

January 29, 2018

City of Delray Beach
100 NW 1st Avenue
Delray Beach, Florida 33444

Attn.: Tim Stillings – Director, Planning & Zoning

Re: Sukup Residence – 402 North Ocean Blvd.; Private Single Family Residence
Permit #17-00172040

Mr. Stillings:

I hope all is well. As the Architect Of Record (& Agent) for Steve & Vicki Sukup please accept this letter as a formal request to seek City approval, in the form of a “Waiver” for the very modest, partial, 2-story addition to the existing & detached Garage, or “Bunkhouse” as our Client refers to it. This “Bunkhouse” is an existing 2-story structure with mixed utilitarian use on the lower level (pure garage and small sleeping quarters) and a “Family” gathering spot on the upper level. The existing upper level of the “Bunkhouse” contains a small Family Room, a small Kitchenette and a small Bathroom. It totals approximately 712 gsf.

The existing lower level, if broken down into garage vs dwelling unit space – contains a total of 405 gsf associated with the dwelling unit space.

Therefore, a grand total of existing dwelling unit space is +1,117 gsf.

Our PROPOSED conversion of existing Balcony area into usable indoor space (under air) at that upper level adds +242 gsf to the existing 712 gsf for a composite total of +954 gsf at the upper level. That +954 gsf plus the existing +405 gsf at the existing lower level totals +1,359 gsf associated with the dwelling unit.

The LDR’s limit detached “Guest House’s” to a maximum of 700 gsf so we are respectfully requesting relief from this section of the regulations. We seek relief and support for our proposed +1,359 gsf or an increase of +659 gsf (of which +405 gsf is existing).

Pursuant to **LDR Section 2.4.7 (B)(5) “Procedures for Obtaining Relief from Compliance with Portions of the Land Development Regulations”**, please know that we recognize that **LDR Section 4** establishes a maximum of 700 gsf for a detached “Guest House”. Our Client wishes to expand their modest “Bunkhouse” so we studied the challenge two (2) ways; by physically connecting the existing “Bunkhouse” with that of the existing “Main House” (thereby placing NO limit to the maximum allowed size of the “Bunkhouse”) – and then the solution presented in our application. Furthermore, we determined that adding a 3rd level was not in the best historical interest of the property in general nor are we interested in altering the historic fabric already in place by physically connecting the “Bunkhouse” to the existing “Main House”, so we expanded as presented in the attached design documents.

Any other solution represents an Architectural hardship as it would significantly modify the existing Architectural fabric of the structure(s). Changing the overall dynamic of the site, something we do NOT wish to do.

We feel the intent of the code, in all matters, will not be compromised in any fashion whatsoever!

The residence, in all of it’s glory, cannot even be seen from A1A so the addition shall not be viewable from any significant public right-of-way. It would be partially viewable from Beach Drive to the South.

In conclusion, if granted, the “Waiver” would in no way “adversely affect the neighboring area, nor shall it significantly diminish the provision of public facilities, nor shall it create an unsafe situation”. Furthermore, we feel “that the reasons set forth in the “Waiver” petition justify the granting of the “Waiver”, and feel that the “Waiver” “does not result in the granting of a special privilege in that the same “Waiver” would be granted under similar circumstances on other property for another applicant or Owner”.

Additional Site Data, requested by P&Z Staff, that is relative to the overall Site is hereby delineated:

1. Lot Size: +-21,043.1095 gsf, or +-0.483 acres (NO CHANGE FROM EXISTING CONDITIONS)
2. Lot Coverage: +-21.6% (NO CHANGE)
3. Year Built: circa 1963 (both existing Principle & Accessory ("Bunkhouse") Structures)
4. Existing Principle Structure = +-7,592 total gsf (NO CHANGE)
5. Existing "Bunkhouse" Structure = +-1,665 total gsf (SLIGHT CHANGE)
6. Proposed Principle Structure = +-7,592 total gsf (NO CHANGE)
7. Proposed "Bunkhouse" Structure = +-1,907 total gsf (SLIGHT CHANGE: Addition of +-242 gsf @ 2nd floor)
8. Ground Floor Area of Existing Principle Structure = +-3,600 gsf (NO CHANGE)
9. Ground Floor Area of Existing "Bunkhouse" Structure = +-1,023 gsf (NO CHANGE)

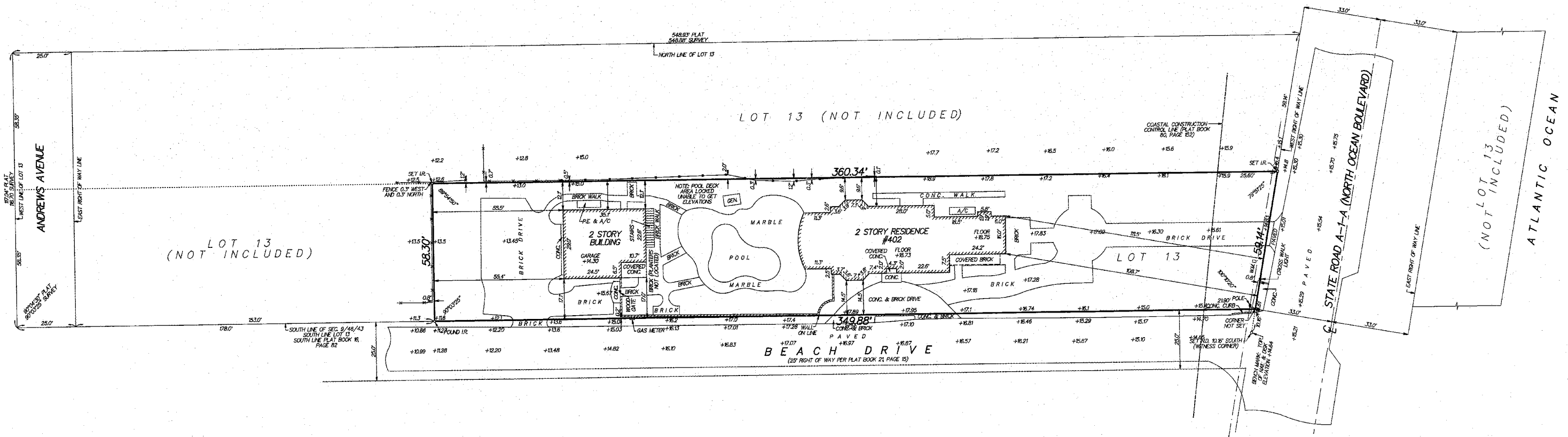
Please do not hesitate to call should you require anything else. I look forward to the approval process and the City Commission support in the very near future.

