



## *Development Services Department*

### **BOARD ACTION REPORT – APPEALABLE ITEM**

**Project Name:** 222 SE 7<sup>th</sup> Avenue (2020-119)

**Project Location:** 222 SE 7<sup>th</sup> Avenue, Marina Historic District

**PCN:** 12-43-46-16-B3-000-0181

**Request:** Certificate of Appropriateness and Variance

**Board:** Historic Preservation Board

**Meeting Date:** July 1, 2020

**Board Vote:** Approved on a 7-0 vote

#### **Board Actions:**

Approved the Certificate of Appropriateness and Variance (2020-119) request for the installation of a swimming pool and exterior improvements.

#### **Project Description:**

The subject property consists of the north 10 feet of Lot 18, and Lot 19, Gracey-Byrd Subdivision, and is situated on the west side of SE 7<sup>th</sup> Avenue, between SE 2<sup>nd</sup> Street and SE 3<sup>rd</sup> Street. The original circa 1937, Frame Vernacular style, single-family residence is classified as contributing to the Marina Historic District. The Marina Historic District is listed on both the Local and National Registers of Historic Places. The front porch (which is now enclosed with single glass panels) and a utility room were added in 1954. A carport on the north side of the structure was altered in 1957 to accommodate a kitchen and bathroom.

At its meeting of September 3, 2014, the Historic Preservation Board (HPB) considered Certificate of Appropriateness (COA) 2014-206 for the following:

- Demolition of the carport support columns & roof and of a small storage room;
- Construction of additions to the side (north) and rear (west) elevations to enlarge the kitchen, and accommodate a new family room and master suite;
- Addition of a new covered terrace, consisting of a heavy timber trellis and wrapped columns, on the south elevation, and accessed from the new family room and master bedroom; and,
- Associated site improvements.

At its meeting of August 3, 2016, the Historic Preservation Board recommended approval to the City Commission for the request of the Historic Property Ad Valorem Tax Exemption for the aforementioned site and building improvements. At its meeting of September 20, 2016, the City Commission approved the request of the Ad Valorem Tax Exemption.

The subject request was for a COA application for the installation of a swimming pool with a Variance to allow the new swimming pool to encroach 5' into the required 10' setback on the interior side (south), and 7'0" – 7'2" into the required 10' setback on the rear (west) of the property. The request also included the replacement and reconfiguration of walkway and patio pavers, which include steps/landings, and the replacement of existing fencing with a 4' aluminum picket fence in the front of the property and an 8' wood shadowbox fence surrounding the back and sides of the property.

#### **Board Comments:**

All members of the board were supportive of the proposal.

#### **Public Comments:**

There was one comment, via email, that was in support of the proposal.

#### **Associated Actions:**

N/A

#### **Next Action:**

The HPB action is final unless appealed by the City Commission



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING  
100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444  
(561) 243-7040

## HISTORIC PRESERVATION BOARD STAFF REPORT

### 222 SE 7th Avenue

Meeting	File No.	Application Type
July 1, 2020	2020-119	Certificate of Appropriateness & Variance

### REQUEST

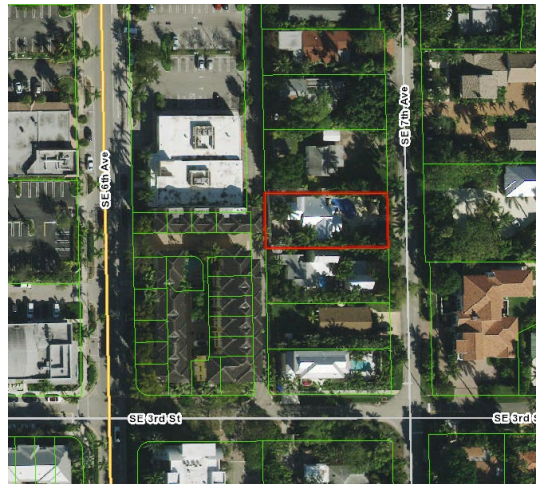
The item before the Board is consideration of a Certificate of Appropriateness and Variance (2020-119) request for the installation of a swimming pool and exterior improvements associated with the existing, contributing single-family residence located at **222 SE 7th Avenue, Marina Historic District**.

