



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 126 SE 7th Avenue
Project Location: 126 SE 7th Avenue, Marina Historic District
Request: Certificate of Appropriateness and Variance
Board: Historic Preservation Board
Meeting Date: June 13, 2018

Board Action:

Approved the Certificate of Appropriateness for alterations to the elevations for two (2) 65 square foot exterior additions, renovations, two new pools, landscaping and hardscaping to the property located at 126 SE 7th Avenue (4 to 2 vote, Patton stepped down), subject to the following conditions:

1. That the survey's legal description be revised to match the legal description on the property's warranty deed.
2. That the new 8'-8" high sloped concrete block/stucco privacy wall which is attached to the structure be revised to not exceed 8'-0" in height.

Approved the Variance to allow the proposed two (2) 65 sq. ft. additions to encroach 7.5' into the required 15' side interior setback on the South side of the property located at 126 SE 7th Avenue (6 to 0 vote, Patton stepped down).

Project Description:

The property is located within the RM (Multi-Family Residential) zoning district. The 0.16-acre lot measures 50' wide x 135' deep and contains a 1,660 sq. ft. existing duplex. The historic Post-World War II, mid-century modern style structure was built in 1949 and is classified as contributing to the Marina Historic District.

According to the City Property cards, the historic structure had a floorplan consisting of six rooms, flat roof and composition shingle roof, concrete block construction, stucco exterior walls, plaster interior finish, and terrazzo flooring.

In 2003, a Certificate of Appropriateness (2003-053) was administratively approved for rebuilding of the flat roof over the existing enclosed porch on the front façade (East Elevation) with modified bitumen.

The subject COA request for exterior renovations and additions to the duplex includes:

1. Construction of two (2) 65 sq. ft. bathroom additions to each dwelling unit of the duplex;
2. Construction of two new pools (one on the East side of the property and one on the West side of the property);
3. Exterior color change to Benjamin Moore – "Frostine" (white);
4. Installation of dark anodized bronze aluminum impact-resistant windows and doors;
5. Installation of a new bitumen sloped roof to match the existing roof over the enclosed porch on each dwelling unit;
6. Removal of wood-framed washer/dryer exterior enclosure on the North side of the property;
7. Installation of new fencing, landscaping and hardscaping; and,
8. Reconfiguration of the existing non-conforming parking area.

The subject request also includes a variance to allow the proposed two (2) 65 sq. ft. additions to encroach 7.5' into the required 15' side interior setback on the South side of the property.

Staff supported the Certificate of Appropriateness and Variance requests.

Board Comments:

The Board comments were supportive.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions: All required actions were taken.

Next Action: HPB action is final unless appealed by the City Commission.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: June 13, 2018

ITEM: 126 SE 7th Avenue, Marina Historic District – Certificate of Appropriateness (2017-274) for two (2) 65 sq. ft. exterior additions, renovations, two new pools, landscaping, hardscaping and Variance (2018-011) to reduce the side interior setback from the required 15' to 7.5'.

RECOMMENDATION: Approve the Certificate of Appropriateness and Variance

GENERAL DATA:

Owner/Applicant..... HIDE-A-WAY BY THE SEA, LLC

Agent:..... Roger Cope, Cope Architecture, Inc.

Location:..... West side of SE 7th Avenue,
between SE 1st Street and SE 2nd
Street

Property Size:..... 0.16 Acres

Historic District: Marina Historic District

Zoning:..... RM (Multiple Family Residential
Medium Density)

Adjacent Zoning:.....

North: RM
East: RM
South: RM
West: CBD

Existing Future Land
Use Designation:..... MD (Medium Density 5-12 DU/Acre)

Water Service:..... Public water service is provided
on site.

Sewer Service:..... Public sewer service is provided
on site.



ITEM BEFORE THE BOARD

The item before the Board is consideration of a Certificate of Appropriateness (2017-274) and Variance (2018-011) requests associated with two (2) 65 square foot exterior additions, renovations, two new pools, landscaping and hardscaping to the property located at **126 SE 7th Avenue, Marina Historic District**, pursuant to Land Development Regulation (LDR) Section 2.4.6(H) and 2.4.7(A).

BACKGROUND & PROJECT DESCRIPTION

The property is located within the RM (Multi-Family Residential) zoning district. The 0.16-acre lot measures 50' wide x 135' deep and contains a 1,660 sq. ft. existing duplex. The historic Post-World War II, mid-century modern style structure was built in 1949 and is classified as contributing to the Marina Historic District.

According to the City Property cards, the historic structure had a floorplan consisting of six rooms, flat roof and composition shingle roof, concrete block construction, stucco exterior walls, plaster interior finish, and terrazzo flooring.

In 2003, a Certificate of Appropriateness (2003-053) was administratively approved for rebuilding of the flat roof over the existing enclosed porch on the front façade (East Elevation) with modified bitumen.

The subject COA request for exterior renovations and additions to the duplex includes:

1. Construction of two (2) 65 sq. ft. bathroom additions to each dwelling unit of the duplex;
2. Construction of two new pools (one on the East side of the property and one on the West side of the property);
3. Exterior color change to Benjamin Moore – “Frostone” (white);
4. Installation of dark anodized bronze aluminum impact-resistant windows and doors;
5. Installation of a new bitumen sloped roof to match the existing roof over the enclosed porch on each dwelling unit;
6. Removal of wood-framed washer/dryer exterior enclosure on the North side of the property;
7. Installation of new fencing, landscaping and hardscaping; and,
8. Reconfiguration of the existing non-conforming parking area.

The subject request also includes a variance to allow the proposed two (2) 65 sq. ft. additions to encroach 7.5' into the required 15' side interior setback on the South side of the property. The COA and variance request are now before the Board for consideration.

ANALYSIS OF PROPOSAL

Pursuant to LDR Section 3.1.1(D), Compliance with LDRs, whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. The applicable LDRs have been identified and reviewed throughout this report.

Pursuant to LDR Section 4.5.1(E)(3)(a)(1), Fences and Walls:

a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right-of-way, even when screened by a hedge or other landscaping.

A new black vinyl 4' high chainlink fence will be installed to match the existing fence on the rear side of the property (West) where it is not visible from the public right-of-way. The new chainlink fence meets the requirements of the code listed above.

Pursuant to LDR Section 4.6.5, Walls, Fences, and Hedges:

(C) Height Restrictions. Walls, fences, or hedges located in a required front yard or street side yard shall not exceed six feet in height. Walls, fences, or hedges located in a required interior side or rear yard shall not exceed eight feet in height.

A new 8'-8" high sloped concrete block/stucco privacy wall which is attached to the structure is proposed on the North and South side of the front façade (East Elevation). To meet code requirements, a condition of approval has been added to revise the sloped concrete block/stucco privacy wall to not exceed 8'-0" in height.

SECTION 4.5.1 HISTORIC PRESERVATION DISTRICTS AND SITES

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

LDR SECTION 4.5.1, HISTORIC PRESERVATION, DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E) - Development Standards: all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposal meets the applicable standards noted above and their intent as the proposed changes ensure an appropriate renovation and addition of the existing historic structure.

The renovations include new aluminum framed (dark anodized bronze) impact-resistant windows and doors with clear Low-E glass, new exterior light fixtures, construction of two new pools and associated decks, new modified bitumen roof to match the existing flat roof over the existing enclosed porch which is proposed to be a new family room in each dwelling unit, and reconfiguration of the parking area to reduce an existing non-conformity. The wood-frame exterior enclosure for the washer/dryer will be removed on the North side of the property and the washer/dryer will be relocated inside each dwelling unit. The exterior color scheme will be changed from green to Benjamin Moore – "Frostine" (white) painted stucco. A 65 sq. ft. bathroom addition that connects to the new family room will be constructed for each dwelling unit with a new Ipe exterior wood cladding system on the exterior walls. The proposed changes do not destroy historic features that characterize the structure.

Overall, the proposed changes protect the historic integrity of the existing structure and its environment by restoring an important resource within the Marina Historic District and will allow for modernization and expansion of the existing structure utilizing durable materials.

Pursuant to LDR Section 4.5.1(E)(2)(c)(3) - Minor Development.

The subject application is considered "Minor Development" as it involves "alteration of less than 25 percent of the existing floor area, and all appurtenances."

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m). Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

Applicable Visual Compatibility Standards

- (a) **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
- (b) **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- (c) **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- (d) **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- (g) **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- (i) **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - 1. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line.
 - 2. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line.

