

PELICAN HARBOR HOA, INC.

475 PELICAN WAY

DELRAY BEACH, FL 33483

561-272-1910

dbillard@campbellproperty.com

DATE: 6/27/19

TO:
CITY OF DELRAY BEACH
PERMIT DEPARTMENT

RE: ARC APPLICATION
BERLING
663 PELICAN WAY

PLEASE BE ADVISED THE BOARD OF DIRECTORS HAS APPROVED **ONLY**
THE FOLLOWING WORK TO BE PERFORMED:

*INTERIOR RENOVATION OF THE STRUCTURE WITH ADDITION OF A COVERED
BAR ON THE SIDE OF THE HOME.*

*THE POOL WILL MOVE TO THE SIDE REAR OF THE HOME BEHIND THE
PROPOSED COVERED BAR.*

*THE FENCE ON THE PARAPET ABOVE THE GARAGE WILL BE BLACK
ALUMINIUM.*

*TWO ADDITIONS ARE APPROVED – COVERED BAR AND NEW CLOSET OFF OF
SECOND FLOOR BEDROOM.*

***ALL WORK MUST BE PROPERLY PERMITTED AND PERFORMED TO MEET
THE CITY OF DELRAY BEACH BUILDING CODES***

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT OUR OFFICE AT
561-272-1910.

**ANY CHANGES TO THE ABOVE APPROVAL MUST BE RESUBMITTED TO
THE COMMITTEE FOR APPROVAL INCLUDING CHANGE IN
CONTRACTORS OR THE ADDITION OF A DUMPSTER.**

THANK YOU,

FOR THE BOARD
DEBBIE BILLARD
OFFICE MANAGER

001 Hedgepeth

015 Hedem was

0015 Hedgepeth, FL 33469

Dear Delray Variance Board,

I am the Berling Family's next-door neighbor to the south and I just received the public notice of their variance request. I am in complete support of the covered bar addition they are planning to build. From where I sit this seems a very reasonable request that has no negative effect on the neighborhood and my own property. The location of the covered bar is alongside our exterior wall which has no windows on it and we won't be able to see it from anywhere on our property. This is unique in our neighborhood having very private side yards that don't effect neighbors enjoyment of their property. A couple of years ago I acquired a variance for a covered structure on my property that I've enjoyed it ever since. I am excited for the Berling family to enjoy their outdoor area as I have.

Sincerely,


Toby Hedgepeth

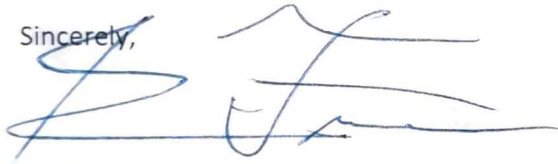
MARKET ADDRESS, CITY, ST ZIP CODE
(123) 456-7890 WWW.COMPANY.COM

Sandy Fritzschi
213 Pelican Way
Delray Beach, FL 33483
9/16/19

Dear Delray Beach Variance Board:

I am writing in reference to the variance request by the Berling's to install a covered area next to their pool at 663 Pelican Way. I've talked to the Pelican Harbor HOA board and they are in complete support of this and have given approval through the architectural review process. I've seen the plan for the house and a couple pictures that show what the addition would look like when completed. I do not see any problem with the addition and feel this is a positive for our community. I am in support of the variance.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Sandy Fritzschi', written over a horizontal line.

Sandy Fritzschi

9/16/19

Susan Stanley

647 Pelican Way

Delray Beach, FL 33483

Dear Delray Variance Board:

I live two doors down from the Berling's home and I wanted to write a letter in support of their variance request. The covered area they want to build on the side of their home would be an improvement on a nice home. I've seen the design and the renderings they did for the hearing. The addition matches their current home well and with the front landscaping plus wall it will be hard to even notice from the street. It will have no impact on the community and a great impact for the young Berling children who will use it for shade and a play area all the time.

