



architecture, planning & design
aa26002044

1045 e. atlantic ave, suite 303
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tel 561.276.6011
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JUSTIFICATION LETTER

September 26, 2019

City of Delray Beach
Development Services
100 N. W. 1st Avenue
Delray Beach, FL 33444

Re: 1250 Crain Highway, LLC
110 Marine Way
Delray Beach FL 33483

To Whom It May Concern:

Clearly the section of the code referred to below came well after these historic villas were constructed and appear as though they were developed for larger developments of multifamily structures in which the individual buildings consist of more than one residence and more than one story. This formula would then make more sense for preserving the natural light, air and open space. Therefore, we are providing this letter as justification for a waiver from the Historic Preservation Board for this proposed villa renovation / addition at the above referenced property, as follows:

Item #1: We are requesting a minimum separation waiver from the required 15'-10" to 10'-7" between Villa #1 and Villa #2 as per LDR Section 4.6.2.

Justification for this waiver is as follows:

Pursuant to LDR Section 4.6.2 – Distance between residential buildings, the purpose of this section is to provide for adequate distance between structures to allow for light, air and open space; and to provide for aesthetically pleasing design relationships among buildings which are constructed within townhouses, apartment, or condominium residential development. The minimum horizontal distance(s) between any two residential buildings (referred to as Building A and Building B) shall vary according to the length and height of such buildings. Such minimum distances shall be the distance required under the following formula:

$$\underline{LA + LB + 2(HA+HB)}$$

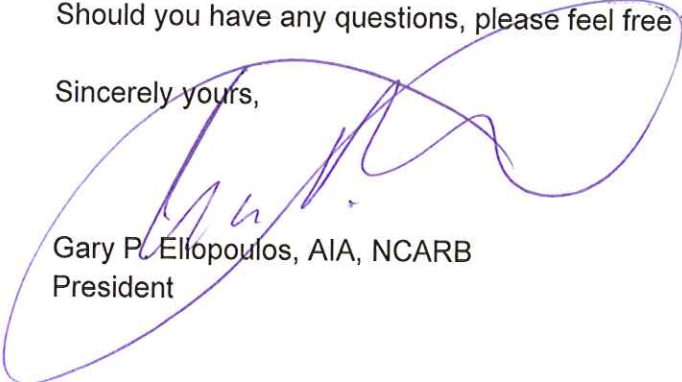
6

Unlike most developments, the existing historic setting has the Villa entrance face inward towards a courtyard. The proposed addition has been located on the interior side to minimize the disruption of the main courtyard and linear pool axis which runs in the east west direction. As for the size of the proposed addition, it is minimal at 77 sq. ft. to accommodate a nicer bathroom and modern appliances for what would be expected in a high-end seasonal rental.

Please see the attached survey and proposed site plan.

Should you have any questions, please feel free to contact me at our office (561) 276-6011.

Sincerely yours,



Gary P. Ellopoulos, AIA, NCARB
President



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Item #1: We are requesting a minimum separation waiver from the required 16'-6" to 11'-9 1/2" between Villa #2 and Villa #3 as per LDR Section 4.6.2.

Justification for this waiver is as follows:

Pursuant to LDR Section 4.6.2 – Distance between residential buildings, the purpose of this section is to provide for adequate distance between structures to allow for light, air and open space; and to provide for aesthetically pleasing design relationships among buildings which are constructed within townhouses, apartment, or condominium residential development. The minimum horizontal distance(s) between any two residential buildings (referred to as Building A and Building B) shall vary according to the length and height of such buildings. Such minimum distances shall be the distance required under the following formula:

$$\underline{LA + LB + 2(HA+HB)}$$

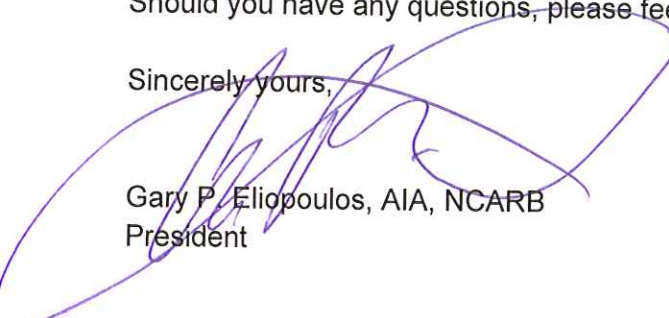
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Unlike most developments, the existing historic setting has the Villa entrance face inward towards a courtyard. The proposed addition has been located on the interior side to minimize the disruption of the main courtyard and linear pool axis which runs in the east west direction. As for the size of the proposed addition, it is minimal at 77 sq. ft. to accommodate a nicer bathroom and modern appliances for what would be expected in a high-end seasonal rental.

Please see the attached survey and proposed site plan.

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Clearly the section of the code referred to below came well after these historic villas were constructed and appear as though they were developed for larger developments of multifamily structures in which the individual buildings consist of more than one residence and more than one story. This formula would then make more sense for preserving the natural light, air and open space. Therefore, we are providing this letter as justification for a waiver from the Historic Preservation Board for this proposed villa renovation / addition at the above referenced property, as follows:

Item #1: We are requesting a minimum separation waiver from the required 20'-0" to 16'-3 1/2" between Villa #4 and Villa #5 as per LDR Section 4.6.2.

Justification for this waiver is as follows:

Pursuant to LDR Section 4.6.2 – Distance between residential buildings, the purpose of this section is to provide for adequate distance between structures to allow for light, air and open space; and to provide for aesthetically pleasing design relationships among buildings which are constructed within townhouses, apartment, or condominium residential development. The minimum horizontal distance(s) between any two residential buildings (referred to as Building A and Building B) shall vary according to the length and height of such buildings. Such minimum distances shall be the distance required under the following formula:

LA + LB + 2(HA+HB)

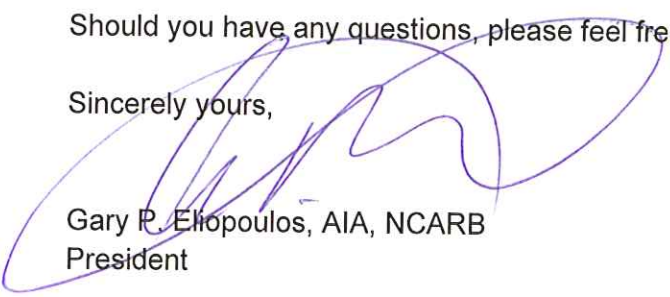
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Unlike most developments, the existing historic setting has the Villa entrance face inward towards a courtyard. The proposed addition has been located on the interior side to minimize the disruption of the main courtyard and linear pool axis which runs in the east west direction. As for the size of the proposed addition, it is minimal in size at 77 sq.ft. to accommodate a nicer bathroom and modern appliances for what would be expected in a high-end seasonal rental.

Please see the attached survey and proposed site plan.

Should you have any questions, please feel free to contact me at our office (561) 276-6011.

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Clearly the section of the code referred to below came well after these historic villas were constructed and appear as though they were developed for larger developments of multifamily structures in which the individual buildings consist of more than one residence and more than one story. This formula would then make more sense for preserving the natural light, air and open space. Therefore, we are providing this letter as justification for a waiver from the Historic Preservation Board for this proposed villa renovation / addition at the above referenced property, as follows:

Item #1: We are requesting a minimum separation waiver from the required 18'-9" to 5'-0" between Villa #1 and Villa #4 as per LDR Section 4.6.2.