Sincerely:



Roger Cope
Principal
RWC/jad

Cc Sukups, Owners
Debora Slaski, P&Z – Assistant Planner
Michael Vinci, Planning & Zoning



LEGEND:

- C = CENTERLINE
- N.D. = NAIL & DISK #LB 353
- IR = 5/8" IRON ROD WITH CAP #LB 353
- CONC. = CONCRETE
- A/C = CONC. A/C PAD
- GEN. = CONC. GENERATOR PAD
- P.E. & A/C = CONC. PAD FOR POOL EQUIPMENT & A/C
- W.M. = WATER METER
- ===== = WALL
- = WOOD FENCE
- x—x—x = CHAIN LINK FENCE
- — — = OVERHEAD UTILITY LINES

+14.64 = ELEVATION BASED ON NATIONAL GEODETIC
VERTICAL DATUM 1929. SOURCE: PALM BEACH COUNTY
BENCH MARK "M-315"

SEC. 9/46/43 = SECTION 9, TOWNSHIP 46 SOUTH,
RANGE 43 EAST

FLOOD ZONE: X

DESCRIPTION:

THE SOUTH HALF OF LOT 13, LYING WEST OF OCEAN BOULEVARD, REPLAT OF
THE SOUTH 316.3 FEET OF SEGER'S ADDITION TO DELRAY BEACH, FLORIDA,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 82,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE
WEST 178 FEET THEREOF.

MAP OF BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE
AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.027, FLORIDA STATUTES.

Paul D. Engle
PAUL D. ENGLE
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

O'BRIEN, SUITER & O'BRIEN, INC.

LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY
JAN. 23, 2013
FIELD BOOK PAGE NO.
D.295 57

SCALE: 1" = 20'
ORDER NO.: 10-58db

SITE DATA:

(APPROX. 21,043.1093 SQ. FT. OR +- 0.483 ACRES)

ZONED: R-1-44A

PROPOSED USE: SINGLE FAMILY RESIDENCE

SPECIAL CONDITIONS: SITE IS SUBJECT TO NORTH BEACH OVERLAY DISTRICT GUIDELINES

LEGAL DESCRIPTION:

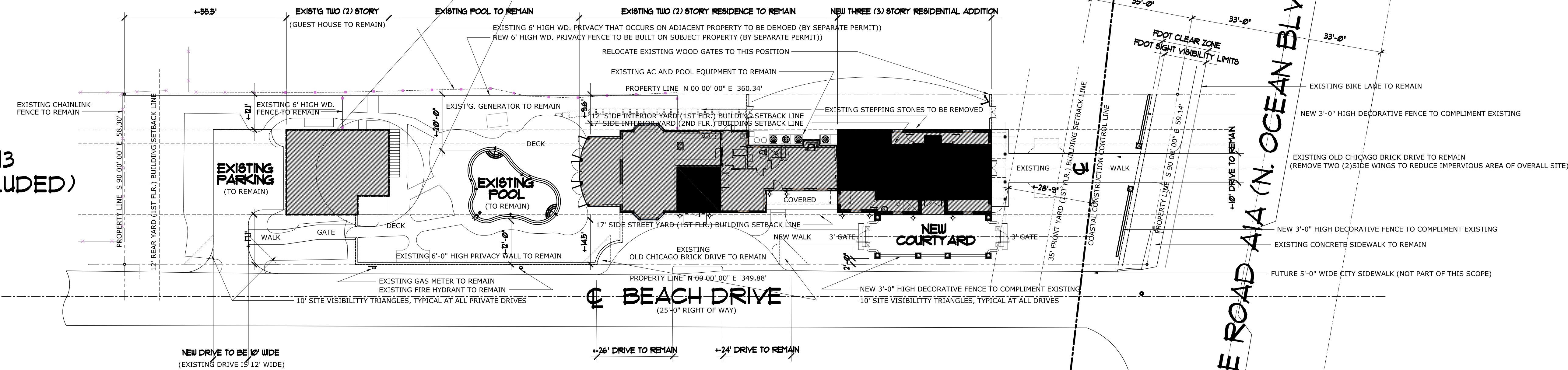
(AS PROVIDED BY THE OWNER)

THE SOUTH HALF OF LOT 13, LYING WEST OF OCEAN BOULEVARD, REPLAT OF THE SOUTH 316.3 FEET OF SEGER'S ADDITION TO DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 82, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST 178 FEET THEREOF.

