Additions to Individually Designated Properties and Contributing Structures in all Historic Districts:

1. Along the South Façade (SE 2nd St) the existing historic building has a width of 50'-0" and the new addition is 25'-0" (towards the east) thereby creating a 2 to 1 ratio in proportion of the existing mass to

the new mass and establishing this Facade as a secondary façade, since the primary façade's (West Facade–Swinton Ave) proportions are a width of 37'0" for the existing historic structure and 17'-0" for the new addition's main mass; thereby making the existing structure's mass more prominent over the subordinate mass on Swinton versus that same relationship of the new/addition mass on SE 2nd St. We feel that these proposed proportions/massing maintain the intent of the code whereas the new addition still serve as a secondary or subordinate mass to the main existing primary façade.

2. The new addition facing Swinton aligns with the front plane of the existing structure (25'-0" setback from the property line) even though by code 30'-0" setback is permitted.
3. All characteristics features of the original building will not be destroyed or obscured. All features will be restored using authentic material that pertains to the existing historic structure.
4. We have designed two short jogs in the exterior walls (along the West façade) and one short jog in the exterior wall (along the South Facade) where the new structure is 'joining' into the existing. These jogs are proposed to not only enhance the aesthetic appeal (NOT make it appear as an obvious addition) but also to provide a feasible structural expansion joint to tie the new into the old. These jogs and structural joints, provide not only further 'visual relief' to the proposed overall length of these facades and but also provide the ability for the basic form and character of the historic building to remain intact should the addition ever be removed.
5. The addition does not introduce a new architectural style in that we are keeping with the wood framed Bungalow Style, it does not mimic too closely the style of the existing building or replicate the original design but instead provides an proportionate massing to the existing. We feel that the proposed massing will celebrate the existing historic structure and provide a secondary façade that will showcase the existing contributing structure.

6. The (2) proposed building facades portions of these new additions (to the north of the west façade and to the east of the south façade) are not only proportional to the main existing façade, in terms of height, scale and massing, but also proportional in that the new additions are in a proper scale/mass in order to serve as ‘a secondary and subordinate structure to the main mass of the historic building and does not overwhelm the original building; thereby keeping the intent of the code.
- N) Secretary of the Interior’s Standards for Rehabilitation, standard 1:
 “ A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of ***the building*** and its ***site and environment***”.

Defining characteristics of a typical ‘Craftsman Bungalow’ residential building:

- a) Deep, wide porches with expressive structural elements such as exposed columns, rafters and brackets.
 - b) Shallow-pitched roofs with deep overhangs, exposed rafter tails at the eave overhang and decorative brackets at the rake overhang.
 - c) A mixture of materials is often used, including brick, wood shingles and wood siding.
 - d) Variety of window types are often found, some themes remain consistent within the style. and although, double-hung windows are predominant; casement windows are also common. The windows are typically vertical in proportion
- I. Defining characteristics of **the building** (this subject property) are:
- a) Exterior Porch (currently enclosed) facing Swinton
 - b) Roof Styles/Roof Lines/Outlookers
 - c) Corner Windows / Window Casings

d) Exposed Chimney

e) Exterior Wall Cladding - Wood Shake Shingles

All of these defining characteristics of **the building** are clearly being left intact as depicted on the architectural drawings submitted as part of this approval and further defined in writing below:

- a) Most importantly it is being proposed to redefine the building's *most defining characteristic*, which is currently non-existent. This is being achieved by renovating the original front porch (facing Swinton Avenue and SE 2nd Street) to its original condition and purpose. At some point in this building's history, this porch was enclosed and turned into interior space (currently this space is the entry and kitchen for one of the two residential units).
- b) The new addition elegantly compliments the existing building's defining characteristics and does so in a manner that allows the original structure to remain the focal point along both street façades. This is achieved by designing the addition smaller in scale than the original structure, by *maintaining matching roof lines and overhangs, matching the characteristic roof styles of the existing structure while keeping the decorative roof outlookers intact.*
- c) Corner Windows and Casings are *another most defining characteristic* of the existing structure. The corner window characteristic is not only being maintained but further emphasized as can be seen in the corners of both portions of the new addition that face both streets. The window casing characteristic is also not only being maintained (all new windows propose window casings) but further emphasized and showcased in the proposed renovation of the porch, whereas new casework is being proposed to frame the openings and create a horizontal entablature above and across the now exposed wood columns of the renovated exterior porch.
- d) The Exterior Wall Cladding of Wood Shake Shingles is certainly the *most defining characteristic material* of the existing structure. The existing

structure and new addition both have proposed NEW Wood Shake Shingle, thereby assuring that this most defining characteristic material of the existing structure will be maintained as such and only reinforce the bungalow design style for not only the existing structure but also the proposed addition.