- (l) **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- (m) **Additions to individually designated properties and contributing structures in all historic districts.** Visual compatibility shall be accomplished as follows:
1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 3. Characteristic features of the original building shall not be destroyed or obscured.
 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design, but shall be coherent in design with the existing building.
 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

The proposed renovations and additions to the duplex are appropriate and compatible with the Marina Historic District. The height of the additions does not exceed the highest element of the existing residence. The proposed alterations are compatible with the existing front façade (East Elevation) proportion. Overall, the proportion of openings and the rhythm of solids to voids is retained with the new windows and doors. But the entry door assembly on the East and South elevation is not compatible with the existing proportion of openings. Larger openings are proposed on the front (East) and side (South) which create a storefront appearance that is not appropriate for residential uses. A condition of approval has been added to modify the windows on East and South Elevation to “sit” on the existing concrete sill. These changes will help maintain the residential appearance of the structure.

The exterior color scheme will change from green to Benjamin Moore – “Frostine” (white) painted stucco. A new Ipe exterior wood cladding system is proposed on the exterior walls of the new bathrooms. The scale of the building will not be substantially altered since the addition does not exceed the height of the existing structures. A new 4’ high concrete block/stucco wall with a louvered aluminum gate is proposed on the front yard of the property (East). A new black vinyl 4’ high chainlink fence (not visible from the public right-of-way) will be installed to match the existing fence on the rear side of the property (West). A new 8’-8” high sloped concrete block/stucco privacy wall is which is attached to the structure is also proposed on the North and South side of the front façade (East Elevation), a condition of approval has been added to reduce the height of the fence to 8’-0”. In addition, a new 8’ high concrete block/stucco privacy wall is proposed on the rear side of the property (West). The proposed changes are compatible with the mid-century modern architecture of the structure and do not introduce a new architectural style.

The overall proposal maintains the existing mid-century modern style architectural details appropriate for the Marina Historic District. The proposal meets the intent of the review criteria above; thus, positive findings are made with respect to the sections indicated above.

VARIANCE ANALYSIS

Pursuant to LDR Section 4.3.4(K), required side setbacks within the RM District are 15’.

The subject request is a variance to allow construction of two (2) 65 sq. ft. bathroom additions to each dwelling unit of the duplex to encroach 7.5’ into the required 15’ side interior setback on the South side of the property.

Pursuant to LDR Section 2.2.6(D), the Historic Preservation Board (HPB) shall act on all variance requests within an historic district, or on a historic site, which otherwise would be acted upon by the Board of Adjustment.

Pursuant to LDR Section 2.4.7(A)(5) Variances, the following findings must be made prior to the approval of a variance:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings subject to the same zoning (The matter of economic hardship shall not constitute a basis for the granting of a variance);
- (b) That literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties subject to the same zoning;
- (c) That the special conditions and circumstances have not resulted from actions of the applicant;
- (d) That granting the variance will not confer onto the applicant any special privilege that is denied to other lands, structures, and buildings under the same zoning. Neither the permitted, nor nonconforming use, of neighborhood lands, structures, or buildings under the same zoning shall be considered grounds for the issuance of a variance;
- (e) That the reasons set forth in the variance petition justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and,
- (f) That the granting of the variance will be in harmony with the general purpose and intent of existing regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The agent has submitted the following justification statement (attached).

"I hope all is well. As the Architect of Record (& Agent) for the property located at 126 SE 7th Ave., hereby referred to as "Hide-Away-By-The-Sea; please accept this letter and associated package to seek City approval for the development of two (2) very minor appendages to the existing, single story historic structure. I am hereby respectfully submitting a "COA" and a "Variance" application associated with the Project, the "Variance" is respectfully seeking support for the positioning of the proposed South appendages which is a relief from the "Interior Side yard Building Setback" of 15' as identified within this RM Zoning district. We seek a 50% reduction from the code required 15'-0" to +/-7'-6".

*Pursuant to **LDR Section 2.4.7 "Procedures for Obtaining Relief from Compliance with Portions of the Land Development Regulations"**, please accept the attached fully executed application and sets of Architectural Documents, appropriate mailing envelopes, mailing lists, 500' radius map, etc.*

*We recognize that the **LDR Section 4.3.4, (H), (1): Setbacks**, addresses building setback guidelines. We also recognize that the code suggests a "15' Interior Side Yard Building Setback" within our zoning district. We seek City support to allow for our additions to be positioned EXACTLY as that of the existing single family residence that exists to our South.*

It seems precedence has previously been established regarding other historic Projects, so we seek the same consideration. An example of which is our immediate neighbor to the South.

While the LDR's may define our structure as a Duplex, thereby automatically shifting it from a single family setback (7.5') setup to a multi-family setback (15') setup – we, the OWNER'S, define our property as two (2) twin SINGLE FAMILY residences (as they are individually parceled). Historically, the property has NEVER operated as a Duplex, Condo, Townhome, Villa, or any other form of multi-family housing. Nor will it ever. We purposely set our proposed appendages up as if their side yard setback was 7.5'. Meeting single family requirements. Our adjacent property to the North has one of it's structures as close to 5.5' to the side property line – setting a precedence we wish NOT TO MATCH NOR SEEK.

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

In conclusion, if granted, the "Variance" would in no way "be contrary to the public interest and where owing to the conditions peculiar to the property and not the result of the actions of the landowner, a literal enforcement of the regulations would result in unnecessary and undue hardship". Furthermore, we feel "that the reasons set forth in the "Variance" petition justify the granting of the "Variance", and feel that the "Variance" is the minimum "Variance" that will make possible the reasonable use of the land, building, or structure" and finally "that the granting of the "Variance" will be in (complete) harmony with the general purpose and intent of exiting regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare".

Please do not hesitate to call should you require anything else. I look forward to the approval process and the Historic Preservation Board hearing in the very near future."

The variance is to allow a reduction to the required 15' side interior setback to 7.5' to accommodate the two (2) 65 sq. ft. bathroom additions that connect to the new family room in each dwelling unit of the duplex.

Special conditions and circumstances exist due to the small size of the 50' wide property as well as the historic setting of the site within the Marina Historic District. Further, the variance is the minimum necessary to preserve the historic character of the property which is sited similar to a single-family residence that typically has a side interior setback of 7.5'. The variance will allow for the modernization of the floorplan with an additional bathroom. It will not significantly diminish the historic character of the site or the district. Literal interpretation of the requirements of the code would alter the historic character and scale of the property as it is situated within the Marina Historic District. The variance is necessary to accommodate an appropriate adaptive reuse of the historic structure and site. Finally, the variance is not contrary to the public interest, safety or welfare.

Note: As required by the LDRs, a notice regarding the subject variance request was sent to those property owners located within a 500' radius of the subject property. In addition, a special courtesy notice was provided to the contact representative of the Marina Historic District Homeowners Association.

ALTERNATIVE ACTIONS

- | |
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| <ul style="list-style-type: none">A. Continue with direction.B. Approve Certificate of Appropriateness (2017-274) and Variance requests (2018-011) for the property located at 126 SE 7th Avenue, Marina Historic District by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.6(H)(5), and 2.4.7(A)(5).C. Deny Certificate of Appropriateness (2017-274) and Variance requests (2018-011) for the property located at 126 SE 7th Avenue, Marina Historic District, by adopting the findings of fact and law contained in the staff report, and by finding that the request and approval thereof is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Sections 2.4.6(H)(5), and 2.4.7(A)(5). |
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RECOMMENDATIONS

Certificate of Approval (COA)

Approve the COA 2017-274 for **126 SE 7th Avenue, Marina Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5), subject to the following conditions:

1. That the survey's legal description be revised to match the legal description on the property's warranty deed.
2. That the windows on East and South Elevation be reconfigured to "sit" on the existing concrete sill.
3. That the new 8'-8" high sloped concrete block/stucco privacy wall which is attached to the structure be revised to not exceed 8'-0" in height.

NOTE:

If the COA is approved, the following must be addressed prior to certification:

1. That the site plan illustrates the proposed chainlink fence (sheet A2.0).
2. That the note that indicates the new CMU/stucco privacy wall provides the height measurement of the wall (sheet A2.0).

Variance

Approve the Variance to allow a reduction to the required 15' side interior setback to 7.5', based upon positive findings to LDR Section 2.4.7(A)(5).