SCOPE OF THIS PROJECT IS:
MODEST INFILL @ 2ND FLOOR OF
EXISTING BUNKHOUSE OF MAIN RESIDENCE

LOT 13 (NOT INCLUDED)

LOT 13
(NOT INCLUDED)



AI ARCHITECTURAL MASTER SITE PLAN

SCALE: 1" = 20'-0"

EXISTING PROJECT DATA:

GROUND FLOOR AREA -	+- 4,658.00 SQ. FT.	+- 22.1% OF SITE	(+-3,705 @ MAIN STRUCTURE & +-953 @ BUNKHOUSE - NO CHANGE IN EITHER)
COVERED AREAS -	+- 213.00 SQ. FT.	+- 1.1% OF SITE	FOOTNOTE: TOTAL SQUARE FOOTAGE OF EXISTING MAIN RESIDENCE = +-7,592 (NO CHANGE) &
PAVED AREAS -	+- 7,358.00 SQ. FT.	+- 35.0% OF SITE	TOTAL SQUARE FOOTAGE OF EXISTING BUNKHOUSE = +-1,665
OPEN LANDSCAPED SPACE -	+- 8,089.00 SQ. FT.	+- 38.4% OF SITE	TOTAL SQUARE FOOTAGE OF PROPOSED BUNKHOUSE = +-1,907 (PROPOSED ADDITION OF +-242 SQ. FT. @ 2ND FLOOR)
WATER BODIES (POOL)-	+- 725.00 SQ. FT.	+- 3.4% OF SITE	
TOTALS -	+- 21,043.00 SQ. FT.	100% OF SITE	

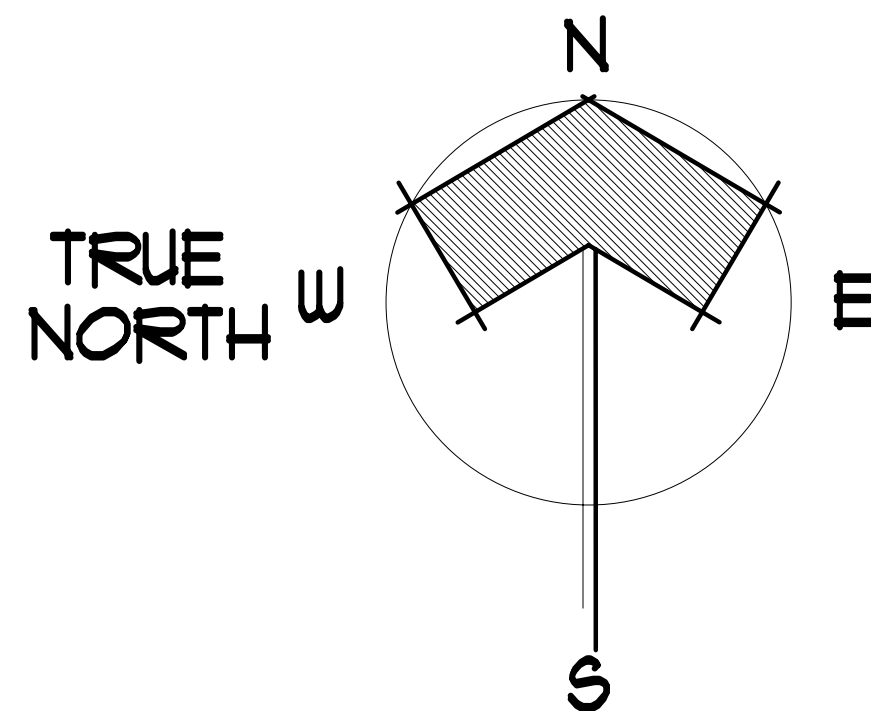
ALLOWED BUILDING SETBACKS:	EXISTING BUILDING SETBACKS: (NO CHANGE)	
ALLOWED FRONT YARD BUILDING SETBACK -	35'-0"	EXISTING FRONT YARD BUILDING SETBACK - +- 55'-5"
ALLOWED SIDE STREET BUILDING SETBACK -	17'-0"	EXISTING SIDE STREET BUILDING SETBACK - +-17'-0"
ALLOWED INTERIOR SIDE YARD BUILDING SETBACK -	12'-0"	EXISTING INTERIOR SIDE YARD BUILDING SETBACK - +-12'-0"
ALLOWED REAR YARD BUILDING SETBACK -	12'-0"	EXISTING REAR YARD BUILDING SETBACK - +-55'-6"

GENERAL GRADING NOTES:

- 1.) UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ONTO ANY ADJACENT PROPERTIES.
- 2.) SEE SUFFICIENT PROPOSED FINAL GRADES (CIVIL DOCUMENTS) & ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.
- 3.) PLEASE SEE SURVEY FOR EXISTING GRADES 10' (FEET) OUTSIDE ALL PROPERTY LINES ON ALL ADJACENT PROPERTIES. MINIMUM TWO (2) GRADES PER PROPERTY LINE.
- 4.) PLEASE SEE CIVIL DOCUMENTS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES WHICH ARE ALL MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREET OR ALLEY.
- 5.) PLEASE SEE CIVIL DOCUMENTS & DETAILS FOR PROPOSED SODDED SWALES BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR NEIGHBORING PROPERTIES.