For these reasons stated directly above, it is clear that even though this property is being placed in a new use, it is being done so while not altering the building's characteristics in any manner and in fact we are reinforcing its characteristics and more importantly redefining/renovating its most defining characteristic, that being the exterior covered porch facing Swinton Avenue and 2nd Street.

II. Defining characteristics of **the site and environment** (for this subject property) are the following:

- a) The building's height/roof lines/massing and lot coverage
- b) Setbacks from the public ROWs and
- c) Extensive landscaping and buffers adjacent to the ROWs.

These characteristics are being maintained and/or improved in the following manner:

- a) The new addition's defining roof lines on the primary street facades are lower than the existing building height in order to maintain the focal point of the street facades on the portion of the façade that is part of the original structure.

More so, along the Swinton Avenue façade, the addition's primary façade being proposed on the north side of the existing building is only approximately 17 feet wide. Visually this 17 foot wide portion of the addition replaces the existing 20 feet wide wood fence enclosure/exterior patio that currently exists and is in place. Therefore; it should be apparent that replacing the massing width of the solid wood and 20 foot long fence enclosure with the proposed 17 foot wide portion of the addition, not only maintains a similar massing of this

façade; but also provides a better balanced façade along Swinton. Whereas there is a current imbalance in the facade between this existing wooden fence and the currently enclosed exterior patio in comparison to the balance created between the newly proposed addition (17 foot wide) which is the same length and along the same plane as the existing and proposed to be renovated exterior entry porch.

Furthermore, both of the roofs over the two aforementioned components (porch and addition on Swinton) now have the same roof slope which further balances this façade, versus the 20 ft long solid wood fence massing that has no roof. In addition, by making this addition's roof a hipped roof, it also provides a more interesting or complex balance to the porch's gabled roof and once again allows the original and most defining characteristic of this original structure (the porch) to be the focal point of the façade along Swinton. The balance of these two components are further enhanced by the dichotomy of the porch being open (columns only) whereas the new addition is nearly a solid wall with only windows at the corners. These corner windows are another defining characteristic of the existing structure if not the most *existing* defining characteristic of the existing structure, since currently the exterior porch (most defining characteristic) is enclosed, interior space and truly not currently existent.

Even though the existing exterior patio (wooden fence enclosure along the north side) does not technically count towards the lot coverage it does affect the visual massing of this West Façade. By replacing this wooden enclosure with a new enclosed structure does not alter the basic characteristic of the site even though, technically it does increase the lot coverage; however the proposed lot coverage is still under the allowed lot coverage by 7% or approximately 800sf. The fact that we are NOT covering the lot with building area of this lot's full potential further represents how we are proposing to maintain this property's defining site and environmental characteristics.

In regards to the lot coverage or massing of the addition, please refer to the historical information section of the application submitted. This property

historically also had two additional structures on it which over time have been taken down. Along the north side of the property there was once a 'guest home' that measured approximately 29 feet in the north-south direction (along Swinton) and 24 feet, east-west. This approximate 700 sf structure was nearly adjacent to the remaining existing structure and therefore one could say that the addition we are proposing is not only more defining of this property's historically accurate site characteristics but also since the width of the addition being proposed along the north side of the main/existing house is a shorter length than that of the original guest house on this property, one could then also say that in terms of the visual massing from Swinton Avenue, the new proposed addition is a LESS imposing façade than the original historical site characteristic.

Same justification can be attributed to the South or 2nd Street Façade, whereas historically this property had an approximate 18 foot by 17 foot (306 sf) garage or carport located on the Southeast corner of the property. Once again the width of the addition along the South Façade is now nearly the same width as the historical structure that use to be located in this same part of the property's site. Both of these now torn down structures were also both the same height (12 feet) as the two portions of the additions that are being proposed along the Swinton Ave and 2nd Street facades.

