

PUBLIC NOTICE

VARIANCE

File # 2011-192

A petition has been received from Janice Flynn, Property Owner, requesting two variances from the Land Development Regulations (LDR) for the property located at 214 NW 2nd Street (Martin Luther King Jr. Drive) within the West Settlers Historic District.

The subject property is legally described as follows:

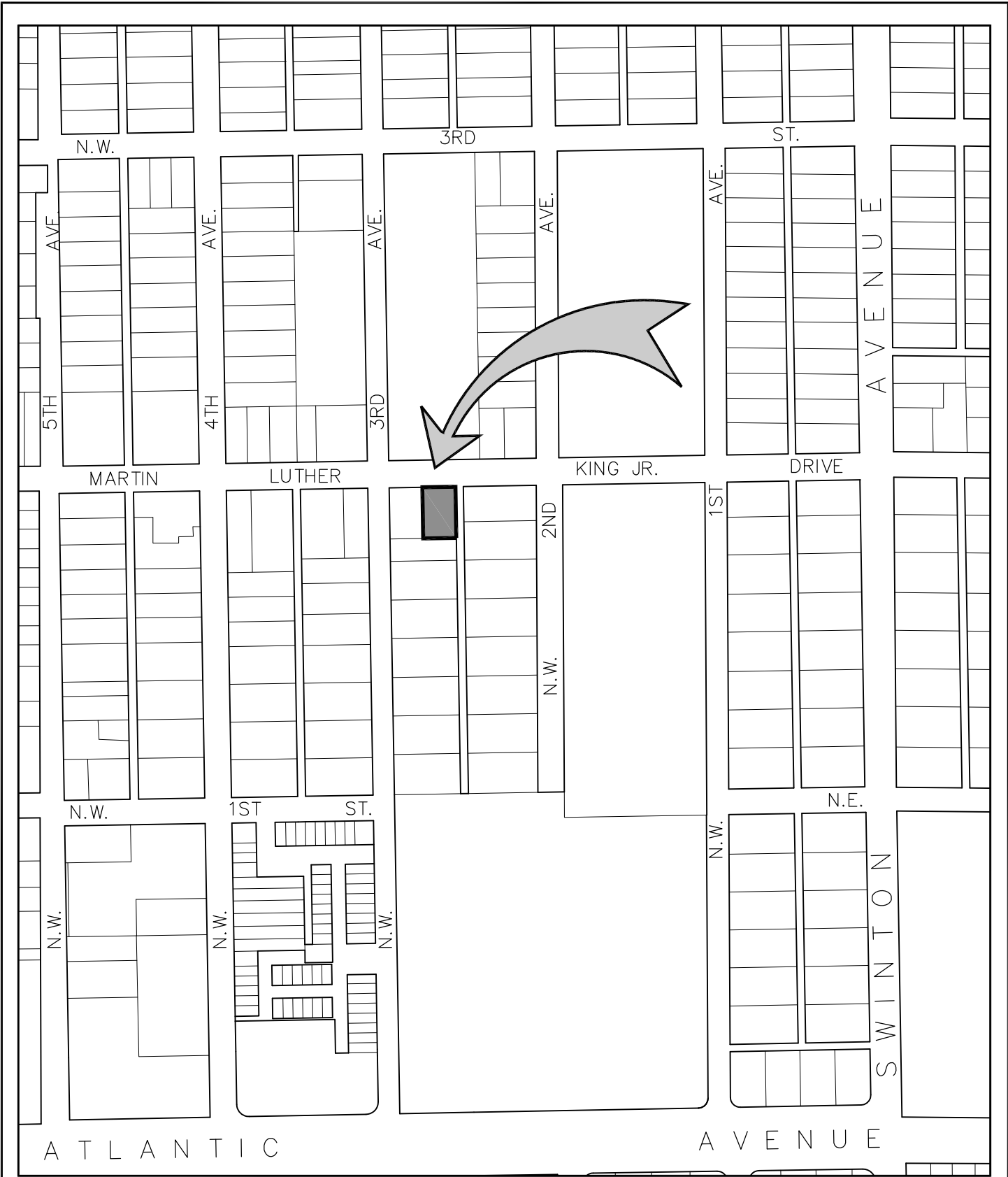
The East 60.6 feet of Lot 1, and the East 60.6 feet of the North 23.5 feet of Lot 2, Block 43, of "Town of Delray" according to the plat thereof as recorded in Plat Book 1, at Page 3, of the Public Records of Palm Beach County, Florida.

The requested variances pertain to LDR Section 4.3.4(K), side yard setback requirements for the property located within the R-1-A (Single Family Residential) zoning district. The specific variances to LDR Section 4.3.4(K) are as follows:

- A reduction in the side yard setback (west side) to five feet, two and one-half inches (5' 2½") where seven feet, six inches (7' 6") is required. The requested variance is in conjunction with the conversion and expansion of the carport to a one-car garage on a single family residence.
- A reduction in the side yard (east side) to three feet and one-half inch (3' 0½") where seven feet, six inches (7' 6") is required. The requested variance is in conjunction with a bedroom addition on a single family residence.

The Historic Preservation Board will conduct a public hearing at **6:00 PM on Wednesday, September 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 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.



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 PLANNING AND ZONING
 DEPARTMENT

SUBJECT PROPERTY



214 NW 2ND STREET
 VARIANCE
 LOCATION MAP