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JUSTIFICATION LETTER

November 20, 2020

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

Re: Hutchison Residence
1114 N. Vista Del Mar Drive
Delray Beach FL 33483

Dear Commissioners:

This letter is to provide justification for a waiver from the City Commission for the single-family residence for the above referenced property, as follows:

Item #1: Relief from Section 4.3.4(4)(l) which states:

Structures allowed in setbacks. The following structures are allowed in required setbacks pursuant to stipulations contained herein.

(l) Steps and platforms for the principal building but not to exceed three feet in height. [Amd. Ord. 12-91 3/13/91]

The owner intends to renovate and raise the existing house and is proposing new front steps and garden walls which will exceed the allowable height of three feet by approximately 2'-6" for a total height of 5'-6".

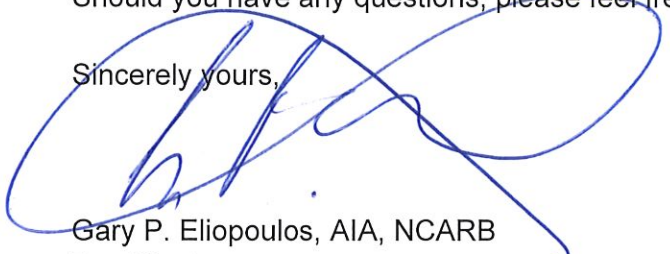
We believe the granting of this waiver from the above Sections 4.3.4 (4)(l) of the LDR's is justified. The subject property's current finish floor is at 4.28 NAVD; the required FEMA flood plain is 6.00' NAVD (pending code is 8.00 NAVD). See attached photos which clearly demonstrate the need to raise the house because of the ongoing flooding. With the house being raised to satisfy FEMA regulations, that



will require stairs for access into the front door. The proposed garden walls are designed to soften the curb appeal / streetscape.

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

Sincerely yours,



Gary P. Eliopoulos, AIA, NCARB
President

Attachments

Exhibit 'A' - Survey

Exhibit 'B' – Proposed Site Plan