Finally, when considering the massing or lot coverage being proposed for this subject property, its context within the block and its surrounding neighbors should be greatly considered. Please refer to Waiver Request No.1 Justification statement for detailed interpretation of how the proposed massing/lot coverage is not only in harmony with its neighbors but in fact the least conspicuous in comparison to its surrounding neighborhood

- b) Existing setbacks are being maintained along the Primary Façade.
- c) The extensive landscape buffer is being further enhanced by proposing to remove the 4 parking stalls along 2nd Street that had previously received a COA from the City and further enhanced by all the new landscaping being proposed, refer to Landscape Dwgs.

For these reasons stated directly above, it is clear that even though this property is being placed in a new use, it is being done so while not only maintaining the defining characteristics of the site and environment but in fact presenting a more historically accurate representation of this property's original site and environment's defining characteristics.



3705 North Federal Highway
Delray Beach, Florida 33483
T.561.733.2225 AA26000726
info@hnm-architecture.com
www.hnm-architecture.com

Project Name & Address:

July 9th, 2018

**HNM Architecture Offices
143 South Swinton Avenue
Delray Beach FL, 33444**

RE: Justification Statement for Waiver Request #1:

LDR Section 4.4.24(F)(4) – Max width building facing street shall be 60'-0"

Purpose of this letter is to request relief from the required 60 foot max width of a building fronting a Street. Relief being requested is to allow for 64'-3-1/2" building width along Swinton and to allow for a 74'-5-1/2" building depth along SE 2nd Street. We are requesting such relief for the following reasons:

This property has not only a unique location but also a relatively unique lot size (100 ft- Swinton & 131'-6"-SE 2nd St.) for this Zoning District and it is situated on a corner lot facing two streets; thereby requiring this property to comply with a 60 foot max width of a building length on what is two street frontages; whereas most similar type properties in this district need only adhere to 60 foot max requirement for one street frontage; making this requirement a hardship presented to only a property of this unique location.

More so, most lot sizes for this building type, in this district are mostly 50 ft wide and/or 75 ft wide. The code's limiting 60 foot building width in this district in order to not 'overwhelm' the lot with a lengthy façade is significantly diminished for this particular lot given its 100 foot lot width (Swinton) and 131'-6" lot depth (SE 2nd St). To further illustrate this, please note the following:

- i. The proposed 64'-3-1/2" building length along Swinton is approximately 65% of the 100 foot lot width along this street side; whereas other more typical lot widths of 75 feet, in this district, would allow for building lengths that would equate to 80% of lot width (60 feet). In comparison this would equate to max bldg length of 80 feet for a lot with a 100 foot width, such as that at 143 S Swinton.
- ii. The proposed 74'-5-1/2" building depth along SE 2nd Street is approximately only 56% of the 131'-6" lot depth along this street side. In addition and as stated in the opening paragraph, this site's unique location, requires this property to comply with a 60 foot max width of a building length on two street frontages; whereas most similar type properties in this district need only adhere to 60 foot max requirement for one street frontage; therefore we are requesting relief of the 60 foot max

width/depth of façade along SE 2nd St for not only this unique situation but also for the other reasons noted further along this justification statement.

This site has limited locations available on site for a new addition to make this a viable intended use (professional architectural office) due to not only the existing 'siting/location' of the existing historic structure but also to comply with other parts of the Codes Visual Compatibility Standards such as Front Façade proportions - 4.5.1 (E) (8) (b) & Additions must be located to the rear or least public side - 4.5.1 (E) (8) (m) (1). Given these limited areas for expansion, limiting this property to only a 60 foot max width further reduces the feasibility to convert this existing residence into a viable professional office use.

Even though the (2) proposed building facades in question exceed the Max width of 60 feet; please note that the portions of these new additions (to the north of the west façade and to the east of the south façade) are not only proportional to the main existing façade, in terms of height, scale and massing, but also proportional in that the new additions are in a proper scale/mass in order to serve as 'a secondary and subordinate structure to the main mass of the historic building and do not overwhelm the original building – 4.5.1 (E) (8) (m) (6); thereby keeping the intent of the code.

