

PUBLIC NOTICE

VARIANCE

File # 2012-026

A petition has been received from Patton Investment, LLC, Property Owner, requesting variances from the Land Development Regulations (LDR) for the property located at 65 Palm Square within the Marina Historic District.

The subject property is legally described as follows:

Lot E, Riker Square, according to the Plat thereof as recorded in Plat Book 18, Page 74, Public Records of Palm Beach County, Florida.

The requested variances pertain to LDR Section 4.3.4(K), side and rear yard setback requirements; LDR Section 4.6.9(C)(2), parking within the front setback; and, LDR Section 4.6.15(G)(1), swimming pool setback requirements. The details of these variances are as follows:

1. The specific variances to LDR Section 4.3.4(K) are as follows:
 - i. A reduction in the side yard (south) setback for a single story building addition to be located seven inches (0'7") from the property line where seven feet, six inches (7'6") is required.
 - ii. A reduction in the side yard (north) setback for a second story addition to be located four feet, four inches (4' 4") from the property line where seven feet, six inches (7'6") is required.
 - iii. A reduction in the rear yard (east) setback for a second story addition to four feet, seven inches (4'7") from the property line where ten feet (10') is required.
2. Pursuant to LDR Section 4.6.9(C)(2), no required parking space may be located in a required front or side street setback. The requested variance seeks to allow one required parking space within the twenty-five feet (25') front yard setback.
3. Pursuant to LDR Section 4.6.15(G)(1), swimming pools shall not extend into the rear setback area. The requested variance seeks to allow the swimming pool at a setback distance of seven feet, four inches (7' 4") from the rear (east) property line, where a setback of ten feet (10') is required.

The Historic Preservation Board will conduct a public hearing at **6:00 PM on Wednesday, December 7, 2011**, in the Commission Chambers at City Hall, 100 NW 1st Avenue, Delray Beach, Florida, and all persons interested will be given an opportunity to be heard. Please be advised that if a person or persons decides to appeal any decision made by the Historic Preservation Board with respect to any matter considered at this meeting or hearing, such

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persons will need a record of the proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record, pursuant to F.S. 286.0105.

If you would like further information with regard to how this proposed action may affect your property, or if you would like to review the plans for this development, please contact Amy Alvarez, Historic Preservation Planner, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444, e-mail at alvarez@mydelraybeach.com or phone 561-243-7284, FAX 561-243-7221.

Planning and Zoning Department
Date Posted: November 17, 2011




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 PLANNING AND ZONING
 DEPARTMENT

SUBJECT
 PROPERTY


65 PALM SQUARE

VARIANCE

LOCATION MAP