### GENERAL DATA

**Owner:** Thomas P. Bloch & Jessica Wolfe  
**Agent:** Carol Perez, AGTLAND, P.A.  
**Location:** 222 SE 7th Avenue  
**PCN:** 12-43-46-16-B3-000-0181  
**Property Size:** 0.19 Acres  
**Zoning:** R-1-AA (Single Family Residential)  
**Historic District:** Marina Historic District  
**FLUM:** LD (Low Density 0-5 DU/ Acre)  
**Adjacent Zoning:**

- R-1-AA - Single-Family Residential (North)
- R-1-AA - Single-Family Residential (East)
- R-1-AA - Single-Family Residential (South)
- CBD – Central Business District (West)

**Existing Land Use:** Residence  
**Proposed Land Use:** Residence



### BACKGROUND & ITEM DESCRIPTION

The subject property consists of the north 10 feet of Lot 18, and Lot 19, Gracey-Byrd Subdivision, and is situated on the west side of SE 7th Avenue, between SE 2nd Street and SE 3rd Street. The original circa 1937, Frame Vernacular style, single-family residence is classified as contributing to the Marina Historic District. The Marina Historic District is listed on both the Local and National Registers of Historic Places. The front porch (which is now enclosed with single glass panels) and a utility room were added in 1954. A carport on the north side of the structure was altered in 1957 to accommodate a kitchen and bathroom.

At its meeting of September 3, 2014, the Historic Preservation Board (HPB) considered Certificate of Appropriateness (COA) 2014-206 for the following:

- Demolition of the carport support columns & roof and of a small storage room;
- Construction of additions to the side (north) and rear (west) elevations to enlarge the kitchen, and accommodate a new family room and master suite;
- Addition of a new covered terrace, consisting of a heavy timber trellis and wrapped columns, on the south elevation, and accessed from the new family room and master bedroom; and,
- Associated site improvements.

<b>Project Planner:</b> <b>Project Planners:</b> Katherina Paliwoda, Planner <a href="mailto:PaliwodaK@mydelraybeach.com">PaliwodaK@mydelraybeach.com</a>	<b>Review Dates:</b> HPB: July 1, 2020	<b>Attachments:</b> <ol style="list-style-type: none"> <li>1. Photos</li> <li>2. Plan</li> <li>3. Justification</li> </ol>
---	---	--

At its meeting of August 3, 2016, the Historic Preservation Board recommended approval to the City Commission for the request of the Historic Property Ad Valorem Tax Exemption for the aforementioned site and building improvements. At its meeting of September 20, 2016, the City Commission approved the request of the Ad Valorem Tax Exemption.

The subject request is for a COA application for the installation of a swimming pool with a Variance to allow the new swimming pool to encroach 5' into the required 10' setback on the interior side (south), and 7'0" – 7'2" into the required 10' setback on the rear (west) of the property. The request also includes the replacement and reconfiguration of walkway and patio pavers, which include steps/landings, and the replacement of existing fencing with a 4' aluminum picket fence in the front of the property and an 8' wood shadowbox fence surrounding the back and sides of the property. The request is now before the board.

## **REVIEW AND ANALYSIS**

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective 1.4 of the Historic Preservation Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

### **LDR SECTION 4.5.1**

#### **HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS**

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

#### **Standard 1**

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

#### **Standard 2**

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#### **Standard 3**

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

#### **Standard 4**

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

#### **Standard 5**

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

#### **Standard 6**

**Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

#### **Standard 7**

**Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

#### **Standard 8**

**Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

#### **Standard 9**

**New additions, 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.**

#### **Standard 10**

**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.**

Standards 1, 2, 5, 9, & 10 are applicable to the proposed modification of the site. The proposed swimming pool has been designed so that its location is on the south side of the property. The layout of the 60' wide property includes the main structure's existing location being situated to the rear of the lot, which leaves no room in the rear of the site for a swimming pool. While there is space available in the front of the property for construction of a pool, a large Banyan tree with expansive roots currently exists in this area. It is noted that the design of the adjacent SE 7<sup>th</sup> Avenue right-of-way includes a chicane in front of the subject property where the large Banyan Tree exists. As this is a rather large and older tree, the applicant considers it to be a defining characteristic of the small residential property and the area. Allowing the pool to be installed on the side of the property will ensure preservation of the tree and the protection of the existing historic structure. However, this design will require a variance to the setback requirements. The new swimming pool has been designed to be placed in an area on the property that should it be removed in the future the essential form and integrity of the historic structure and its surrounding environment would not be impacted.

