

## PUBLIC NOTICE

### VARIANCE

#### File # 2011-023

A petition has been received from Gary Eliopoulos, Authorized Agent, requesting variances from the Land Development Regulations (LDR) for the property located at 130 SE 7<sup>th</sup> Avenue within the Marina Historic District.

The subject property is legally described as follows:

Lot 8, Block 118, Town of Delray, a Subdivision in the City of Delray Beach, Florida, as recorded in Plat Book 2, Page 8, of the Public Records of Palm Beach County, Florida.

The requested variances pertains to LDR Section 4.3.4(K), side 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:
  - A reduction in the side yard setback (north side) for the proposed Gazebo to five feet, six inches (5'6") where seven feet, six inches (7'6") inches is required.
  - A reduction in the side yard setback (north side) of the principal structure to four feet, nine inches (4' 9") where seven feet, six inches (7'6") inches is required.
  - A reduction in the side yard setback (south side) of the principal structure to five feet (5') where seven feet, six inches (7' 6") is required.
2. Pursuant to LDR Section 4.6.9(C)(2), no required parking space may be located in a required front or street side setback. The requested variance seeks to allow one required parking space within the front yard setback.
3. Pursuant to LDR Section 4.6.15(G)(1), swimming pools shall not extend into the front setback area. The requested variance seeks to allow the swimming pool at a setback distance of twenty-three feet (23') from the front (east) property line, whereas a setback of twenty-five feet (25') is required.

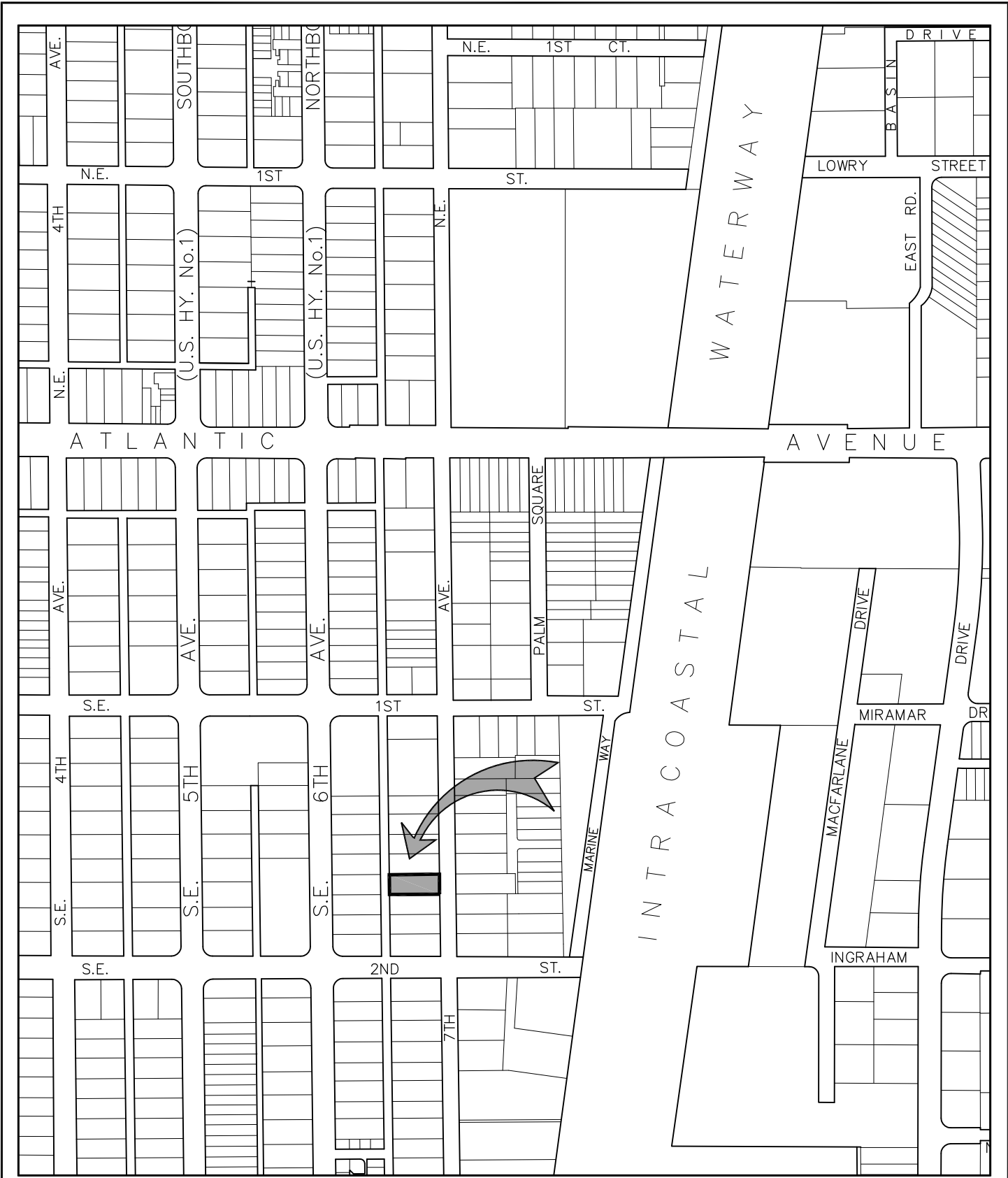
The Historic Preservation Board will conduct a public hearing at **6:00 PM on Wednesday, April 20, 2011**, in the Commission Chambers at City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida, and all persons interested will be given an opportunity to be heard. Please be advised that if a person or persons decides to appeal any decision made by the Historic

Public Notice - Variance  
File #2011-023

Preservation Board with respect to any matter considered at this meeting or hearing, such 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 1<sup>st</sup> Avenue, Delray Beach, Florida 33444, e-mail at [alvarez@mydelraybeach.com](mailto:alvarez@mydelraybeach.com) or phone 561-243-7284, FAX 561-243-7221.

Planning and Zoning Department  
Date Posted: April 8, 2011



N  
 PLANNING AND ZONING  
 DEPARTMENT

SUBJECT PROPERTY



**130 SE 7TH AVENUE**  
 VARIANCE  
 LOCATION MAP