Justification for this waiver is as follows:

Pursuant to LDR Section 4.6.2 – Distance between residential buildings, the purpose of this section is to provide for adequate distance between structures to allow for light, air and open space; and to provide for aesthetically pleasing design relationships among buildings which are constructed within townhouses, apartment, or condominium residential development. The minimum horizontal distance(s) between any two residential buildings (referred to as Building A and Building B) shall vary according to the length and height of such buildings. Such minimum distances shall be the distance required under the following formula:

$$\frac{LA + LB + 2(HA+HB)}{6}$$

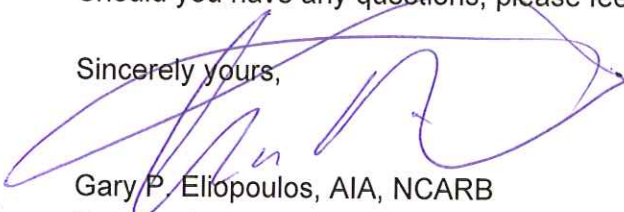
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This waiver will not be seen by the public due to it is located in the south west corner of the courtyard. Although the distance appears like it would be close, it's actually not because the villas are a right angle to one another and villa #1 has proposed porches in this area and villa #4 is one story. The addition to villa #4 is minimal at 44 sq.ft. which is to accommodate a larger closet.

Please see the attached survey and proposed site plan.

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Re: 1250 Crain Highway, LLC
110 Marine Way
Delray Beach FL 33483

To Whom It May Concern:

This letter is to provide justification for a waiver from the Historic Preservation Board for the proposed villa renovations / additions at the above referenced property, as follows:

Item #1: We are requesting a waiver to allow two golf-cart parking spaces to be located within the front setback on the east side of the property, per LDR Section 4.5.1(E)(3)(b):

(b) **Parking.** [Amd. Ord. 38-07 2/5/08]

1. Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:
[Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

- a. Locate parking adjacent to the building or in the rear. [Amd. Ord. 38-07 2/5/08]

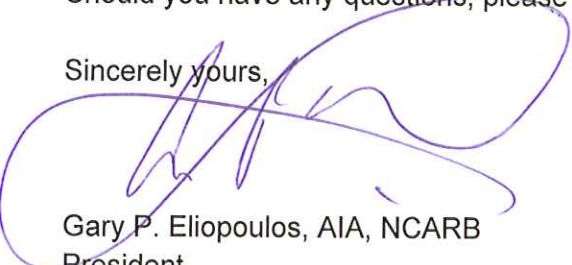
The property is situated on a corner lot (Marine Way and SE 1st Street) and still consists of Sam Ogren's original design, which was to have a private courtyard setting with the original linear pond going through the site in the east west axis. All the villas have their front entrances facing inward towards the center and were designed for an environment suited to non-vehicular travel as the existing garage was designed for only (4) cars. With this unique design of villas and they way the are orientated on a corner lot, it makes it difficult to offer some sort of transportation and not have it in front of one of the structures and or within a setback. As per the code would suggest, we are trying to come up with

creative ways in which the renters can experience the downtown Delray way of life – without having to hop in a car. We are also proposing to have the golf carts tucked away in lush landscaping to help screen them from the public's view and yet maintain the open feeling of the main courtyard and linear pond.

Please see the attached survey and proposed site plan.

Should you have any questions, please feel free to contact me at our office (561) 276-6011.

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To Whom It May Concern:

This letter is to provide justification for a waiver from the Historic Preservation Board for the proposed villa renovations / additions at the above referenced property, as follows:

This unique design by Sam Ogren Sr. has Villas 2 through 5, all one story (2 on each side) of a courtyard that features a linear pond in the center that runs in the east west direction with the existing Villa #1 being located at the rear of the property. The layout of these villas has all the units facing inward towards the property with none of them having actual frontage on a street. We took this into account when designing the proposed additions as per Section 4.5.1(E)(7)(m) of the LDR's.

Item #1: We are requesting a waiver from additions Visual Compatibility Standards – Additions being secondary and subordinate per, LDR Section 4.5.1(E)(7)(m).

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 at least public side of a building and be as inconspicuous as possible.** The proposed additions for (4) of the villas are minimal and are located on the west side of the existing structures (which are furthest from the front of the property).