The materials proposed for brick pavers for the walkways and replacement of the fence proposes 4' aluminum picket within the front setback and 8' wooden shadowbox style behind the front setback. These materials are authentic and appropriate to the visual compatibility of the district.

The proposal can be found to meet the requirements of these standards, include the protection of the historic integrity of the property & its environment.

#### **VARIANCE ANALYSIS**

The applicant has requested a variance to the setback requirements, which are summarized below:

**Pursuant to Section 4.6.15(G)(1), Swimming Pool, Whirlpools, & Spas: Yard Encroachment, swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet (10') to any property line. Swimming pools shall not extend into the front setback area.**

Two variances have been requested as follows:

1. A variance to reduce the required pool setback from 10' to 5' on the interior (south) side of the property; and,
2. A variance to reduce the required pool setback from 10' to 7'0" - 7'2" on the rear (west) of the property.

**Pursuant to LDR Section 2.2.6(D), the Historic Preservation Board (HPB) shall act on all variance requests within an historic district, or on a historic site, which otherwise would be acted upon by the Board of Adjustment.**

**Pursuant to LDR Section 2.4.7(A)(6) - Alternative Findings of the Historic Preservation Board: The Board may be guided by the following to make findings as an alternative to the variance standard criteria:**

**(a) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.**

Staff Analysis

The variance requests are not anticipated to be contrary to the public interest, safety, or welfare. The pool is a ground level improvement, which is not anticipated to affect the historic character of the property.

**(b) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.**

Staff Analysis

Due to the small size of the 60' lot and its historic setting, special conditions and circumstances exist that are not applicable to other historic lands or structures. The existing siting of the residence on the property is situated to the rear of the lot making it difficult to allow for construction of a pool within the rear of the property. In addition, there is a large banyan tree located in the front of the property making it difficult to add a pool without destroying the tree.

**(c) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.**

Staff Analysis

Literal interpretation of the code could alter the historic character of the site to an extent that it would not be feasible to preserve the historic character of the site and district. The variance requests to reduce the required setbacks for the pool is supportable given the ground level nature of the improvement. Situating the pool in a traditional rear yard location is not feasible given the siting of the residence on the lot. Further, placing the pool in the front yard could harm the large, existing Banyan tree; thus, the only feasible location for a new pool is on the south side of the property, between the structure and the south property line.

**(d) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.**

Staff Analysis

The requested variances are not anticipated to significantly diminish the historic character of the historic site nor the historic district. On the contrary, the placement of the pool on the side yard will allow for preservation of the large, existing Banyan tree in the front yard, which contributes to the SE 7<sup>th</sup> Avenue streetscape. Further, construction of a pool is a ground level improvement that is not anticipated to have a negative effect on the historic character of the site nor district.

**(e) That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.**

Staff Analysis

The requested variances can facilitate the construction of a new swimming pool on the property, allowing for the modernization of the site, while also protecting the existing contributing residence. This can be seen as an appropriate adaptive reuse of the historic property. Additionally, the requested variances will ensure the conservation of the large, existing Banyan tree on the east side of the property.

**The property owner has submitted justification statements for each of the requests (attached).**

Note: As required by the LDRs, a notice regarding the subject variance request was sent to those property owners located within a 500' radius of the subject property.

**COMPREHENSIVE PLAN**

**Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.**

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

**HPE Policy 1.4.1**

**Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.**

The development proposal involves the installation of a swimming pool in the interior south side of the property adjacent to the existing contributing structure. The proposal can be found to be consistent with the requirements of the Comprehensive Plan and the request can be considered to be consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Secretary of the Interior's Standard for Rehabilitation" and "Delray Beach Historic Preservation Design Guidelines".

**ALTERNATIVE ACTIONS**

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness and Variance (2020-119), for the property located at **222 SE 7th Avenue, Marina Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness and Variance (2020-119), for the property located at **222 SE 7th Avenue, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:
- D. Deny Certificate of Appropriateness and Variance (2020-119), for the property located at **222 SE 7th Avenue, Marina Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

**PUBLIC AND COURTESY NOTICES**

☐ Courtesy Notices are not applicable to this request

☒ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

Marina Historic District Homeowners Association

☒ Public notice mailers were sent to all properties within a 500' radius of the subject property on (6/19/20)

☒ Agenda was posted on (6/24/20), 5 working days prior to meeting.



