



architecture, planning & design

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November 20, 2024

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

Re: Weinberg Residence
1221 Laing St., Delray Beach FL 33483

Please accept this letter to request relief for the single-family residence (currently a vacant lot) at the above referenced property.

We are requesting relief from the 25'-0" radius corner clip at the corner of Sandpiper Lane and Laing Street down to a 10'-0" radius. Our proposed **site** plan proposes a 10'-0" radius (see attached PDF).

We believe this request is justified for the following reasons:

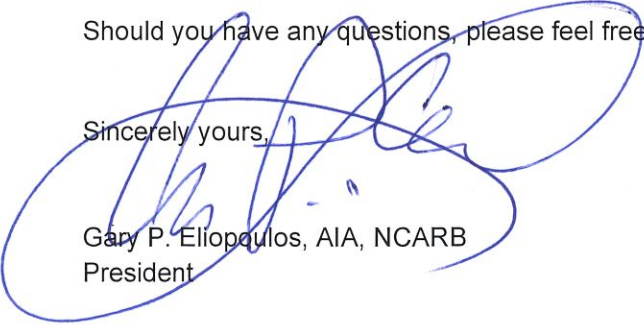
The property is situated on the northeast corner of Laing Street and Sandpiper Lane. At this intersection when coming off Sandpiper Lane, a vehicle can only make a lefthand turn and head east (it should be noted that Laing Street is a one-way going from west to east).

Another important factor is that Sandpiper Lane has five residences and one of them has access off of Sandoway Lane. So, the volume of traffic is very low and with Laing Street being one-way, we believe this condition would be very similar to section 5.3.1.(5) where corner clips for alleys are required to be 10'-0" radius.

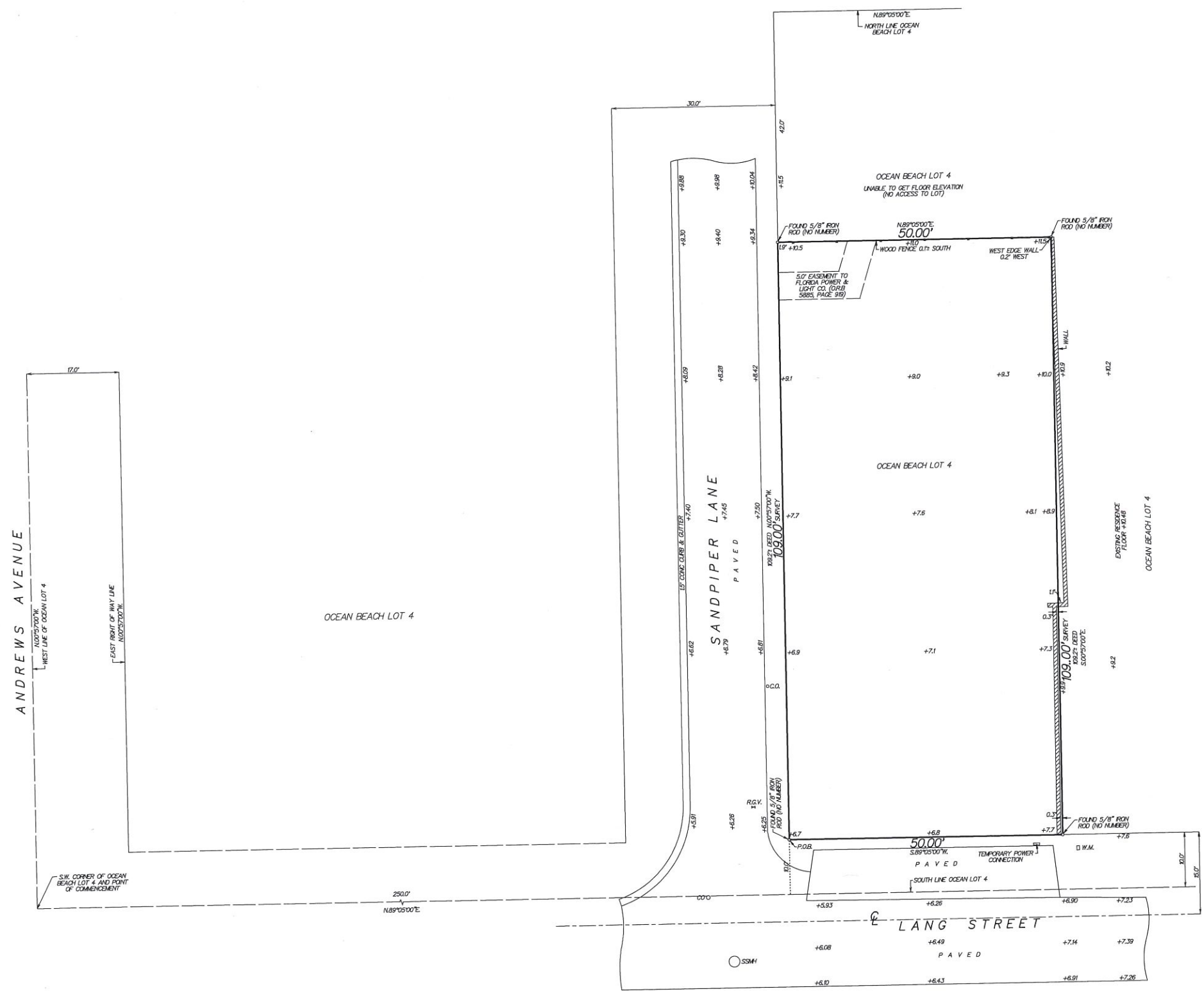
Please see the attached survey.