Attachments:

- Applicant Justification Statement
- Site plan, elevations, and survey

Report Prepared by: Abraham Fogel, Assistant Planner

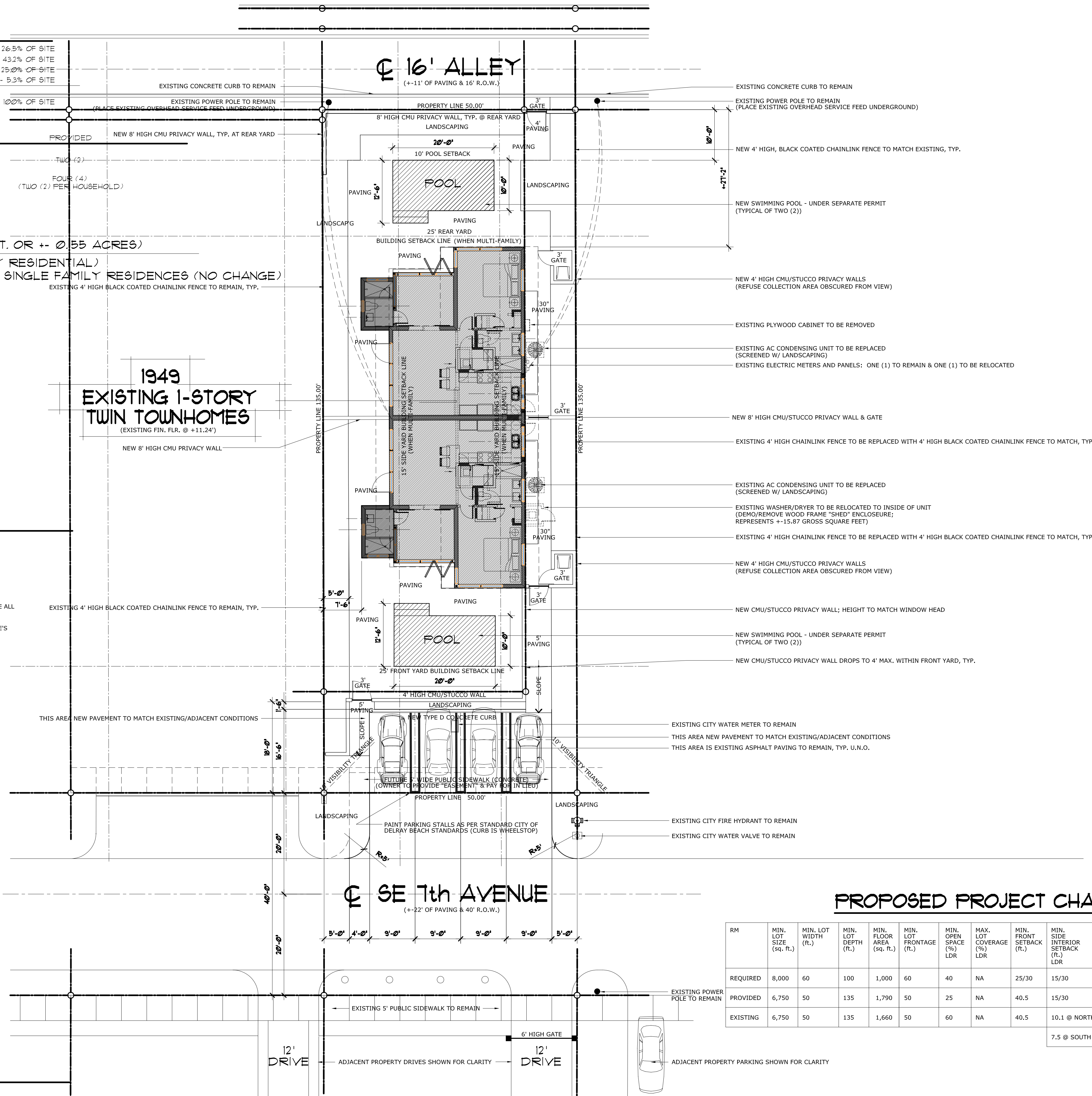
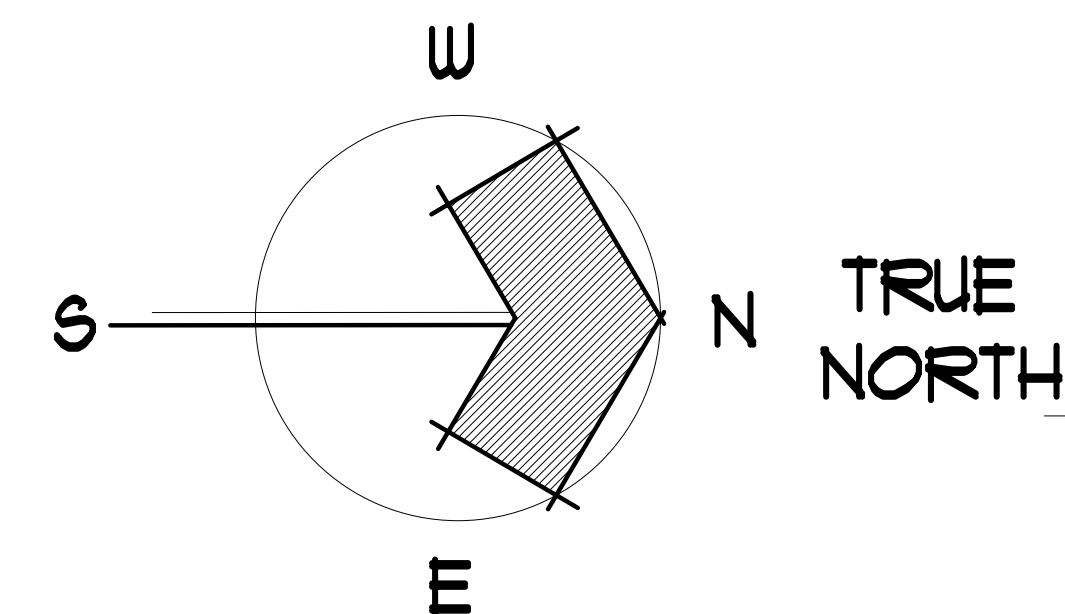
TOTALS	+- 6,750.00 SQ. FT.	100% OF SITE
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RM - MULTI FAMILY RESIDENTIAL:	TWO (2) PER HOUSEHOLD	TWO (2)
TOTALS:	FOUR (4) (TWO (2) PER HOUSEHOLD)	FOUR (4) (TWO (2) PER HOUSEHOLD)

1949
EXISTING 1-STORY
TWIN TOWNHOMES
(EXISTING FIN. FLR. @ +11.24')
NEW 8' HIGH CMU PRIVACY WALL

- 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 AND ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.
- 3.) PLEASE SEE SURVEY FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. MINIMUM TWO (2) GRADES PER PROPERTY LINE.
- 4.) PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES WHICH ARE ALL MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS.
- 5.) PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SODDED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.

EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY
PROPOSED NEW TOPOGRAPHY (FINISH GRADE)



RM	MIN. LOT SIZE (sq. ft.)	MIN. LOT WIDTH (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. LOT FRONTAGE (ft.)	MIN. OPEN SPACE (%) LDR	MAX. LOT COVERAGE (%) LDR	MIN. FRONT SETBACK (ft.)	MIN. SIDE INTERIOR SETBACK (ft.) LDR	MIN. SIDE STREET SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MAX. BUILDING HEIGHT (ft.)	PERVIOUS AREA (sq. ft.)	IMPERVIOUS AREA (sq. ft.)
REQUIRED	8,000	60	100	1,000	60	40	NA	25/30	15/30	NA	25	35	2,700	4,050
PROVIDED	6,750	50	135	1,790	50	25	NA	40.5	15/30	NA	27.1	21.25	1,687	5,063
EXISTING	6,750	50	135	1,660	50	60	NA	40.5	10.1 @ NORTH	NA	27.1	23.25	4,480	2,270
									7.5 @ SOUTH					

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E-A-WAY BY THE SEA"
126 SE 7TH AVENUE
DELRAY BEACH, FLORIDA

COPE ARCHITECTS, INC.
114 1/2 NE 1ST AVENUE
DELRAY BEACH, FLORIDA 33444-3713
ARCHITECTURE - PLANNING - INTERIORS

Seal
Florida License No.
PC-707689

Drawn	
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Project No.

CAD File No.