Along the South Façade (SE 2nd St) the existing historic building has a width of 50'-0" and the new addition is 25'-0" (towards the east) thereby creating a 2 to 1 ratio in proportion of the existing mass to the new mass and establishing this Façade as a secondary façade, since the primary façade's (West Façade–Swinton Ave) proportions are a width of 37'-0" for the existing historic structure and 17'-0" for the new addition's main mass; thereby making the existing structure's mass more prominent over the subordinate mass on Swinton versus that same relationship of the new/addition mass on SE 2nd St. We feel that these proposed proportions/massing maintain the intent of the code whereas the new addition still serve as a secondary or subordinate mass to the main existing primary façade, even though both exceed the 60 foot max requirement.

To even further minimize the effect of what is being considered an 'overwhelming' façade due to it surpassing the 60 foot max width allowed we are also proposing two improvements/building designs as follows:

- a) Renovation to revert the existing SW corner of the historic home back to its original 'exterior porch' in order to not only improve the historic preservation of the property but also to provide some voids in the overall building façade to diminish the appearance of the length of the building as well as to improve the aesthetics of the existing structure. This new 'void' encompasses 20'-0" of the existing 50'-0" South Façade and is 18'-0" of the existing 37'-0" West Façade, thereby by providing much visual relief or void to the overall length of the building.
- b) We have designed two short jogs in the exterior walls (along the West façade) and one short jog in the exterior wall (along the South Façade) where the new structure is 'joining' into the existing. These

jogs are proposed to not only enhance the aesthetic appeal (NOT make it appear as an obvious addition) but also to provide a feasible structural expansion joint to tie the new into the old. These jogs provide further 'visual relief' to the proposed overall length of these facades that exceed 60'-0"; however still meet the intent of the code.

More unique to this site's location, especially in comparison to other similar sites in this zoning district) is that 143 S Swinton is facing to the west, St. Paul's Church, an approximately 380 foot wide property along Swinton Ave and we are NOT facing multiple smaller width lots/structures, in which case we would NOT be creating any discord or unbalance in the rhythm of the buildings along the street (Swinton Ave) due to having a façade length that is only 4 feet longer than permitted. Same argument can be made for the South Façade, whereas the aforementioned St Pauls Church to the West spans across the entire block between Swinton Ave and SW 1st Ave (approximately 275 foot property depth) and the property to the east of 143 S Swinton is not only separated from our property by a 15 foot wide alley but also currently has a 100 foot long façade facing South, which is 25% longer than the Southern Façade we are proposing. Therefore, given the dimensions and conditions, just stated regarding these properties to the West and East of 143 S Swinton, affords us to propose a building length that exceeds the 60 foot max length without creating any discord or unbalance in the rhythm of the buildings along SE 2nd Street and maintaining the intent of the code. In our opinion, providing a longer building for this unique site only improves the rhythm and balance of the buildings along SE 2nd Street and Swinton Avenue.

Solely unique to this subject property and that of the neighboring property to the east are its' location within the Historic District. 143 S Swinton is the southernmost property in the OSSHAD district and therefore relief for the additional 14 foot length of building façade being proposed along the South Façade should be consequentially more acceptable being that it is NOT facing any other historical sites across the street of SE 2nd Street.

Finally, the additional 4 feet (along the West Façade) and the additional 14 feet (along the South Façade) beyond the allowed 60'-0" length shall not adversely affect the neighboring areas. Along the north the neighboring property is comprised of (from south to north or starting from our proposed northern building line):

- a) An approximately 5'-0" landscape buffer
- b) An approximately 18'-0" to 20'-0" asphalt row of parking (along entire length of it's southern property line)
- c) An approximately 32'-0" to 30'-0" asphalt driveway.
- d) A 2-story 'residential' structure, placing this adjacent property's 2-story structure approximately 55'-0" away from the north face of our proposed structure at 143 S Swinton.

Therefore it is evident that an additional 4 foot length of our West Elevation will not adversely affect this adjacent property. To the east, the neighboring property is separated from the subject property by a 15 foot wide alley, which provides relief of the buildings depth exceed 60 feet along SE 2nd Street.

Neither of these additional building lengths will diminish public facilities in any manner (there are not public facilities along these portions of the site) and shall not create an unsafe situation (given the 50 foot separation from our proposed exterior wall to that of the adjacent neighboring property's 2-story structure) and given the 15 foot alley that separates 143 S Swinton from the neighboring property to the east.