February 17, 2020

Historic Preservation Board  
City of Delray Beach  
100 NW 1<sup>st</sup> Ave.  
Delray Beach, FL 33444

RE: Bloch Residence 222 SE 7<sup>th</sup> Ave., Delray Beach, FL 33483

Dear Members of the Board:

This letter serves as a written statement demonstrating the basis of the requested Variance.

Mr. and Mrs. Bloch are requesting a Variance in order to install a swimming pool in the rear yard of their property located at 222 SE 7<sup>th</sup> Ave. in the Marina Historic District. The pool area will be enhanced with a new patio and fencing.

The justifications are as follows:

As per LDR Variance 2.4.7 (5):

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings subject to the same zoning (The matter of economic hardship shall not constitute a basis for the granting of a variance);

***Response: The Bloch Residence has special conditions and circumstances that are peculiar to their land which are generally not applicable to other lands, structures, or building within the same zoning. The first circumstance is the substandard 60' width lot size as compared to the Bloch's neighbors with the same R-1-AA designation. Second, a large Banyan tree exists in the front yard that reduces the buildable area due to its size and roots. Third, property has a curbed landscape node in the Right of Way that is more than half the distance of their front property which reduces access to the property from the street.***

- (b) That literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties subject to the same zoning;

***Response: The hardship to the applicant is the inability to enjoy rights commonly enjoyed by other properties subject to the same zoning in their neighborhood. The applicant and design team have analyzed several options for a proposed pool location on the property. The initial concept was to locate the pool in the front yard as many neighboring properties have done. At one time,***

*the property had a 20' Right of Way dedication along SE 7<sup>th</sup> Avenue which limited the buildable area in the front yard. A pool located in the front yard would also have required a variance. Through careful analysis of the buildable area and an existing large Banyan tree in the front yard, it was determined to locate the pool in the rear of the property to minimize the impact to the neighborhood and tree roots.*

- (c) That the special conditions and circumstances have not resulted from actions of the applicant;

*Response: The existing conditions are unique to this site and are not directly attributable to the applicant. The existing home was built in 1925 and was set back from the street further than current trends. A pool was likely not imagined at the time of construction and designating usable space for such an amenity was not planned. The Banyan tree in the front yard is a unique feature to this site with its trunk and roots taking up a large part of the yard. We are incorporating the tree's features and root structure into the design of the walkway and entrance under the tree to further accentuate the historic site.*

- (d) That granting the variance will not confer onto the applicant any special privilege that is denied to other lands, structures, and buildings under the same zoning. Neither the permitted, nor nonconforming use, of neighborhood lands, structures, or buildings under the same zoning shall be considered grounds for the issuance of a variance;

*Response: Granting the variance will not confer onto the applicant any special privilege denied to other homeowners in their neighborhood. There have been other variances granted, not denied, for 5' pool setbacks in this neighborhood.*

- (e) That the reasons set forth in the variance petition justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and,

*Response: Due to the existing conditions this variance is the minimum required for the pool installation. The pool will be located in the rear yard using the minimum distance required for circulation between the residence and edge of pool. The proposed pool is 10' wide by 20' long which is smaller than a standard pool.*

- (f) That the granting of the variance will be in harmony with the general purpose and intent of existing regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare

*Response: The variance requested will be an improvement to the Bloch residence and bring their home up to the general standards of neighboring homes, which in turn will improve property values for the neighborhood. The*

*variance will not be injurious to the neighborhood or detrimental to the public welfare since the variance affects a private residence only.*

As per LDR Variance 2.4.7 (6):

- (a) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.;

*Response: The variance is necessary to maintain the historic character of the property by allowing the pool to be placed in such an area as to emphasize the layout of the historic home rather than detract from its historic features. The variance would not be contrary to the public interest, safety, or welfare.*

- (b) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places;

*Response: The special conditions and circumstances are the same for the other residences along S.E. 7<sup>th</sup> Avenue in which several of the homes have been granted variances for pools, mainly in the front yard. The proposed pool is located in the rear yard on the South West side of the property adjacent to the alley and commercial property to the West and the neighbor's auxiliary structure to the South. This location has the least impact to the neighborhood and historic district.*

- (c) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.

*Response: Approval of the variance would help to preserve the historic character of the historic site by discretely placing the pool in the rear yard. Further, the variance would help to enhance characteristics that accentuate the historic nature of the home by accommodating the features of a large Banyan tree. Finally, the setback variance is vital for protecting the historic structure as well the large tree.*

- (d) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district

*Response: The variance requested will serve to bring the Bloch home up to modern homeowner standards without diminishing the historic character of the*

*historic site or the historic district. The improvement is in the rear yard, below ground, will have a privacy fence, and will not be seen from the Right of Way.*

- (e) That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.

