

Justification Letter

Dolphin Cottage, LLC
Daniel and Anita Dietrich, Authorized Members
242 SE 7 AV
Delray Beach, FL 33483

City of Delray Beach
Historic Preservation Board
100 NW AV 1st AV
Delray Beach, FL 33444

January 14, 2019

To Whom it May Concern:

We are requesting this variance to install a metal pergola, constructed by Syzgy Global, Inc., on the exterior of our home in the Marina Historic District, a historically small-scale neighborhood with a variety of architecture styles. Our lot and others like it on the west side of SE 7th Avenue are distinctly narrow and long, and the homes are smaller than in many other residential areas. Additionally, 3-story condominiums directly west of the house, across the alley and adjacent to the back yard, restrict privacy at this property.

The literal interpretation of the regulations regarding property setbacks of 7.5 feet on the sides of this 50 ft. wide lot with a 1400 square foot home would restrict the construction of a reasonably sized, useful, hurricane proof, covered outdoor area over an existing wood deck that would be otherwise possible to build in residential areas where wider lots are common.

The special conditions, including a small home with limited dining/living space, narrow lot, existing wood patio, and lack of privacy due to the 3-story condominiums adjacent to the back yard are not the result of any actions of the present owner.

The granting of the variance will not confer on the applicant any special privilege that is denied to other lands, structures, and buildings under the same zoning regulations.

The reasons set forth in the variance petition justify the granting of a variance in order to construct an outdoor covered area, which has been designed to be effective as a usable space for dining and sitting outdoors, while requiring the minimum variance possible.

The granting of the variance will be in harmony with the general purpose and intent of existing regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anita Dietrich", written in black ink.

Daniel and Anita Dietrich