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January 6, 2021

City of Delray Beach
Planning and Zoning Department
100 N. W. 1st Avenue
Delray Beach, FL 33444

Re: Weinberg Residence
1221 Laing Street
Delray Beach FL 33483

To Whom It May Concern:

Please accept this letter to request the item listed below from the Board of Adjustment for the proposed single-family residence at the above referenced property, as follows:

The client is proposing to construct a 2-car garage with a second-floor carriage house to an existing 1930 wood framed Monterey Style home with existing brick veneer.

We are requesting a variance to encroach 7'-0" into the required side interior setback of 12'-0" for the proposed new garage structure.

The property is situated on the northeast corner of Laing Street and Sandpiper Lane.

The proposed garage addition has been designed to be compatible with the original historic single-family framed house (see proposed exterior elevation).

The existing wood framed single story house was originally constructed in 1930. It's a great example of Monterey Architecture, blending with the "Beach" vernacular of that period.

The home is located on a non-conforming lot that is approximately 5,398 sq. ft. (50'-0" x 109'-0"), far smaller than then property sizes typically within the R-1-AAA zoning, with the min. lot size being 12,500 sq. ft.

It is also important to understand that the property was non-conforming when our client purchased it; these existing hardships were "as is" and are not a result of our client's actions. This lot is a sliver of the minimum lot size, which clearly creates a challenging hardship for our client to develop this property.

The request for the proposed new garage / carriage house, also allows our clients property to be more conforming to the LDR's section 4.6.9(2)(a) of having two guest parking spaces per a dwelling unit. The entrance to the garage will be off of Sandpiper Lane, which it's important to point out that it's a low volume service alley for 4 houses and traffic will be minimal.

The existing historic home does not current have a garage. If granted, it will provide them rights commonly enjoyed by other properties subject to the same zoning (see attached survey).

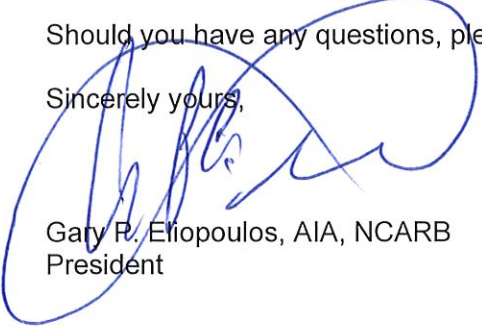
The property is located in R-1-AAA zoning with the following required setbacks:

Front setback: 35'-0" (currently 29'-6")
Side setback: 12'-0" (currently 6'-6 1/2")
Side street setback: 17'-0" (currently 1'-0")
Rear setback: 12'-0" (currently 25'-1")
Minimum lot width: 100'-0" (currently 50'-0")
Minimum lot depth: 110'-0" (currently 109'-0")

Please see the attached survey, plans and photos.

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

Sincerely yours,



Gary R. Eliopoulos, AIA, NCARB
President