GENERAL NOTES:

1. ALL NEW UTILITY SUPPLY, INCLUDING ELECTRICAL SERVICE, TO BE PROVIDED BY UNDERGROUND METHODS UNLESS NOTED OTHERWISE

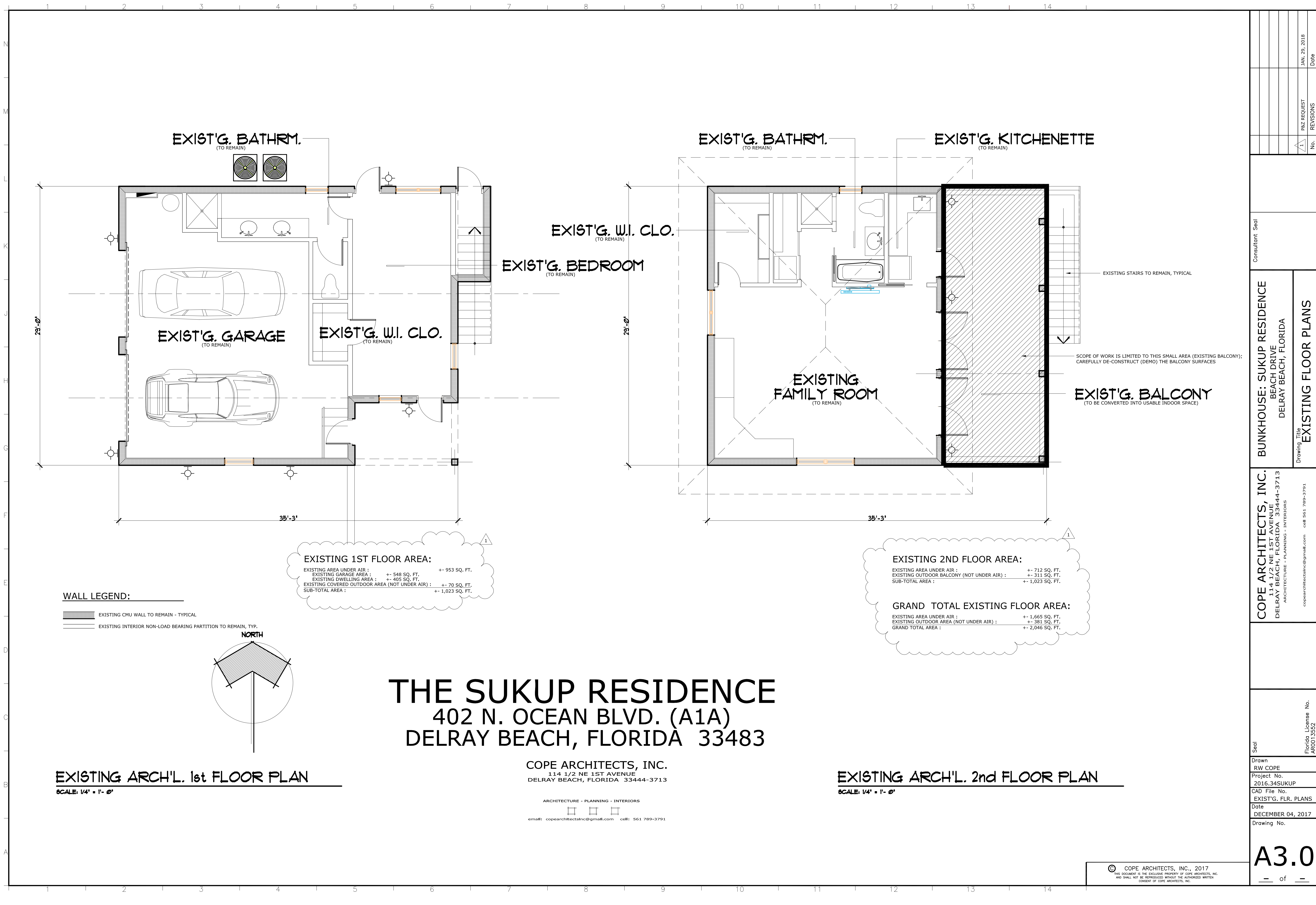


THE SUKUP RESIDENCE: BUNKHOUSE
402 N. OCEAN BLVD. (A1A), DELRAY BEACH, FL.

Seal
Florida License No.
AR0013552

Drawn
RW COPE
Project No.
2016.34SUKUP
CAD File No.
SITE PLAN
Date
DECEMBER 04, 2017
Drawing No.