***Response: The variance requested is necessary to accommodate the appropriate adaptive reuse of the historic structure in order to create a modernized home while maintaining the original historic features. The construction of a pool will enhance the livability of the residence.***

As per LDR 4.5.1(E)(7):

Visual compatibility standards. New construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1.

***Response: The construction is for a ground level improvement in the rear yard which will be screened from view by an 8' ht. solid fence. This pool construction will not be seen from neighboring properties or the street. The pool, patio, and fencing will be compatible to the neighborhood in regard to height, mass, scale, materials and color.***

We appreciate your time in evaluating this request to allow Mr. and Mrs. Bloch the rights commonly enjoyed by other properties in their neighborhood subject to the same zoning.

Sincerely,



Carol Perez, Landscape Architect ASLA #0001459  
President  
AGTLAND, P. A.

**EXISTING ELEVATIONS 222 S.E. 7<sup>th</sup> AVENUE, DELRAY BEACH**



Front Elevation (East)



Side Elevation (North)



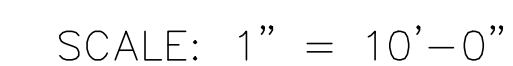
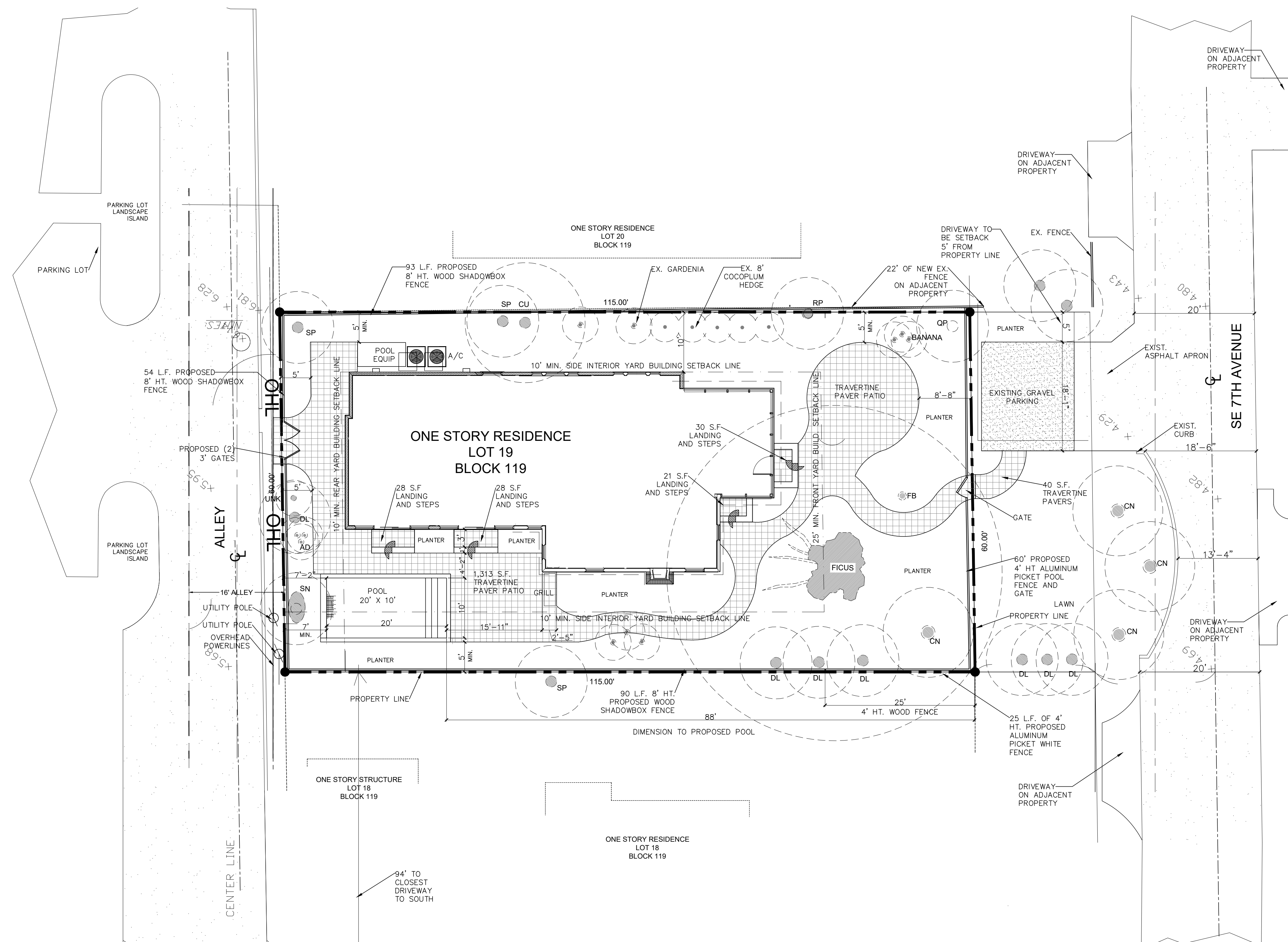
Side Elevation Continued (North)



