

SILBERSTEIN ARCHITECTURE

Date: November 5, 2018

To: Jennifer Buce

From: Jeffrey Silberstein
Silberstein Architecture

Re: 215 NE 7th Ave
Justification letter for an internal adjustment as per LDR 2.4.7 (C)

1. The adjustment does not affect nor pertain to the perimeter of the overall proposed development plan. All pool setbacks meet perimeter setback requirements
2. The adjustment provides for a superior product that if the project were to comply with the letter of the regulations. All units A, B and C share a common interior demising wall and exterior demising wall. With a larger density, land is at a premium and the goal is to create a better exterior living environment. Keeping the interior setback to a minimum for the interior lot lines between units allows for a larger a pool and makes the garden pool area feel larger. This has been applied to several projects in the past 11 years in Delray and has met with positive results.

Respectfully yours,