A2.0
of

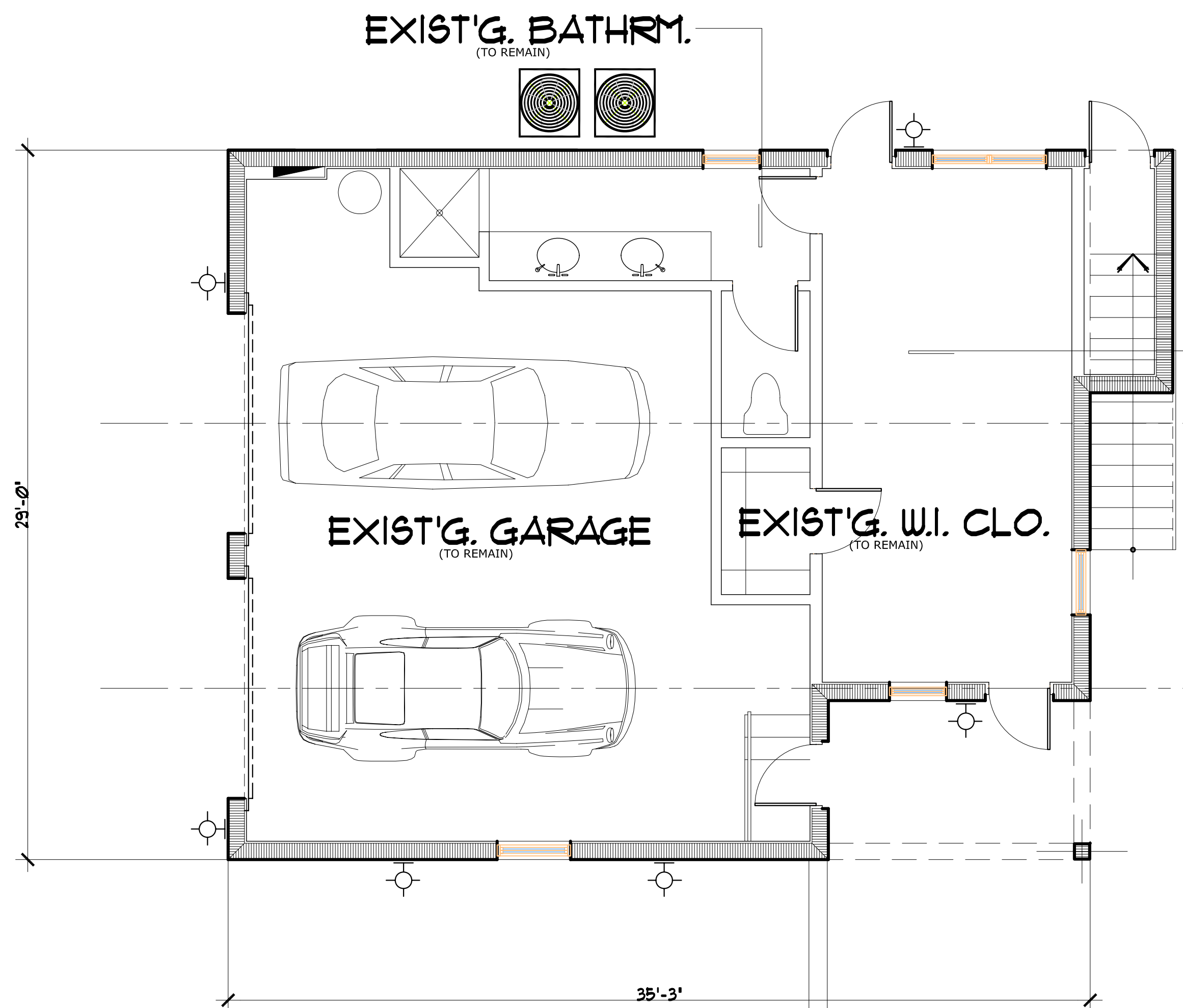


THE SUKUP RESIDENCE
402 N. OCEAN BLVD. (A1A)
DELRAY BEACH, FLORIDA 33483

COPE ARCHITECTS, INC.
114 1/2 NE 1ST AVENUE
DELRAY BEACH, FLORIDA 33444-3713
ARCHITECTURE - PLANNING - INTERIORS
email: copearchitectsinc@gmail.com cell: 561 789-3791

EXISTING ARCH'L. 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

<div>Seal</div>	<div>Drawn RW COPE</div> <div>Project No. 2016.345UKUP</div> <div>CAD File No. EXIST'G, FLR, PLANS</div> <div>Date DECEMBER 04, 2017</div> <div>Drawing No.</div>	<div>Florida License No. AR0013552</div>	<div>COPE ARCHITECTS, INC. 114 1/2 NE 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS</div> <div>copearchitectsinc@gmail.com call 561 788-3791</div>	<div>BUNKHOUSE: SUKUP RESIDENCE BEACH DRIVE DELRAY BEACH, FLORIDA</div>		<div>Consultant Seal</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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EXISTING 1ST FLOOR AREA: (NO CHANGE)
EXISTING AREA UNDER AIR : +- 953 SQ. FT.
EXISTING COVERED OUTDOOR AREA (NOT UNDER AIR) : +- 70 SQ. FT.
SUB-TOTAL AREA : +- 1,023 SQ. FT.

WALL LEGEND:

- EXISTING CMU WALL TO REMAIN
- EXISTING CMU WALL TO BE REMOVED - SHOWN FOR CLARITY
- NEW EXTERIOR WALL - SEE STRUCTURAL DRAWINGS
- EXISTING INTERIOR NON-LOAD BEARING PARTITION TO REMAIN
- NEW INTERIOR NON-LOAD BEARING PARTITION
- INFILL TO MATCH EXISTING ADJACENT CONDITIONS

SYMBOLS LEGEND:

- WINDOW TYPE, SEE SCHEDULE
- WINDOW PRESSURES (P.S.F.)
- DOOR TYPE, SEE SCHEDULE
- DOOR PRESSURES (P.S.F.)