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



LEGEND & SURVEYORS NOTES:

C = CENTERLINE
 CONC = CONCRETE
 R.G.V. = RECLAIMED GATE VALVE
 W.M. = WATER METER
 SSMH = SANITARY SEWER MANHOLE
 C.O. = SANITARY SEWER CLEAN OUT
 P.O.B. = POINT OF BEGINNING
 THE WEST LINE OF OCEAN LOT 4 IS ASSUMED TO BEAR N00°57'00"W.
 +8.32 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988. SOURCE: PALM BEACH COUNTY BENCH MARK "M-315"
 FLOOD ZONE: X
 COMMUNITY PANEL NO.: 125102
 MAP NO.: 1209900983F
 MAP DATE: OCTOBER 5, 2017
 O.R.B. = OFFICIAL RECORDS BOOK

DESCRIPTION:

ALL OF A PARCEL OF LAND LYING IN DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 550 FEET OF THE FRACTIONAL EAST HALF (E1/2) OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ON FILE IN PLAT BOOK 1, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID LOT 4, ALSO BEING THE ORIGINAL NORTH LINE OF LAING STREET A DISTANCE OF 250.00 FEET; THENCE RUN NORTH, PARALLEL WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 10.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE PREVIOUS COURSE, A DISTANCE OF 109.2 FEET, MORE OR LESS, TO A POINT; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 50.0 FEET TO A POINT; THENCE RUN SOUTH PARALLEL WITH THE SAID WEST LINE OF LOT 4, A DISTANCE OF 109.2 FEET, MORE OR LESS, TO A POINT IN A LINE 10.0 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF LOT 4; THENCE RUN WEST PARALLEL WITH THE SAID SOUTH LINE OF LOT 4, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING.

SAID LOT 4 IS ALSO SHOWN ON AMENDED PLAT NO. 3, OF BEACH LOTS 4, 5 AND 6, PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 7, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY
 SITE ADDRESS: 1221 LAING STREET
 DELRAY BEACH, FLORIDA 33483
 PARCEL I.D. #: 12-43-46-A8-004-0080

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Paul D Engle
 Date: 2024.08.28 20:34:54 -04'00'

PAUL D. ENGLE
 SURVEYOR & MAPPER #5708

ENGLE LAND SURVEYING LLC
 LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION #188447
 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
 8033 STIRRUP CAY COURT, BOYNTON BEACH, FL. 33436
 (561) 441-4938

DATE OF SURVEY AUGUST 27, 2024	SCALE: 1" = 10'
FIELD BOOK 0322	ORDER NO.: 20-32cb