



architecture, planning & design
aa26002044

1045 e. atlantic ave, suite 303
delray beach, fl 33483

tel 561.276.6011
fax 561.276.6129

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 lift the existing 1930 wood framed moderate size home, approximately 12'-0" and construct a new ground floor with concrete masonry exterior walls which be for a new entry foyer, living room, dining room, powder room and kitchen. The existing house has had considerable water damage over the years and will have selective demolition, reframed and anchored down on to the new ground floor. This proposed new ground floor will match the existing historic home's footprint, which currently encroaches into the side street setback 16'-0".

We are requesting a variance to encroach 16'- 0" into the required side street setback of 17'-0" for the proposed new ground floor.

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

The proposed ground floor addition has been designed to be compatible with the original historic single-family framed house with brick veneer (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 existing base finish floor elevation is currently at 8.32' NAVD. Minimum required finish floor elevation in this area is 6.0' NAVD (7.0' NAVD pending) (see attached photos). In this part of town, most homes of this age get knocked down and replaced with large, two and three-story structures, a trend that is gradually erasing the character of Delray Beach. Our client is proposing to raise the existing house due to the structural damage that has occurred over the years by being directly exposed to the earth

as the grade around the perimeter rises all along the east, north and west sides of the existing home. 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 ground floor to encroach into the side street setback is based on that we are matching the existing historic footprint of the house. Although this is a side street setback, it's important to point out that Sandpiper Lane is a low volume service alley for 4 houses.

Granting this variance will not bear an impact comparable to a typical two or three-story single-family home that could be built on this property. If granted, it will provide them rights commonly enjoyed by other properties subject to the same zoning (see attached survey).

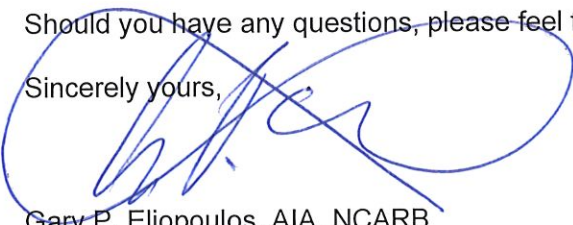
The property is located in R-1-AAA zoning with the following required setbacks per LDR Section 4.3.4(K) – Development Standards Matrix:

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 P. Eliopoulos, AIA, NCARB
President