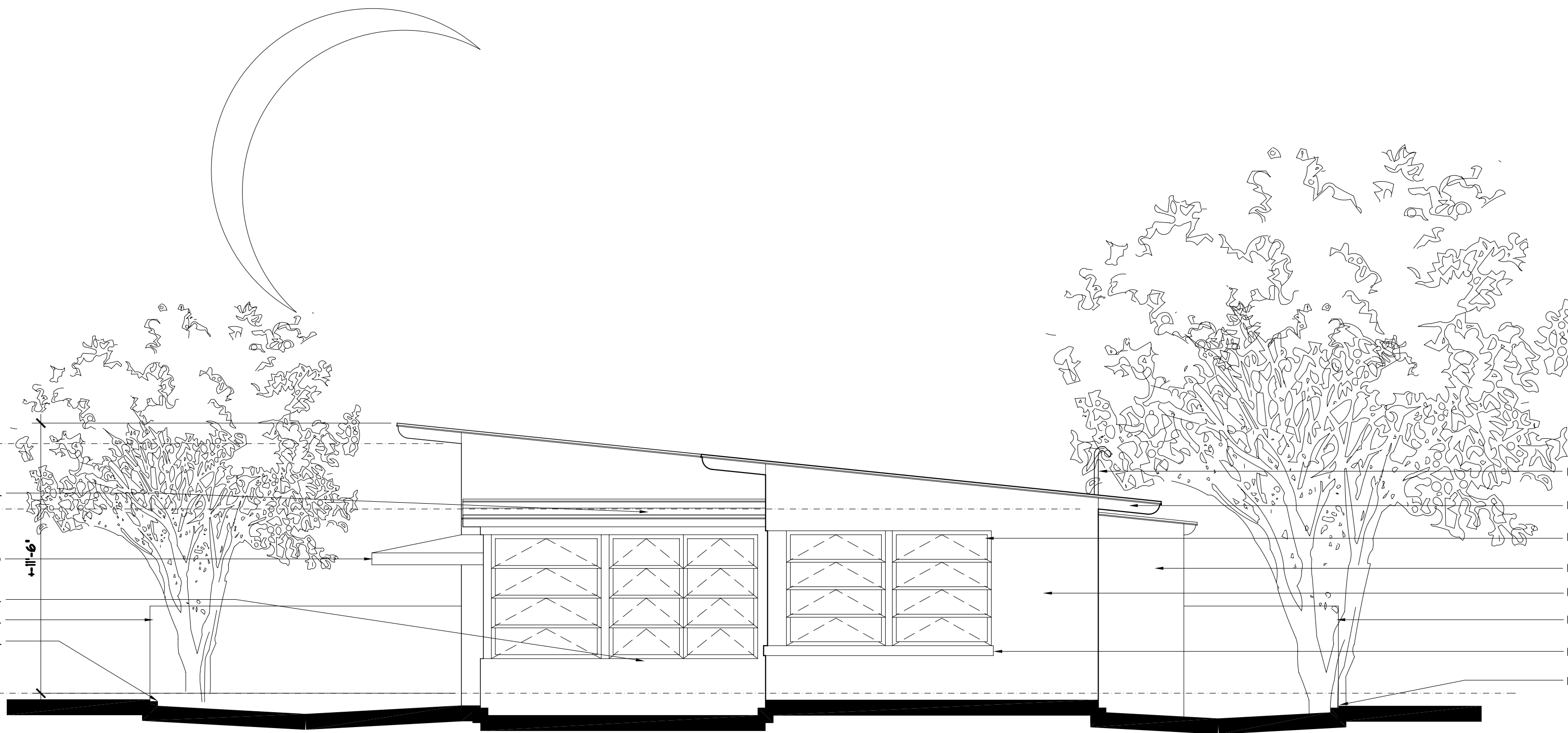
Date _____

Drawing No.

A2.0

of

ELEV. +-10'-6"
ROOF BEARING @ SOUTH
ELEV. +-7'-8"
ROOF BEARING @ NORTH
EXISTING FLAT ROOF TO BE REINVENTED, TYPICAL
EXISTING CANVAS AWNING & FRAME TO BE REMOVED
NO SILL @ THESE EXISTING WINDOWS, TYPICAL
EXISTING 4' HIGH CHAINLINK FENCE/GATE (BEYOND) TO BE REMOVED, TYPICAL
EXISTING FINISH GRADE TO REMAIN, TYPICAL
ELEV. +-0'-0" (+-11.24' NGVD)
TOP OF EXISTING FINISH FLOOR

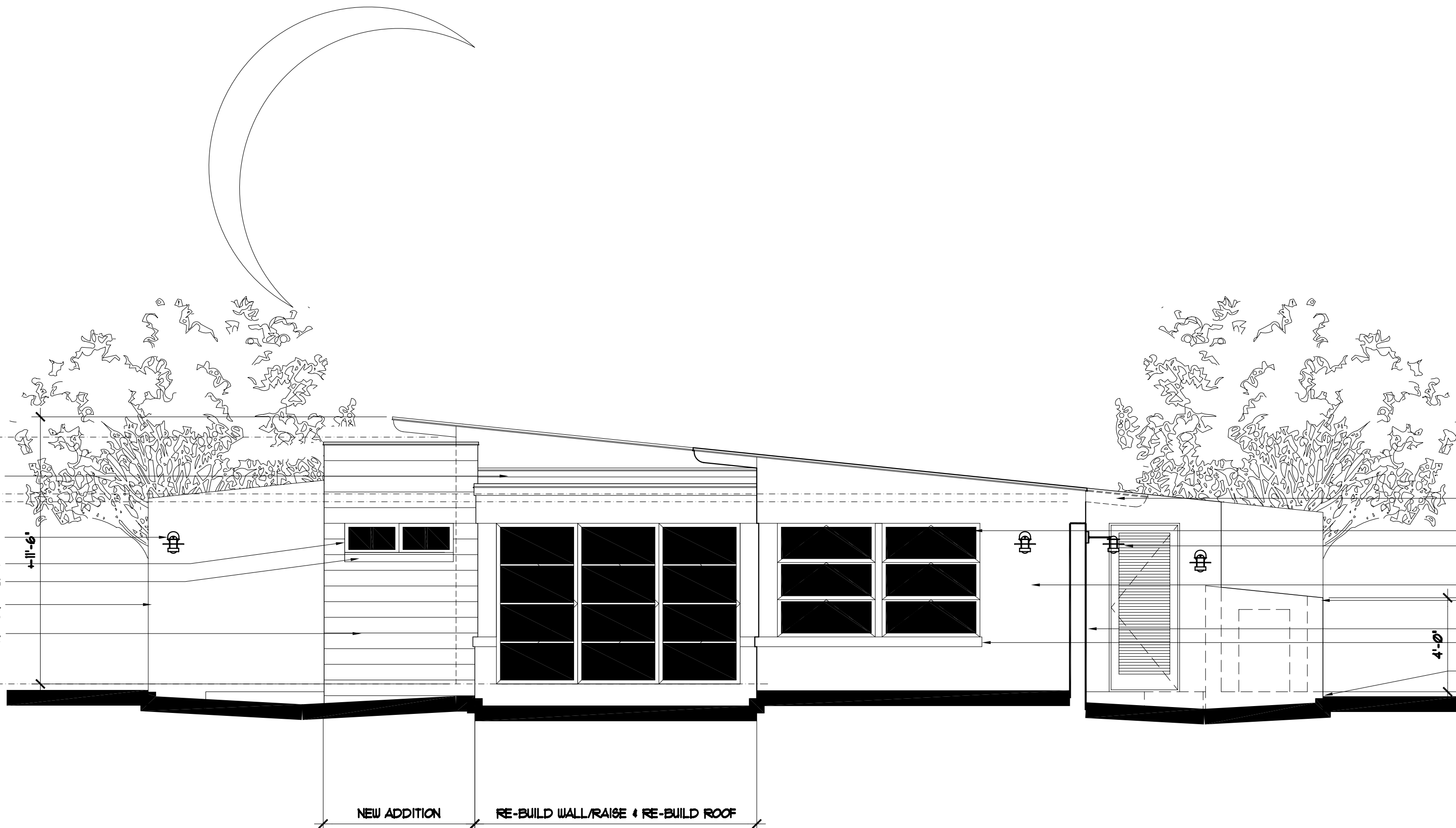


EXISTING ELECTRICAL OVERHEAD SERVICE TO BE PLACED UNDERGROUND
EXISTING WOOD OUTLOOKERS TO REMAIN, TYPICAL
EXISTING CLEAR ANODIZED ALUM., NON-IMPACT RESISTANT, PROJECTED AWNING WINDOWS TO BE REMOVED, TYP.
EXISTING WASHER/DRYER SHED TO BE REMOVED
EXISTING SMOOTH STUCCO FINISH TO REMAIN, TYPICAL
EXISTING 4' HIGH CHAINLINK FENCE/GATE (BEYOND) TO BE REMOVED, TYPICAL
EXISTING CONCRETE SILL TO REMAIN, TYPICAL
EXISTING FINISH GRADE TO REMAIN, TYPICAL