PROPOSED ARCH'L. 1st FLOOR PLAN

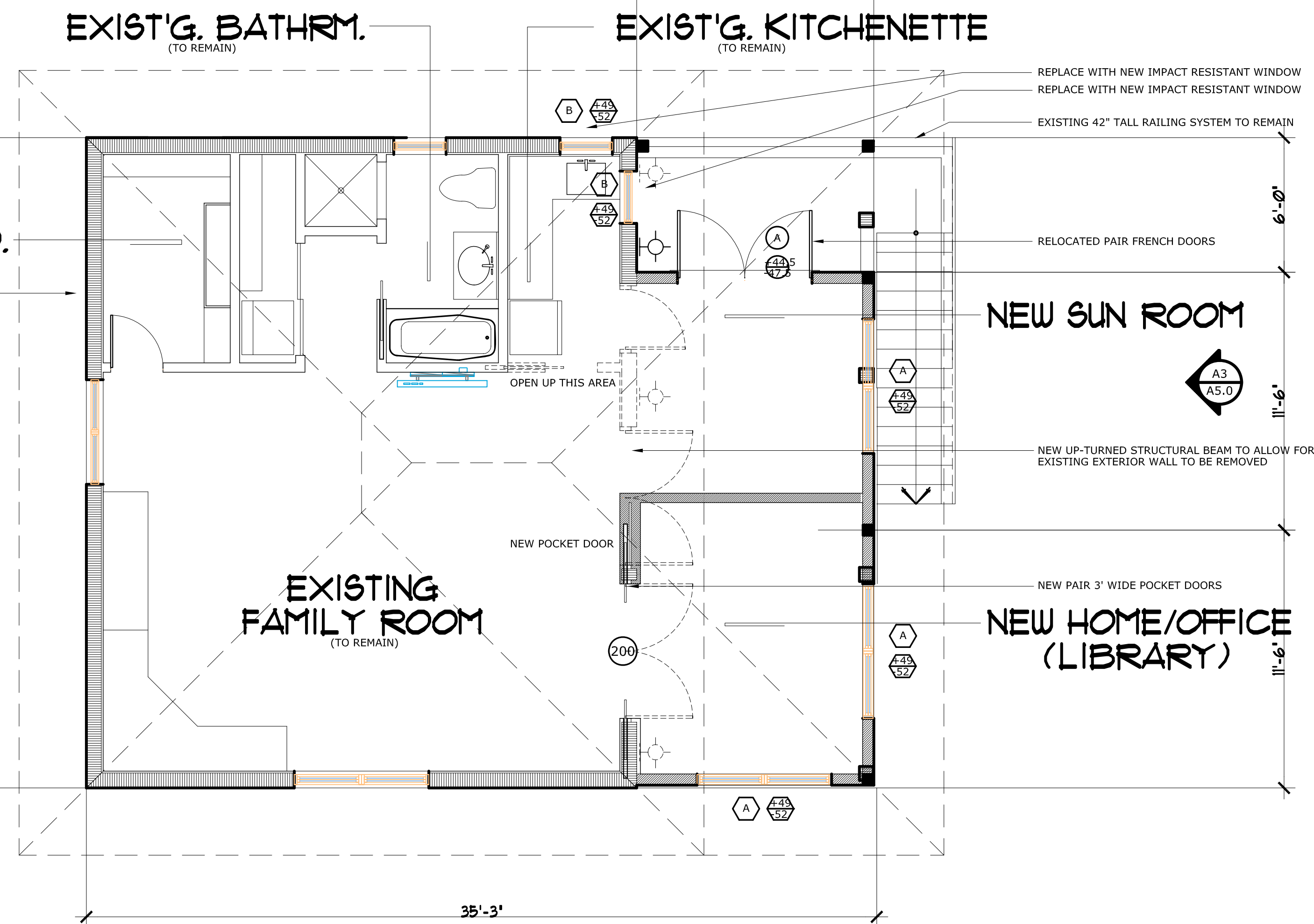
SCALE: 1/4" = 1'-0"

THE SUKUP RESIDENCE

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114 1/2 NE 1ST AVENUE
DELRAY BEACH, FLORIDA 33444-3713

ARCHITECTURE - PLANNING - INTERIORS
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PROPOSED 2ND FLOOR AREA:
PROPOSED AREA UNDER AIR : +- 954 SQ. FT.
PROPOSED OUTDOOR BALCONY (NOT UNDER AIR) : +- 69 SQ. FT.
SUB-TOTAL AREA : +- 1,023 SQ. FT.

GRAND TOTAL PROPOSED FLOOR AREA:

