

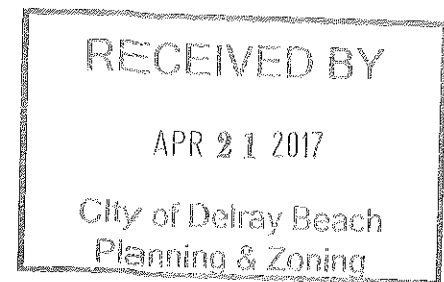


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April 18, 2017

City of Delray City Commissioners
City of Delray Beach
100 NW 1st Street
Delray Beach, FL 33444

RE: 324 NE 3RD Ave.



Dear City Commissioners:

As permitted in LDR Section 2.4.7(B)(1)(a), we would like to request the following waivers:

1. *Relief to LDR Section 4.6.13(D)(2)(a)(1)*
The front setback or side setback facing a street or park is a minimum of 10 feet and a maximum of 15 feet. We are requesting a depth setback increase to 66% of the front facade. from 34% of the facade @ A 10'-0" setback to 19'-4" for the balance of the facade, since the existing buildings adjacent to this project are primarily single-story the overall mass of this new structure would be reduced if set back further, the additional setback would also create a wider area to have outdoor seating improving the buffer to the street increase the pedestrian sidewalk area. This request would not diminish the character of the district.
2. Relief to LDR 4.6.16(H)(3)(d) "A landscaped barrier shall be provided between off-street parking area or other vehicular use area and abutting properties. The landscape barrier may be two (2) feet at the time of planting and achieve and be maintained at no less than three (3) feet in height to form a continuous screen between off-street parking area or vehicular use area and such abutting property. This landscape barrier shall be located between the common lot line and the off-street parking area or other vehicular use area in a planting strip of not less than five (5) feet in width that is free of any vehicular encroachment, including car overhang". **Due to site constraints in the rear of the building (Alley) this requirement cannot be meet. There is currently no landscaping in this alley and we feel the amount of landscaping we shall be providing is a great improvement to the area therefore this request would not diminish the character of the district.**