

To the City of Delray Beach Planning and Zoning Board,

VT Studios Delray Inc, dba Vatican Tattoo Studio Delray, currently located at 325 NE 2nd Ave, Suite 103, Delray Beach, hereby requests a waiver from the LDR Section 4.3.3(ZB)(6) -Prohibition by frequency. Whether allowed as a principal use, tattoo establishments and/or tattooing shall be located no more than one per block or within 750 feet of another such use, measured from lot line to lot line in a straight line.

The intent of this waiver request is for our relocation to a free-standing building, located at 271 NE 6th Ave, Delray Beach. Located on the northbound lane of Federal Highway, this will be a very suitable location for our studio. After 10 years in Pineapple Grove, we feel like this location may be more suitable for the future of our business, with no negative impact to the area. We have been an upstanding business in the community, and intend on continuing that reputation in our new space. We are aware of other studio 2 streets over on 4th Ave, but we do not believe that our new studio location will be of any negative impact to nearby businesses or homes. The property in mind is 655 ft away from the other studio mentioned (as the crow flies), and the LDR states a 750 foot distance between tattoo studios. We feel that 655 is more than ample in this case. If you were to drive it, or walk it, the distance is 1584 ft, and 1056 ft away, with the only way to and from both studios being one-way streets. If we were looking at a building on the same block, or across the street from them, we would not even bother asking for a waiver. We feel like this distance and location is reasonable and suitable.

Prior to granting a waiver, the granting body shall make findings that the granting of the waiver:

(a) Shall not adversely affect the neighboring area; (b) Shall not significantly diminish the provision of public facilities; (c) Shall not create an unsafe situation; and (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner. (e) Within the CBD, the following additional findings apply: 1.The waiver shall not result in an inferior pedestrian experience along a Primary Street, such as exposing parking garages or large expanses of blank walls. 2.The waiver shall not allow the creation of significant incompatibilities with nearby buildings or uses of land. 3.The waiver shall not erode the connectivity of the street and sidewalk network or negatively impact any adopted bicycle/ pedestrian master plan. 4.The waiver shall not reduce the quality of civic open spaces provided under this code. The point of contact for tis letter is undersigned, Jeff Kozan, who can be reached at 561-644-6817.

Jeff Kozan

Vatican Tattoo Studio Delray

561-644-6817

LDR Section 2.4.11(B)(5) requires the approving body to make a finding that the granting of the waivers:

- (a) Shall not adversely affect the neighboring area; and

Application response:

- (b) Shall not significantly diminish the provision of public facilities; and

Application response:

- (c) Shall not create an unsafe situation; and

Application response:

- (d) Do not result in the grant of a special privilege in that the same waivers would be granted under a similar circumstance on other property for another applicant or owner; and

Application response:

- (e) Within the CBD, the following additional findings apply:

- (1) The waiver shall not result in an inferior pedestrian experience along a Primary Street, such as exposing parking garages or large expanses of blank walls;

Application response:

- (2) The waiver shall not allow the creation of significant incompatibilities with nearby buildings or uses of land;

Application response:

- (3) The waiver shall not erode the connectivity of the street and sidewalk network or negatively impact any adopted bicycle/pedestrian master plan;

Application response:

- (4) The waiver shall not reduce the quality of civic open spaces provided under this code.

Application response: