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**324 Lofts, LLC
Sign Waiver Justification**

324 Lofts, LLC (“Applicant”) is the developer of property located at 324 NE 3rd Ave. in the City of Delray Beach (“Property”). The Property is the future site of a multi-family residential development, 324 Lofts. The Applicant has submitted permits for walls signs requesting signage on the north and south elevations, measuring 252.6 square feet. These elevations do not face a dedicated street frontage. Section 4.6.7(e)(7) of the code allows one wall sign per street frontage with a maximum area of 150 square feet. The Applicant is requesting a waiver from this code section to allow 2 wall signs that do not face a dedicated street frontage and exceed 150 square feet. As required by Code, the Applicant will demonstrate satisfaction of the waiver criteria established in section 2.4.7(b)(5) below:

1. Shall not adversely affect the neighboring area;

The granting of this waiver will not adversely affect the neighboring area. The proposed wall signs are on the side (north and south) elevations of the building. They are placed above the height of the adjacent single-story buildings, allowing visibility approaching the building along NE 3rd Ave. from the north or south. The signs will be painted on the building and are designed in a way to be proportionate with the size of the building and in harmony with the proposed architecture. These signs will have a positive impact of the surrounding neighborhood, adding artistic visual elements on what would otherwise be blank walls.

2. Shall not significantly diminish the provision of public facilities;

The proposed wall signs will not impact the provision of public facilities. As the signs are painted on the walls of the building, there will be no impact to underground or overhead utility lines.

3. Shall not create an unsafe situation; and

The proposed wall signs will not create an unsafe situation. The wall signs will be painted on the side (south and north) elevations of the building, allowing greater visibility for vehicles approaching the building along NE 3rd Ave.

4. Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

The granting of this waiver will not result in a special privilege that could not be granted to other property owners in the neighboring area. There are other artistic wall signs similar in nature these proposed signs on buildings in the surrounding area. The proposed wall signs will be harmony with the artistic characteristics of the neighborhood. Other property owners in the future could request the same waivers to allow wall signs.