A3 EXISTING ENTRY (EAST) EXTERIOR ELEVATION

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

ELEV. +-10'-6"
ROOF BEARING @ SOUTH
ELEV. +-7'-8"
ROOF BEARING @ NORTH
NEW MODIFIED BITUMEN ROOF (TO MATCH EXISTING),
SLOPED 1/4"/FT, FLASHING & COUNTER FLASHING SHOWN
FOR CLARITY
NEW LIGHT FIXTURE, TYPICAL
NEW BRONZE ANODIZED ALUM., IMPACT RESISTANT, "SLIDER" WINDOWS
CONCRETE SILL TO MATCH EXISTING
EXISTING CHAINLINK FENCE/GATE (BEYOND) TO BE REMOVED, TYPICAL
(RAKED TOP TO MATCH SLOPE OF ROOF)
NEW IPE EXTERIOR WOOD CLADDING SYSTEM,
TYPICAL @ NEW BATHROOMS ONLY
ELEV. +-0'-0" (+-11.24' NGVD)
TOP OF EXISTING FINISH FLOOR

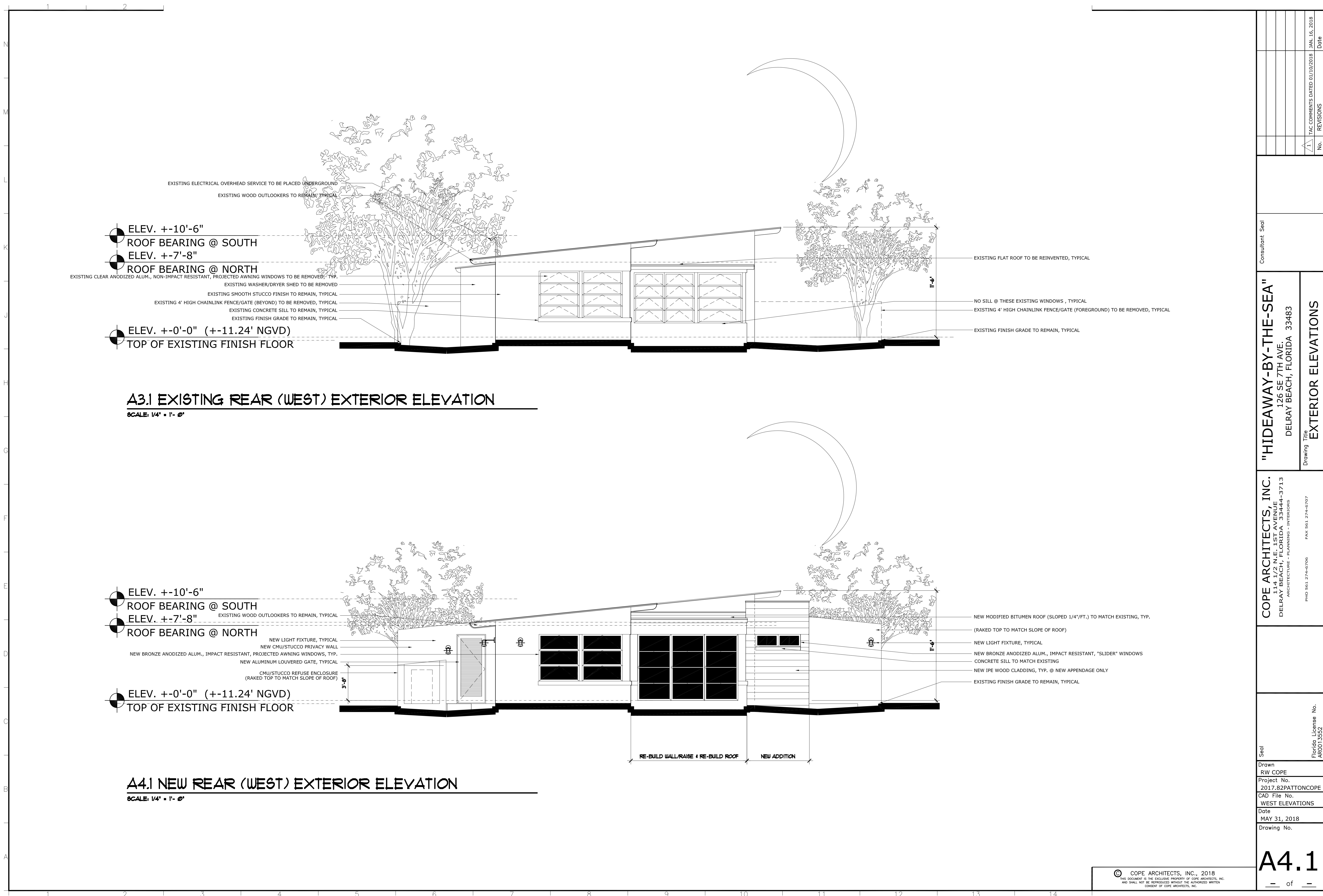


EXISTING WOOD OUTLOOKERS TO REMAIN, TYPICAL
NEW BRONZE ANODIZED ALUM., IMPACT RESISTANT, PROJECTED AWNING WINDOWS, TYPICAL
NEW LIGHT FIXTURE, TYPICAL
EXISTING SMOOTH STUCCO FINISH TO REMAIN, TYPICAL
NEW CMU/STUCCO PRIVACY WALL (BEYOND), TYPICAL
(RAKED TOP TO MATCH SLOPE OF ROOF)
NEW CMU/STUCCO PRIVACY WALL
EXISTING CONCRETE SILL TO REMAIN, TYPICAL
EXISTING FINISH GRADE TO REMAIN, TYPICAL

A4 NEW ENTRY (EAST) EXTERIOR ELEVATION

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

Drawing Title EXTERIOR ELEVATIONS		No. REVISIONS		Date JAN. 16, 2018		Consultant Seal		"HIDEAWAY-BY-THE-SEA" 126 SE 7TH AVE. DELRAY BEACH, FLORIDA 33483		COPE ARCHITECTS, INC. 114 1/2 N.E. 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS PHD 561 274-6706 FAX 561 274-6707		Seal Florida License No. AR0013552					
Drawing No.		Date		MAY 31, 2018		CAD File No.		EAST ELEVATIONS		Project No.		2017.82PATTONCOPE		RW COPE		Drawn	
A4.0		of															