Sincerely,



Sue Stanley

STREET ADDRESS, CITY, ST ZIP CODE
T (123) 456-7890 U WWW.COMPANY.COM

647 Pelican Way
Delray Bch, FL 33483
561-212-6315

AFFIDAVIT OF GREGORY BERLING

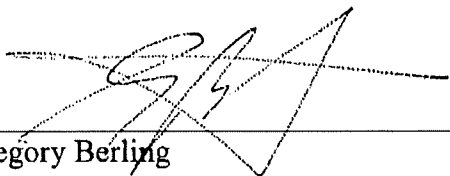
STATE OF Kentucky)
COUNTY OF Kenton)

Before the undersigned authority, Gregory Berling appeared and under penalty of perjury,
states:

1. My name is Gregory Berling and I make this Affidavit on my personal knowledge.
2. I am over the age of 18 years old.
3. I am an owner of the property located at 663 Pelican Way, Delray Beach, Florida.
4. Unfortunately, due to the date of this hearing being postponed, I am unable to attend the hearing tonight.
5. I am third generation in a family homebuilding and land development company which I am now an owner and running. I've worked in the business since before high school so I have 25+ years' experience with site lay-out and related building design.
6. As my neighbor directly to the south at 675 Pelican Way received a variance for a side setback to 0 feet, he encouraged me to seek a similar variance for a patio to allow my three young children and wife, who are all fair skinned and susceptible to sun burn relief from the sun and extreme South Florida heat.
7. My HOA has approved and supports this variance request as the HOA wants to encourage the beautification of the homes and investment in the neighborhood as well as encouraging homeowners on the Intracoastal Waterway to utilize such water frontage.
8. I have submitted permits and received approval from the City of Delray Beach to open up the first floor so there is a clear view from front to the new back floor to ceiling

sliding door. The upstairs is being redone to add an additional bedroom and bath. The plans for the exterior are to remove everything but the existing landscaping against south neighbor's wall and to move the pool from the front to the rear of the side yard to take advantage of the Intracoastal Waterway. Such improvements include: i) replacing pavers with new landscaping, grass, and less pavers; ii) new propane fire pit in front where pool was; iii) new deck off the rear.

9. The landscaping on the south side is existing and will stay as is. The 4 palms around the fire pit as well as the 2 palms by the front wall (by the pool equipment) will help shield the addition from the road.
10. If, as staff suggested, we placed the addition in the front by the garage we would block the front door and it would be visible from the street which is negative for the whole Pelican Harbor community. Being on the side it cannot be seen by the neighbor or residents of the neighborhood. By placing it on the side it gives us more opportunity to landscape the area where the pool was (as shown with the 6 palms) to block the view of the structure. Please see Exhibit "A" for a depiction of why this is not a feasible option.



Gregory Berling

STATE OF Kentucky)
COUNTY OF Kenton)

SWORN AND SUBSCRIBED to before me, the undersigned authority, this 17 day of October, 2019, by Gregory Berling, who is personally known to me / who produced Official State identification, and to me known to be the person who executed the foregoing Affidavit.

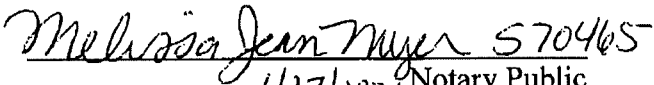
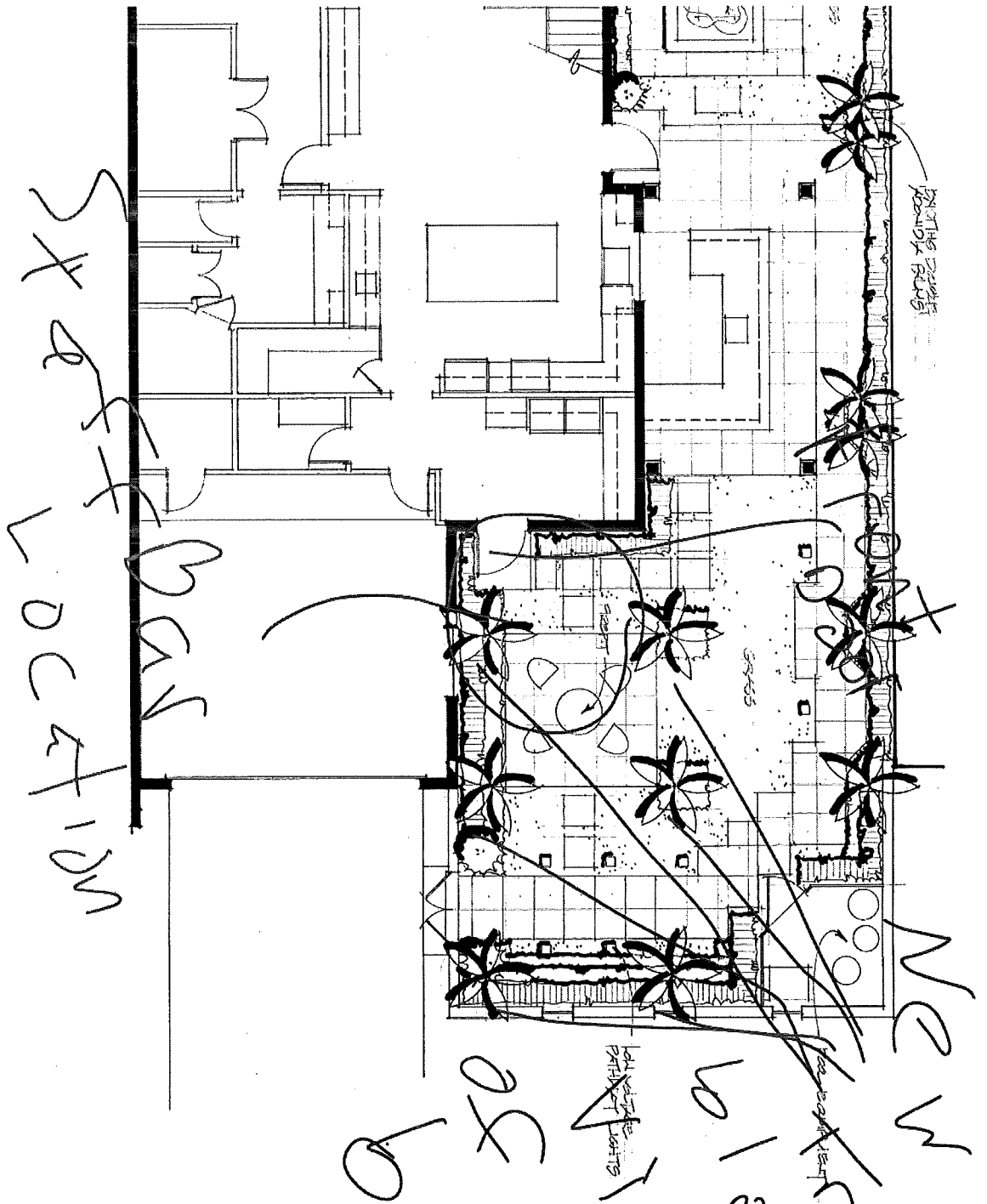

1/27/2021 Notary Public

Exhibit "A"



LANDSCAPE PLAN 3

SCALE

1/4" = 1'-0"



PROJECT #1218

Berling Residence
663 Pelican Way
Delray Beach, Florida



**Peterson
Design
Professionals**

Landscape Architects
151 S.W. 7th Terrace
Boca Raton, Florida 33486

Plan
Phone (561) 702-4
Fax (561) 538-3
peterson2008@hotmail.com

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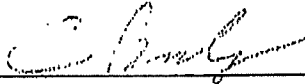
AFFIDAVIT OF COURTNEY BERLING

STATE OF Kentucky)
COUNTY OF Kenton)

Before the undersigned authority, Courtney Berling appeared and under penalty of perjury, states:

1. My name is Courtney Berling and I make this Affidavit on my personal knowledge.
2. I am over the age of 18 years old.
3. I am an owner of the property located at 663 Pelican Way, Delray Beach, Florida.
4. Unfortunately, due to the date of this hearing being postponed, I am unable to attend the hearing tonight.
5. I am a second-generation operator of day care facilities founded by my mother as Youthland Academy in 1980. I presently own the Youthland franchise company that has 20+ locations throughout Ohio and Florida including the Delray Beach location on Auburn Ave. I was raised in Delray Beach and lived at this residence throughout high school. I inherited this home when my mother Jan Schmitt passed away from leukemia in 2010.
6. Obviously, this home has special meaning to me and sharing the memories of my mother with my three girls is very meaningful and important to me.

7. As me and my three children are fair skinned, and I want to encourage them to be outside, the granting of this variance is critical to allow us to enjoy and utilize this special home.



Courtney Berling

STATE OF Kentucky)
COUNTY OF Kenton)

SWORN AND SUBSCRIBED to before me, the undersigned authority, this 17
day of October, 2019, by
Courtney Berling, who is personally known to me / who produced
Official State identification, and to me known to be the
person who executed the foregoing Affidavit.

Melissa Jean Meyer 570465
1/27/2021 Notary Public