

PUBLIC NOTICE

VARIANCE

File # 2011-046

A petition has been received from Benita Goldstein, Property Owner, requesting a variance from the Land Development Regulations (LDR) on the property located at 302 NE 7th Avenue (northwest corner of NE 7th Avenue and NE 3rd Street). The property is Individually Designated and listed on the Local Register of Historic Places as "The Hartman House". This notice is provided to all property owners lying within a 500' radius of the subject property (shaded area on map).

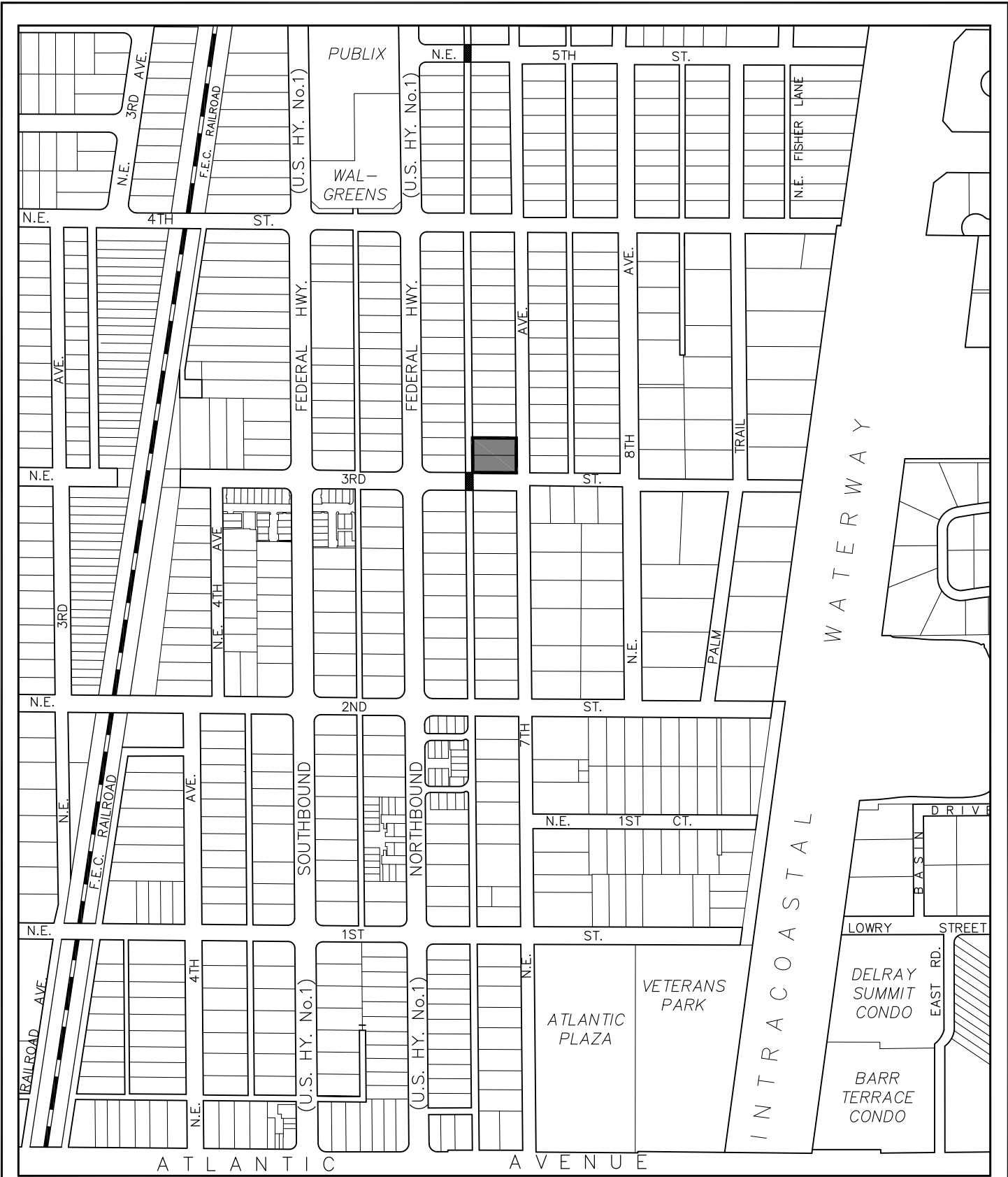
The subject property is legally described as follows:

Parcel A, Hartman House Plat, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 110, Pages 58-59.


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 feet four inches (20' 4") 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, March 2, 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

 12-43-46-16-L2-001-0000

THE HARTMAN HOUSE
302 NE 7TH AVENUE
LOCATION MAP