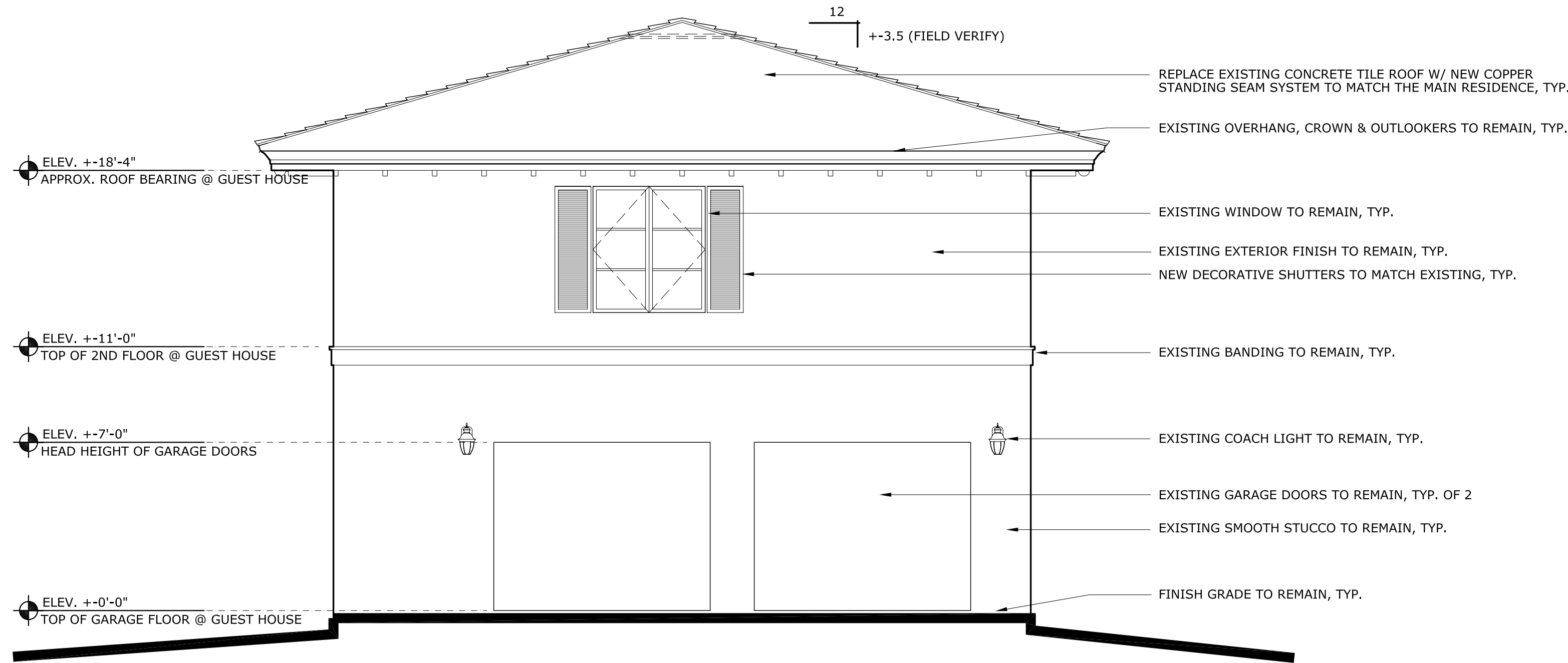
PROPOSED AREA UNDER AIR : +- 1,907 SQ. FT.
PROPOSED OUTDOOR AREA (NOT UNDER AIR) : +- 139 SQ. FT.
GRAND TOTAL AREA : +- 2,046 SQ. FT.

PROPOSED ARCH'L. 2nd FLOOR PLAN

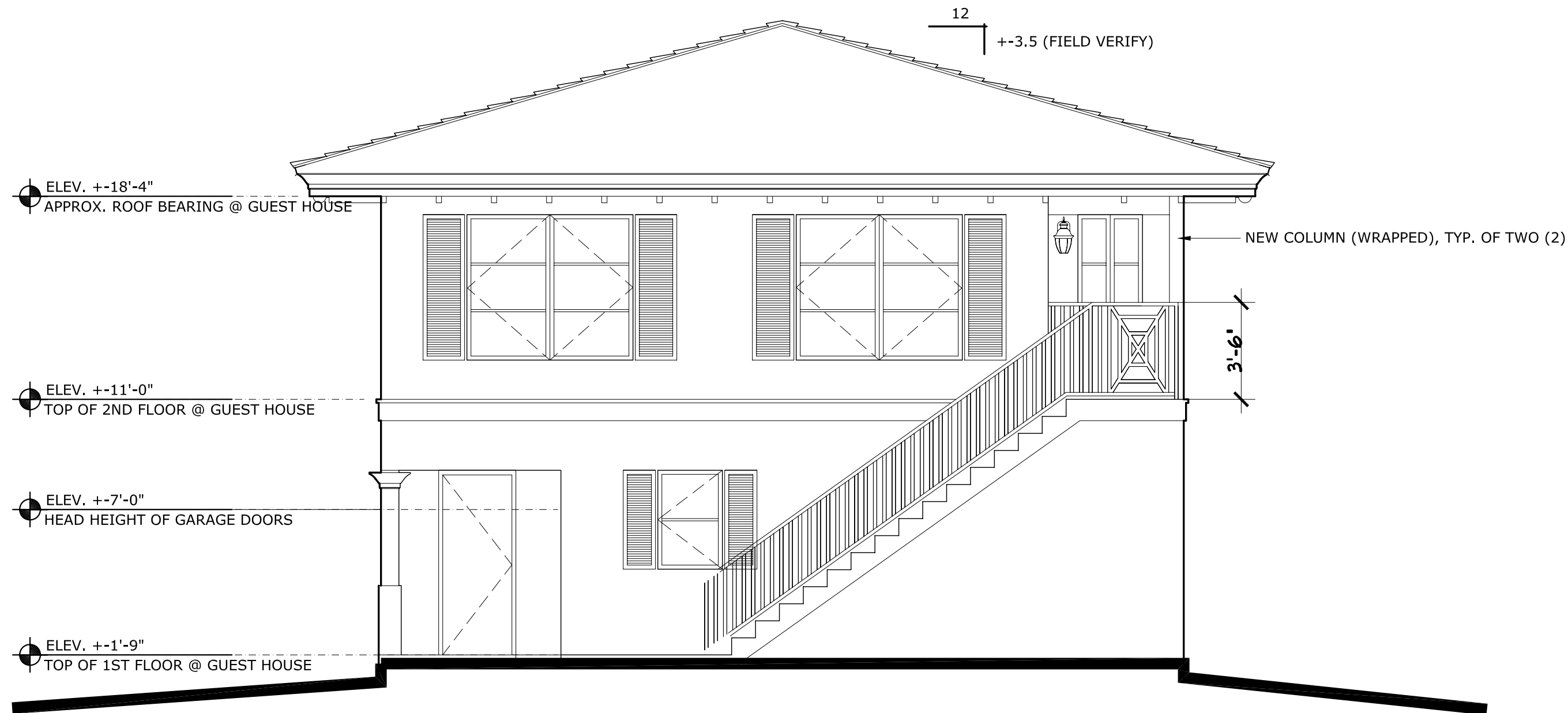
SCALE: 1/4" = 1'-0"