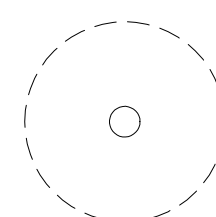
Rear Elevation (West)



Side Elevation (South)



### TREE LEGEND



1 EXISTING TREE TO REMAIN IN PLACE

TREE ABBREVIATION KEY

CN	COCONUT PALM
CU	SEAGRAPE
FB	FICUS
DL	ARECA PALM
AD	ADONIDIA PALM
SP	SABAL PALM
QP	QUEEN PALM
SN	WHITE BIRD OF PARADISE

SITE DATA:  
(APPROX. 6,900 SQ. FT. OR +/- 0.158 ACRES)  
ZONED: R-1-AA (RESIDENTIAL)  
PROPOSED USE: SINGLE FAMILY RESIDENCE

LEGAL DESCRIPTION:  
GRACEY-BYRD NORTH 10 FEET OF 18 AND ALL OF LOT 19, A  
SUBDIVISION OF BLOCK 119 DELRAY, FLORIDA, ACCORDING TO THE  
PLAT THEREOF, RECORDED IN PLAT BOOK 13522, PAGE 373, OF THE  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

ZONING R-1-AA (THE MARINA HISTORIC DISTRICT)

	REQUIRED	EXISTING	PROPOSED
LOT SIZE	N/A	6,900 S.F.	6,900 S.F.
BUILDING SQUARE FOOTAGE (A/C)	N/A	2,000 S.F.	2,000 S.F.
HARDSCAPE	N/A	800	1,716 S.F.
OPEN SPACE (non-vehicular)	25% = 1,725 SF	59% = 4,100 S.F.	46% = 3,184 SF.
BUILDING FRONT (EAST) SETBACK	25 FEET MIN.	33'-6"	NO CHANGE
BUILDING SIDE (NORTH) SETBACK	10 FEET MIN.	VARIES 10' MIN.	NO CHANGE
BUILDING REAR (WEST) SETBACK	10 FEET MIN.	10'	NO CHANGE
BUILDING SIDE (EAST) SETBACK	10 FEET MIN.	VARIES 10' MIN.	NO CHANGE
POOL SIDE (NORTH AND SOUTH) SETBACK	10 FEET MIN.	N/A	5'
POOL REAR (WEST) SETBACK	10 FEET MIN.	N/A	VARIES 6'-11" TO 7'-1
POOL FRONT (EAST) SETBACK	25 FEET MIN.	N/A	88'