2. **Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.** All proposed additions have a distinct jog in the façade and do not project beyond the plain of the existing historic structures.
3. **Characteristic features of the original building shall not be destroyed or obscured.** None of the characteristics of the existing villas are being 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.** Proposed additions are being designed with separate foundations and the basic forms are remaining.
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.** No new architectural styles, materials and or forms are being introduced.

Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. This occurs in all four of the primary historic villas #2 through #5 with all of the additions being minimal and secondary and subordinate. Villa # 1 is and always was considered a secondary unit (actually an ancillary villa to the other 4 villas) - this is clearly evident with the positioning of the structure at the rear of the property and the minimal Mediterranean Revival design features compared to the rest of the villas. Also supporting this ancillary use is the fact that the villa currently has an efficiency unit, laundry room, bathroom under stairs and (4) car garage, (Note: the original use was a (4) car garage, laundry room and (2) maids' quarters). The proposed design will include that the new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. All proposed additions will have separate foundations and will take into account that all 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.

Over the years the subject property has been overshadowed by the surrounding properties. The historic property directly to the west (702 SE 7th Avenue) was granted permission to build a new higher three-story structure than the original historic two-story structure. That property also sits +/-24" higher than the 110 Marine Way property. Along the south side of the property is a new three-story town house project that was just completed that also overwhelms the historic structures. There is no sense of compatibility with regards to those structures and the historic ones at 110 Marine Way.

The proposed second floor addition will not project out towards the street/sidewalks and is located at the rear of the subject property which will minimize its visibility from the street. The proposed addition also maintains the existing rhythm of arched openings along the ground level and the proposed entrances are symmetrical to these openings.

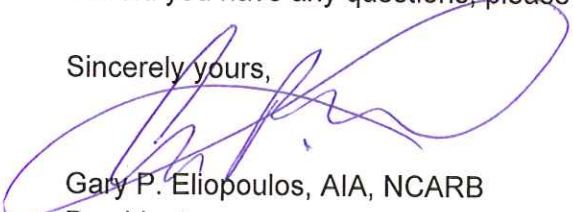
This proposed second floor addition on this accessory building will not overwhelm the original buildings but rather minimize the massing of the abutting properties. The proposed second story structure will be in harmony with the general purpose and intent of existing regulations and will not be injurious or otherwise detrimental to the neighborhood or public welfare.

We believe the granting of this waiver is justified at the above property due to the changes that have occurred over the years to the surrounding properties. The proposed structure will still be compatible with the historic character of the neighborhood and the surrounding historic structures. It should be noted that if the existing structure met the ground floor required setbacks, then the proposed second floor would be in compliance, meaning the proposed addition, if granted, will be very compatible with all the surrounding structures in both scale and massing.

Please see the attached survey and proposed site plan.

Should you have any questions, please feel free to contact me at our office (561) 276-6011.

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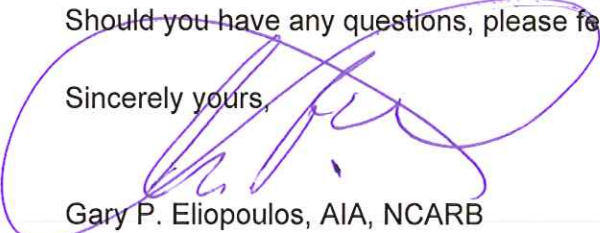
Item #1: We are requesting a waiver to reduce the minimum driveway width from 12'-0" to 6'-0" for two golf cart paths, one on the north side of the property, and one on the east side of the property per LDR Section 6.1.4(C)(1):

The purpose for these driveways are for golf-carts and we are requesting the reduction from 12'-0" down to 6'-0" to ensure these entrances will remain for golf-carts and not encourage renters to attempt to drive cars into these spots.

Please see the attached survey and proposed site plan.

Should you have any questions, please feel free to contact me at our office (561) 276-6011.

Sincerely yours,



Gary P. Eliopoulos, AIA, NCARB
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