A3.1 EXISTING REAR (WEST) EXTERIOR ELEVATION

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

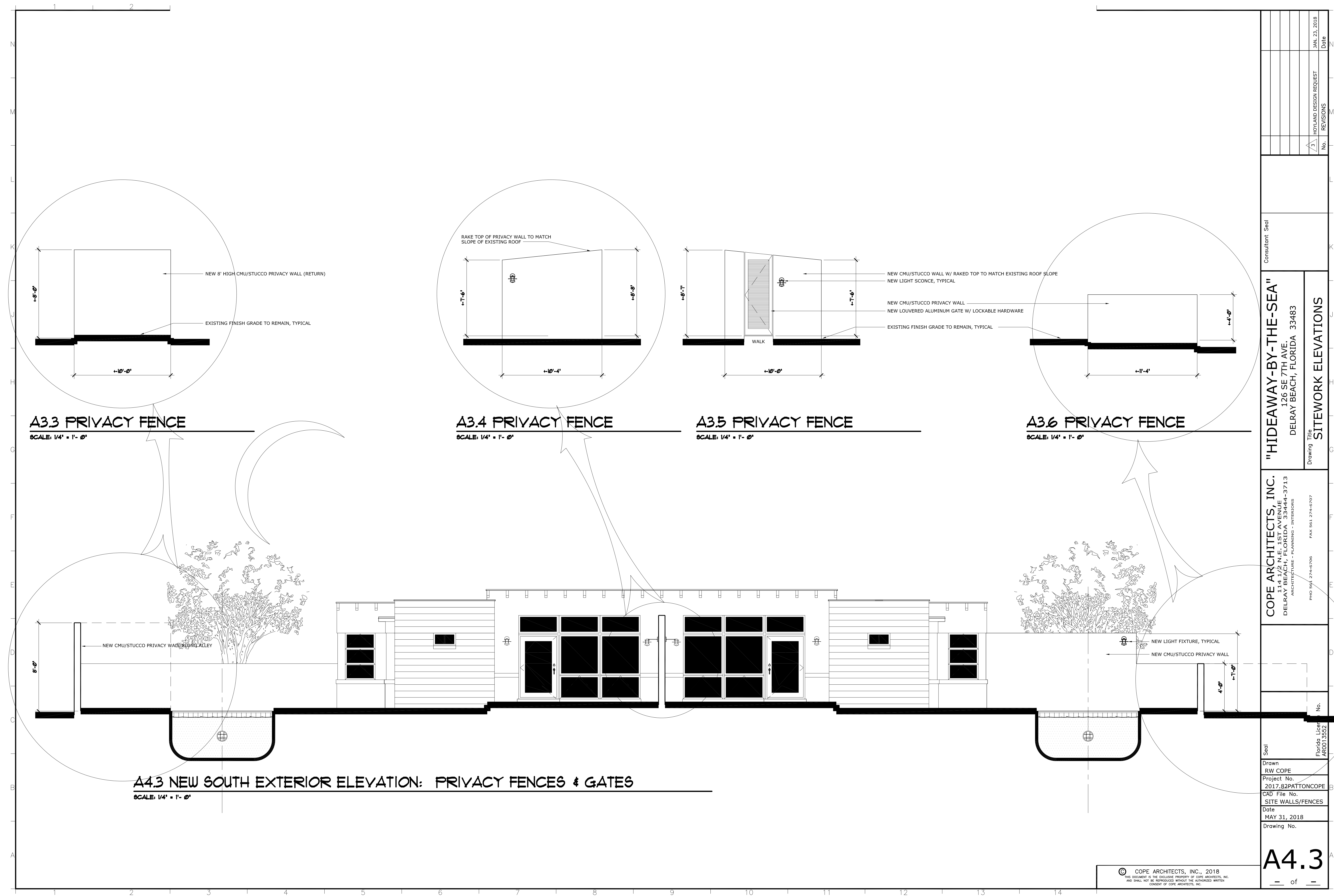
A4.1 NEW REAR (WEST) EXTERIOR ELEVATION

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

<div>Seal</div>	<div>Drawn RW COPE Project No. 2017.82PATTONCOPE CAD File No. WEST ELEVATIONS Date MAY 31, 2018 Drawing No.</div>	<div>Florida License No. AR0013552</div>	PHO 561. 274-5706		FAX 561. 274-6707	
			COPE ARCHITECTS, INC.			
			126 SE 7TH AVE.			
			DELRAY BEACH, FLORIDA 33444-3713			
			ARCHITECTURE • PLANNING • INTERIORS			
			Drawing Title			
			"HIDEAWAY-BY-THE-SEA"			
			DELRAY BEACH, FLORIDA 33483			
			EXTERIOR ELEVATIONS			
			<div>Consultant Seal</div>			
<div>REVISIONS</div>						
<div>1</div>						
<div>TAC COMMENTS DATED 01/10/2018</div>						
<div>No.</div>						
<div>Date</div>						
<div>JAN. 16, 2018</div>						

A4.1

— of —

[illegible]

ELEV. +-10'-6"
ROOF BEARING @ SOUTH
ELEV. +-7'-8"
ROOF BEARING @ NORTH
EXISTING CLEAR ANODIZED ALUM., NON-IMPACT RESISTANT,
PROJECTED AWNING WINDOWS TO BE REMOVED, TYP.
NO SILL @ THESE EXISTING WINDOWS, TYPICAL
ELEV. +-0'-0" (+-11.24' NGVD)
TOP OF EXISTING FINISH FLOOR

A5 EXISTING SOUTH EXTERIOR ELEVATION

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

ELEV. +-10'-6"
ROOF BEARING @ SOUTH
ELEV. +-7'-8"
ROOF BEARING @ NORTH
NEW BRONZE ANODIZED ALUM., IMPACT RESISTANT, PROJECTED
AWNING WINDOW QUALIFYING AS EGRESS WINDOW, TYP.
NEW CMU/STUCCO PRIVACY WALL W/ RAKED TOP TO MATCHSLOPE OF ROOF
EXISTING FINISH GRADE TO REMAIN, TYPICAL
ELEV. +-0'-0" (+-11.24' NGVD)
TOP OF EXISTING FINISH FLOOR

A6 NEW SOUTH EXTERIOR ELEVATION

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

EXISTING CANVAS AWNING & FRAME TO BE REMOVED
EXISTING NON-IMPACT RESISTANT DOOR TO BE REMOVED
(TYPICAL OF TWO (2))
SAWCUT & REMOVE EXISTING CMU KNEEWALL
(TYPICAL OF TWO (2))
EXISTING FINISH GRADE TO REMAIN, TYPICAL

NEW ALUM. MODIFIED BITUMEN ROOF (BEYOND), TYP.
NEW LIGHT FIXTURE, TYPICAL
NEW FIXED WINDOW, TYP. OF TWO (2)
NEW ANODIZED BRONZE ALUM. IMPACT RESISTANT
PROJECTED AWNING WINDOWS, TYPICAL
NEW IPE EXTERIOR WOOD CLADDING,
TYPICAL @ NEW BATHROOMS ONLY
NEW CONCRETE SILL TO MATCH EXISTING, TYP.
EXISTING FINISH GRADE TO REMAIN, TYPICAL

"HIDEAWAY-B-THE-SEA"
126 SE 7TH AVE.
DELRAY BEACH, FLORIDA 33483

COPE ARCHITECTS, INC.
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DELRAY BEACH, FLORIDA 33444-3713
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Seal
RW COPE
Project No.
2017.82
CAD File No.
SOUTH ELEVATIONS
Date
MAY 31, 2018
Drawing No.

Florida License No.
AR0013552

A5.0
of

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ELEV. +-10'-6"
ROOF BEARING @ SOUTH
ELEV. +-7'-8"
ROOF BEARING @ NORTH

EXISTING WOOD OUTLOOKERS TO REMAIN, TYPICAL
ORIGINAL WOOD, NON-IMPACT RESISTANT,
PROJECTED AWNING WINDOWS TO BE REMOVED, TYP.
EXISTING WASHER/DRYER SHED TO BE REMOVED

ELEV. +-0'-0" (+-11.24' NGVD)
TOP OF EXISTING FINISH FLOOR

A7 EXISTING REAR (NORTH) EXTERIOR ELEVATION

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

ELEV. +-10'-6"
ROOF BEARING @ SOUTH
ELEV. +-7'-8"
ROOF BEARING @ NORTH

NEW LIGHT FIXTURE, TYPICAL
NEW CMU/STUCCO PRIVACY WALL W/ RAKED TOP TO MATCHSLOPE OF ROOF
NEW BRONZE ANODIZED ALUM., IMPACT RESISTANT
OPERABLE/FIXED/OPERABLE WINDOW, TYP. OF TWO (2)
EXISTING FINISH GRADE TO REMAIN, TYPICAL

ELEV. +-0'-0" (+-11.24' NGVD)
TOP OF EXISTING FINISH FLOOR

A8 NEW REAR (NORTH) EXTERIOR ELEVATION

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

EXISTING ELECTRICAL OVERHEAD SERVICE TO BE
PLACED UNDERGROUND
EXISTING WOOD OUTLOOKERS TO REMAIN, TYPICAL
EXISTING ORIGINAL WOOD, NON-IMPACT RESISTANT
PROJECTED AWNING WINDOWS TO BE REMOVED, TYP.
EXISTING WOOD CABINET TO BE REMOVED
EXISTING ELECTRICAL PANELS/METERS TO REMAIN
EXISTING MIS-MATCHED NON-IMPACT RESISTANT,
DOORS TO BE REMOVED, TYP. OF TWO (2)
EXISTING A/C CONDENSING UNIT TO BE RELOCATED, TYP.
EXISTING FINISH GRADE TO REMAIN, TYPICAL

EXISTING WOOD OUTLOOKERS TO REMAIN, TYPICAL
EXISTING ELECTRICAL PANELS/METERS TO BE SEPARATED;
EAST EXISTING ELECTRICAL PANEL/METER TO REMAIN BUT
WEST EXISTING ELECTRICAL PANEL/METER TO BE RE-
LOCATED TO EAST UNIT AS SHOWN
(ALLOWING FOR NEW WINDOW)
EXISTING FINISH GRADE TO REMAIN, TYPICAL

"HIDEAWAY-BY-THE-SEA"
126 SE 7TH AVE.
DELRAY BEACH, FLORIDA 33483

COPE ARCHITECTS, INC.
114 1/2 N.E. 1ST AVENUE
DELRAY BEACH, FLORIDA 33444-3713
ARCHITECTURE - PLANNING - INTERIORS

PNO 561 274-6706 FAX 561 274-6707

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Florida License No.
AR0013552

Drawn
RW COPE
Project No.
2017.82PATTONCOPE
CAD File No.
REAR ELEVATIONS
Date
MAY 29, 2018
Drawing No.