PROJECT

BLOCH RESIDENCE  
222 SE 7TH AVENUE

DELRAY BEACH, FL

TITLE

## SITE PLAN

PROJ. NO. \_\_\_\_\_

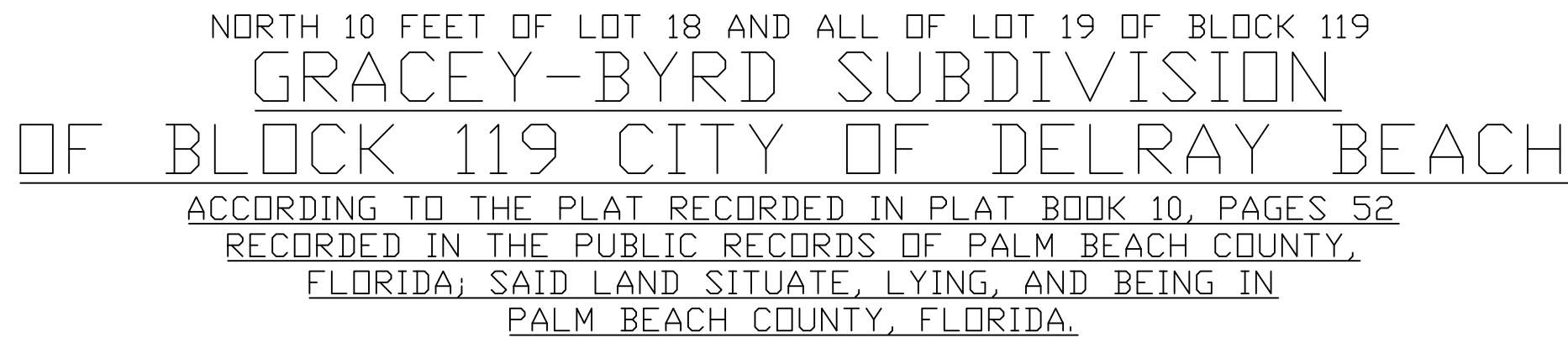
FILE NAME

BB/CBP DRAWN

2/4/20 DATE

SHEET

SP-1  
OF



- 
- Map showing the location of 222 SE 7th Ave, Delray Beach, FL 33483. The map includes surrounding streets (SE 1st St, SE 2nd St, SE 3rd St, SE 4th St, SE 5th St, SE 6th St, SE 7th St, SE 8th St, SE 9th St, SE 10th St, SE 11th St, SE 12th St, SE 13th St, SE 14th St, SE 15th St, SE 16th St, SE 17th St, SE 18th St, SE 19th St, SE 20th St, SE 21st St, SE 22nd St, SE 23rd St, SE 24th St, SE 25th St, SE 26th St, SE 27th St, SE 28th St, SE 29th St, SE 30th St, SE 31st St, SE 32nd St, SE 33rd St, SE 34th St, SE 35th St, SE 36th St, SE 37th St, SE 38th St, SE 39th St, SE 40th St, SE 41st St, SE 42nd St, SE 43rd St, SE 44th St, SE 45th St, SE 46th St, SE 47th St, SE 48th St, SE 49th St, SE 50th St, SE 51st St, SE 52nd St, SE 53rd St, SE 54th St, SE 55th St, SE 56th St, SE 57th St, SE 58th St, SE 59th St, SE 60th St, SE 61st St, SE 62nd St, SE 63rd St, SE 64th St, SE 65th St, SE 66th St, SE 67th St, SE 68th St, SE 69th St, SE 70th St, SE 71st St, SE 72nd St, SE 73rd St, SE 74th St, SE 75th St, SE 76th St, SE 77th St, SE 78th St, SE 79th St, SE 80th St, SE 81st St, SE 82nd St, SE 83rd St, SE 84th St, SE 85th St, SE 86th St, SE 87th St, SE 88th St, SE 89th St, SE 90th St, SE 91st St, SE 92nd St, SE 93rd St, SE 94th St, SE 95th St, SE 96th St, SE 97th St, SE 98th St, SE 99th St, SE 100th St) and landmarks (Hamilton Place, Mallory Square, Reids Village, Winsdor College, NASA, Sandewy Discovery Center, Delray Beach Golf Course, Atlantic Ocean). A scale bar indicates 1 mile. A north arrow points towards the top of the map.

NOT VALID  
UNLESS SEALED  
WITH EMBOSSED  
SURVEYOR'S SEAL

D.B.S. = official record book	TRAN. = transformer pad	P. = plot	P.G. = page
C.B.S. = concrete block structure	FLAN. = Florida power and light	P.T. = typical	I.R. = iron rod
P.C.C. = point of compound curve	CM. = concrete monument	R/W = right-of-way	M. = MEASURED
P.C. = point of curvature	REV. = reverse	A = angle	L = lead
P.C.C. = point of commencement	PI. = point of intersection	B = bearing	RP = radius point
P.B. = point of beginning	P.T. = point of tangency	ASPH. = asphalt	L = ARC LENGTH
D/E = drainage easement	NF. = not field measured	MH. = manhole	C. = centerline
CCWP = corrugated metal pipe	PRV. = privacy fence	U/E = utility easement	EDMC. = easement
R.L.S. = registered land surveyor	CHATT. = chattanooga	CLF = chain link fence	CALC. = calculated
L.B. = licensed business	ELEV. = elevation	P.R.M. = permanent reference monument	