For reasons explained herein we are respectfully requesting a waiver be granted to allow to exceed the maximum building length/depth by 4 feet along Swinton and 14 feet along SE 2nd Street.

Best regards:

Jaime Mayo

HNM Architecture, LLC
3705 N. Federal Hwy.
Delray Beach, FL 33483

(P) 561.733.2225
(E) jmayo@hnm-architecture.com



3705 North Federal Highway
Delray Beach, Florida 33483
T.561.733.2225 AA26000726
info@hnm-architecture.com
www.hnm-architecture.com

Project Name & Address:

July 9th, 2018

**HNM Architecture Offices
143 South Swinton Avenue
Delray Beach FL, 33444**

RE: Justification Statement for Waiver Request No.3

LDR Section 4.6.16(H)(3)(i) – 9' Landscape island at end of parking row.

Purpose of this letter is to request partial relief from the required 9 foot wide landscape island at the ends of parking row. The proposed landscape islands seeking relief have dimensions of 5'-9" (NE corner) and 5'-0" (SE corner), exclusive of curbing.

The two landscape islands in question are at either end of the 7 stall parking row the east side (alley) of the property of the proposed addition. Due to several conditions this property is severely restricted as to where parking can be located, that is, parking sufficient to make this property viable as a professional office building for our architectural firm that we are relocating to downtown Delray Beach.

These conditions are as follows:

- 1) Due to the location/siting of the existing structure we are preserving; the only reasonable location to add parking stalls to the property is along the alleyway; where the landscape islands in question are located. These stalls along with previously approved 4 parking stalls (HPB-COA approval as described in the Historical Information section of the Site Plan Approval Application) along SE 2nd street are the only viable locations for parking. Due to the siting of the existing structure, there is no possibility to locate parking along the north side of the existing structure without demolishing a portion of the existing historic structure.
- 2) LDR 4.4.24(G)(3) further restricts this particular site in terms of locations for parking along Swinton or SE 2nd Street, thereby disallowing any more stalls along SE 2nd (more than the aforementioned & previously approved 4 parking stalls) or along Swinton, even though this historic property did previously have a drive off Swinton (refer to Historical Info section of the Site Plan application). However, it should be noted that we are requesting a waiver for the currently proposed (3) additional stalls off of Swinton (refer to Waiver Request #2) and should these (3) stalls off of Swinton receive approval, then the 7 parking stall row along the east (alley) would be reduced by one stall in order to provide the required 9 foot landscape islands at either end; presuming that in addition we would also be a granted the "one stall" exemption per 4.4.24 (G)(6).and would then rescind this waiver request no.3.

- 3) Further restricting the only viable location for parking (along the alley) is the strictly limited location to provide the required Handicap stall on site that would provide the proper ADA access to the building. This is due to the existing grading required to conform to for the existing finished floor of the historic structure. Given this nearly sole location for such a HC stall, further reduces the length along the east alley for parking being that we must provide a 5 foot HC path adjacent to the 12 foot wide HC stall.
- 4) These 9 foot landscape islands are required to be spaced out at an intervals of every 13 parking spaces; however our request for reduced landscape islands is for a parking row interval of only 7 stalls; thereby minimizing the ratio of paved/pavers area to landscape/green island when comparing 9 foot landscape islands for a 13 parking row versus 5 foot landscape islands for a row of 7 parking stalls. This proposed ration of 5 ft landscape islands for 7 parking stalls is nearly the exact ratio in terms of landscaping to paved/pavers area for a certain number of parking stalls as intended by the LDR. To further minimize the impact of a reduced landscape island, these parking stalls along the alleyway are proposed to be permeable pavers, thereby minimizing heat island affect and providing a visual relief to the 'hardscape' created by requesting reduced landscape islands.

For these reasons we are respectfully requesting a waiver be granted to allow for the shortened distance on the landscape island. Please refer to sheet A0.1 for dimensions/distances and parking stalls noted in this justification statement.

Best regards:

Jaime Mayo - HNM Architecture, LLC
3705 N. Federal Hwy.
Delray Beach, FL 33483
(P) 561.733.2225