A6.0
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LEGAL DESCRIPTION

PARCEL A:
PART OF LOT 7, RESUBDIVISION OF BLOCK 118, DELRAY, FLA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 8, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID SOUTH LINE OF SAID LOT 7, A DISTANCE OF 54.27 FEET TO A POINT; THENCE RUN NORTHERLY MAKING AN ANGLE OF 89° 54' 50" THROUGH THE NORTHWEST FROM THE PREVIOUS COURSE, A DISTANCE OF 39.90 FEET TO A POINT, THENCE RUN EASTERLY ALONG A LINE PARALLEL TO AND 10.10 FEET SOUTH OF THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 53.74 FEET TO A POINT, THENCE RUN SOUTHERLY ALONG A LINE PARALLEL TO AND 20.00 FEET WEST OF THE EAST LINE OF SAID LOT 7, A DISTANCE OF 39.50 FEET TO THE POINT OF BEGINNING.

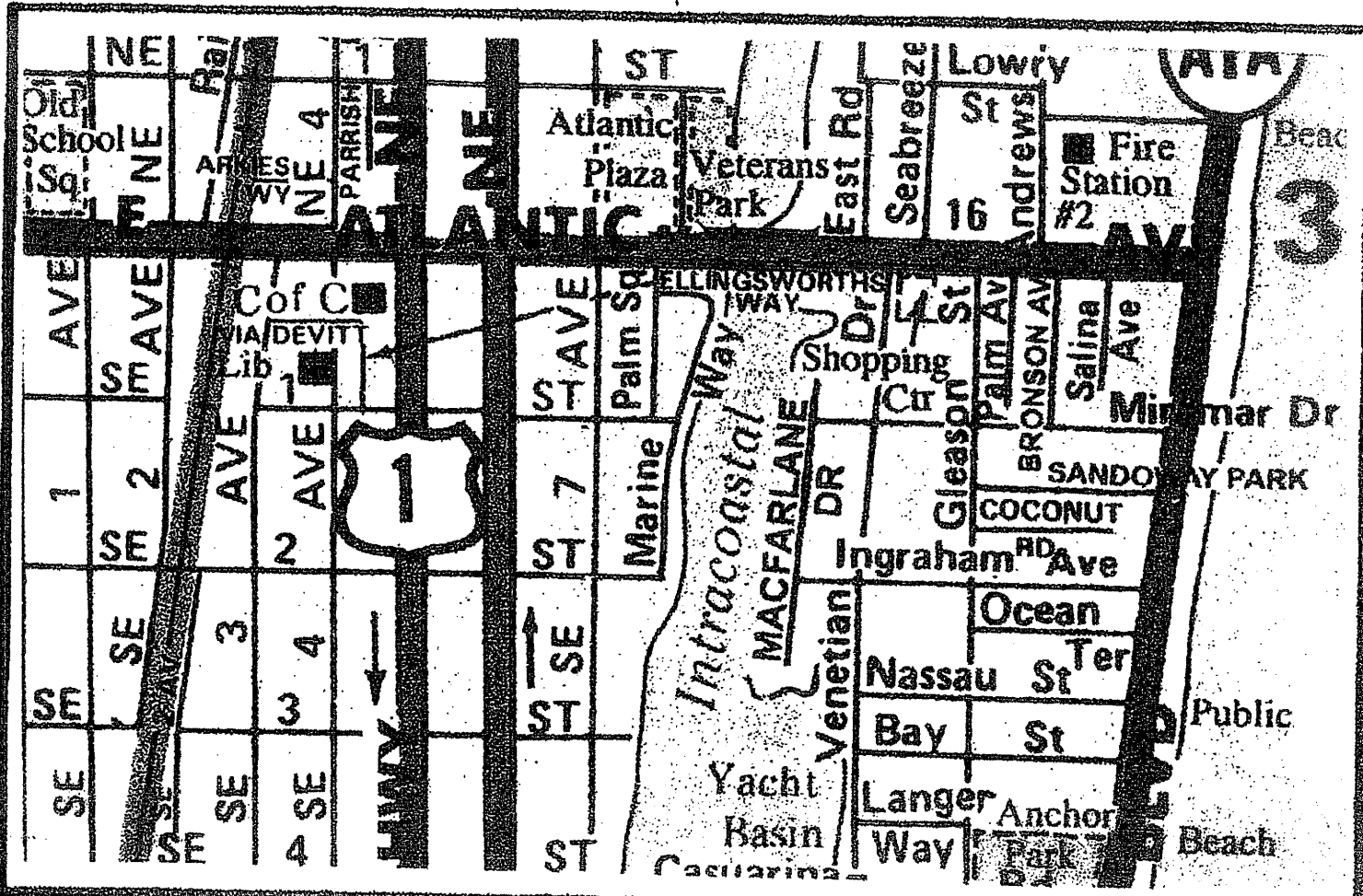
PARCEL B:
PART OF LOT 7, RESUBDIVISION OF BLOCK 118, DELRAY, FLA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 8, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 74.27 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHERLY, MAKING AN ANGLE OF 89° 54' 50" THROUGH THE NORTHWEST FROM THE PREVIOUS COURSE, A DISTANCE OF 39.90 FEET TO A POINT; THENCE RUN WESTERLY, ALONG A LINE PARALLEL TO AND 10.1 FEET, SOUTH OF THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 61.26 FEET TO A POINT IN THE WEST LINE OF SAID LOT 7; THENCE RUN SOUTHERLY, ALONG THE SAID WEST LINE OF LOT 7, A DISTANCE OF 39.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN EASTERLY, ALONG THE SAID SOUTH LINE OF LOT 7, A DISTANCE OF 60.73 FEET TO THE POINT OF BEGINNING.

ALL OF PARCEL C (AND/OR DEFINE ALSO THAT AN UNDIVIDED ONE-HALF OF PARCEL C RUNS WITH WHICH UNIT, A AND B).

PARCEL C:
PART OF LOT 7, RESUBDIVISION OF BLOCK 118, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 8, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 20.00 FEET TO A POINT, THENCE RUN NORTHERLY, ALONG A LINE PARALLEL TO AND 20.00 FEET WEST OF THE EAST LINE OF SAID LOT 7, A DISTANCE OF 39.90 FEET TO A POINT; THENCE RUN WESTERLY ALONG A LINE PARALLEL TO AND 10.10 FEET SOUTH OF THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 115.00 FEET TO A POINT IN THE WEST LINE OF SAID LOT 7; THENCE RUN NORTHERLY, ALONG THE SAID WEST LINE OF LOT 7, A DISTANCE OF 10.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE RUN EASTERLY, ALONG THE SAID NORTH LINE OF LOT 7, A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE RUN SOUTHERLY, ALONG THE SAID EAST LINE OF LOT 7, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 7 AND THE POINT OF BEGINNING.

NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND ARE ASSUMED.
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 UNLESS OTHERWISE NOTED.
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



Q.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	⊗ = power pole	IR. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/V = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	IP. = IRON PIPE	D = dead
P.E.C. = point of commencement	P.I. = point of intersection	⊙ = bearing basis line	RP = radius point	O/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	CONC. = concrete
D/E = drainage easement	* = not field measured	M.H. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	W.P.F. = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		



801 S.E. 6th Ave., Suite 101
DeLray Beach, FL 33483

Phone 561-243-4624
Fax 243-4869

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A. BURGESS PLS 5089

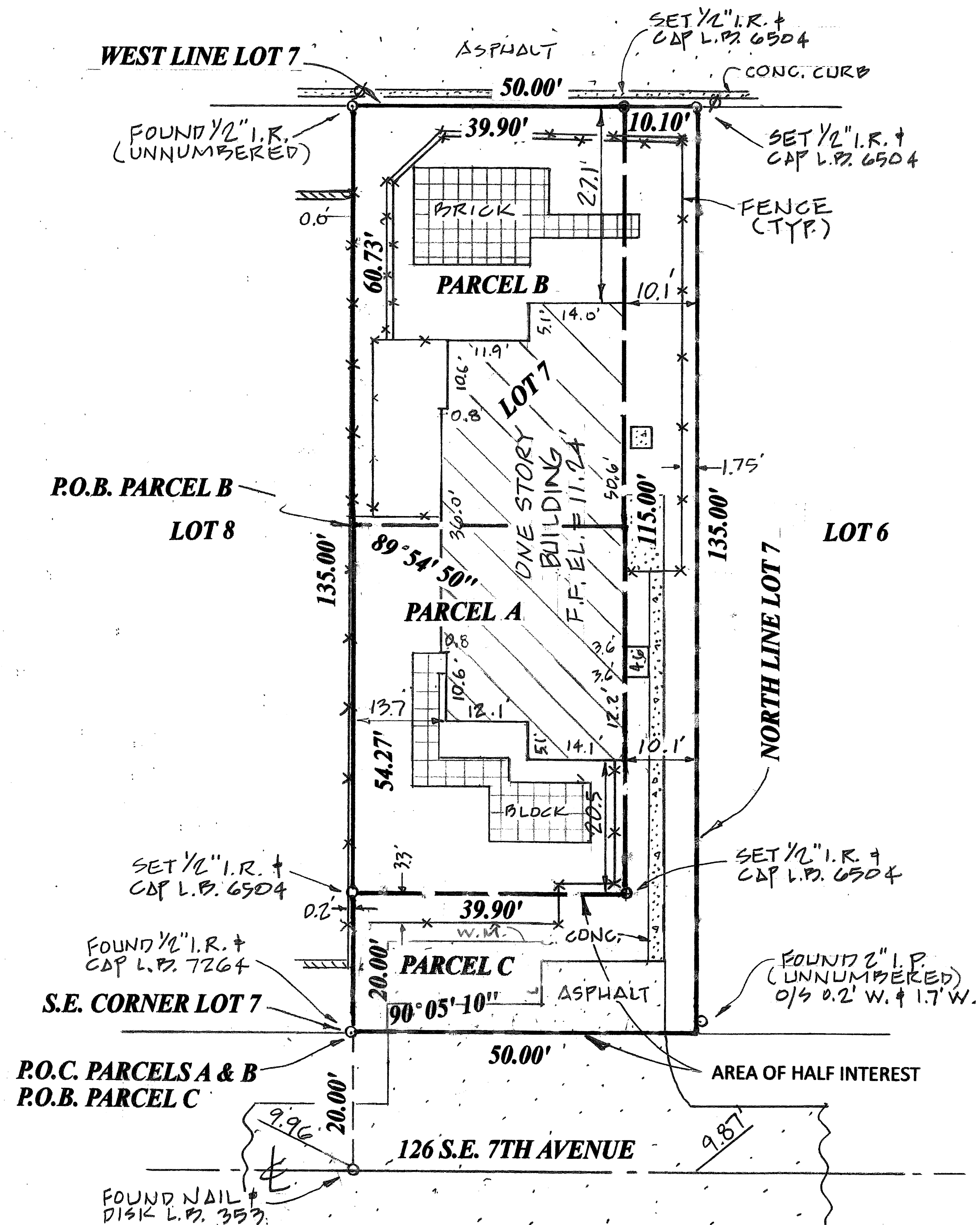
CERTIFIED TO:

FLOOD ZONE: "X"
MAP NO: 125102 0979F
MAP DATE: 1-5-89

DATE: 8-5-17
JOB NO: 1-17-069
REVISED:

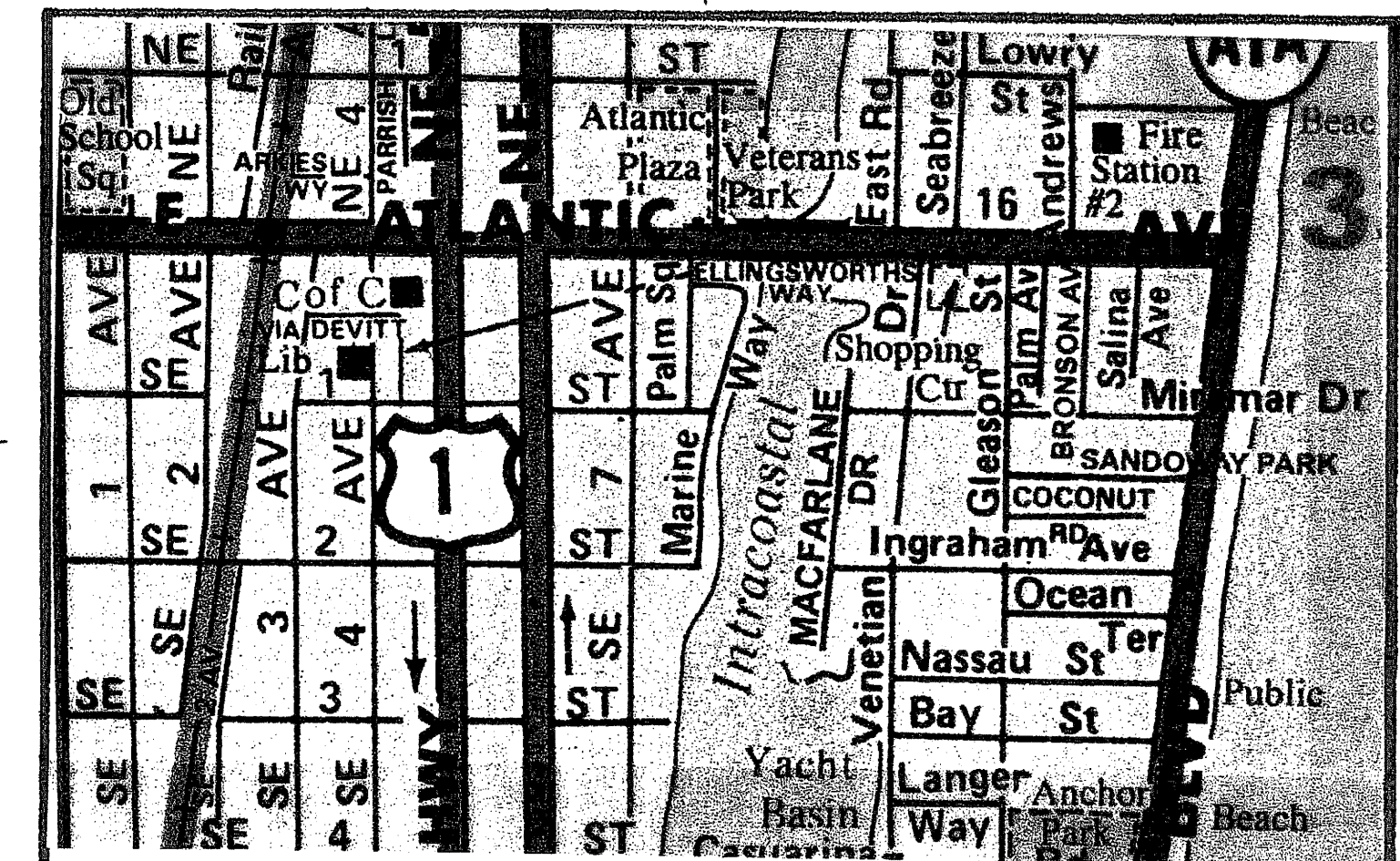
NOT VALID
UNLESS SEALED
WITH EMBOSSED
SURVEYOR'S SEAL

SCALE: 1" = 10'



NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO PLAT AND ARE ASSUMED.
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 UNLESS OTHERWISE NOTED.
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



NORTH
NOT TO SCALE
VICINITY
MAP

Q.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P. = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	Ø = power pole	I.R. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/W = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	RP = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	⊙ = bearing basis line	RP = radius point	D/S = offset
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R.L.S. = registered land surveyor	CHATT = chatahouchee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		

Renner Burgess, Inc.
LAND SURVEYING

801 S.E. 6th Ave., Suite 101
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Fax 243-4869

AUTHORIZATION NUMBER LB6504

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HARRY A. BURGESS FLS 5089

CERTIFIED TO:

HIDEAWAY-BY-SEA, LLC
MACMILLAN & STANLEY, PLLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE: "X"

MAP NO.: 125102 0979F

MAP DATE: 1-5-89

DATE: 8-15-17

JOB NO. 1-17-069A

REVISED:

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WITH EMBOSSED
SURVEYOR'S SEAL