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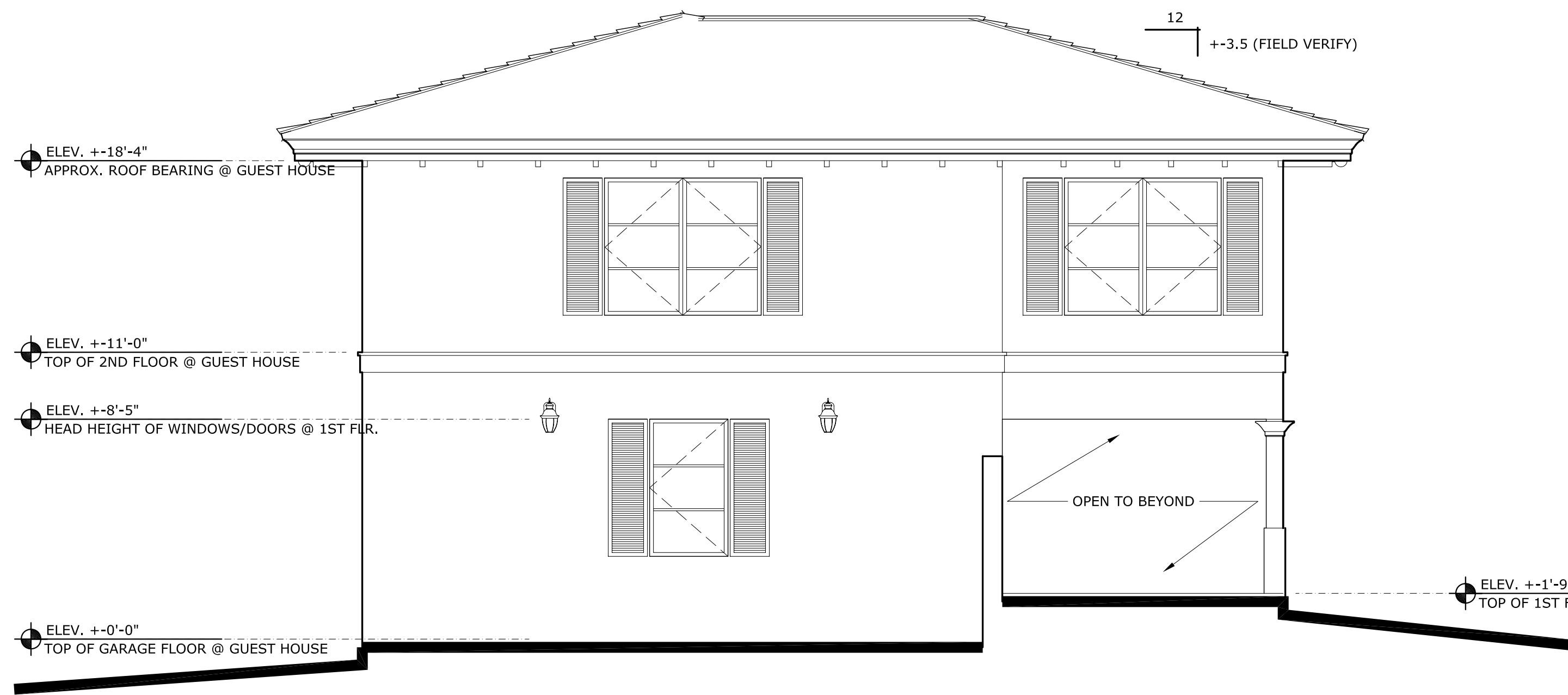
Consultant Seal		BUNKHOUSE: SUKUP RESIDENCE BEACH DRIVE DELRAY BEACH, FLORIDA		Drawing Title PROPOSED FLOOR PLANS	
Seal		Drawn RW COPE		Project No. 2016.34SUKUP	
Florida License No. AR0013552		CAD File No. NEW FLOOR PLANS		Date DECEMBER 04, 2017	
		Drawing No.		A4.0	
				of	
				No.	
				P&Z REQUEST	
				REVISIONS	
				Date	
				JAN. 29, 2018	



A1 BUNKHOUSE: PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'- 0"



A3 BUNKHOUSE: PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'- 0"



A2 BUNKHOUSE: PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'- 0"



A4 BUNKHOUSE: PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'- 0"

Seal		Drawing Title		Consultant Seal		No.		REVISIONS		Date	
Drawn		RW COPE		BUNKHOUSE: SUKUP RESIDENCE							
Project No.		2016.34SUKUP		BEACH DRIVE							
CAD File No.		NEW ELEVATIONS		DELRAY BEACH, FLORIDA							
Date		DECEMBER 04, 2017									
Drawing No.		A5.0									
Florida License No.		AR0013552									
Cope Architects, Inc.		1141 NW 1ST AVENUE SUITE 334									
DELRAY BEACH, FLORIDA 33444-3713											
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copearchitectsinc@gmail.com		cell 561 789-3791									