

## PUBLIC NOTICE

### VARIANCE

#### File # 2011-160

A petition has been received from Gary Eliopoulos, Authorized Agent, requesting a variance from the Land Development Regulations (LDR) for the property located at 109 Fern Court within the Del-Ida Park Historic District.

The subject property is legally described as follows:

Lot 14, and the Southerly 20 feet of Lot 15, Block 5, Del Ida Park, according to the Plat Recorded in Plat Book 9, Page 52, Recorded in the Record of Palm Beach County, Florida.

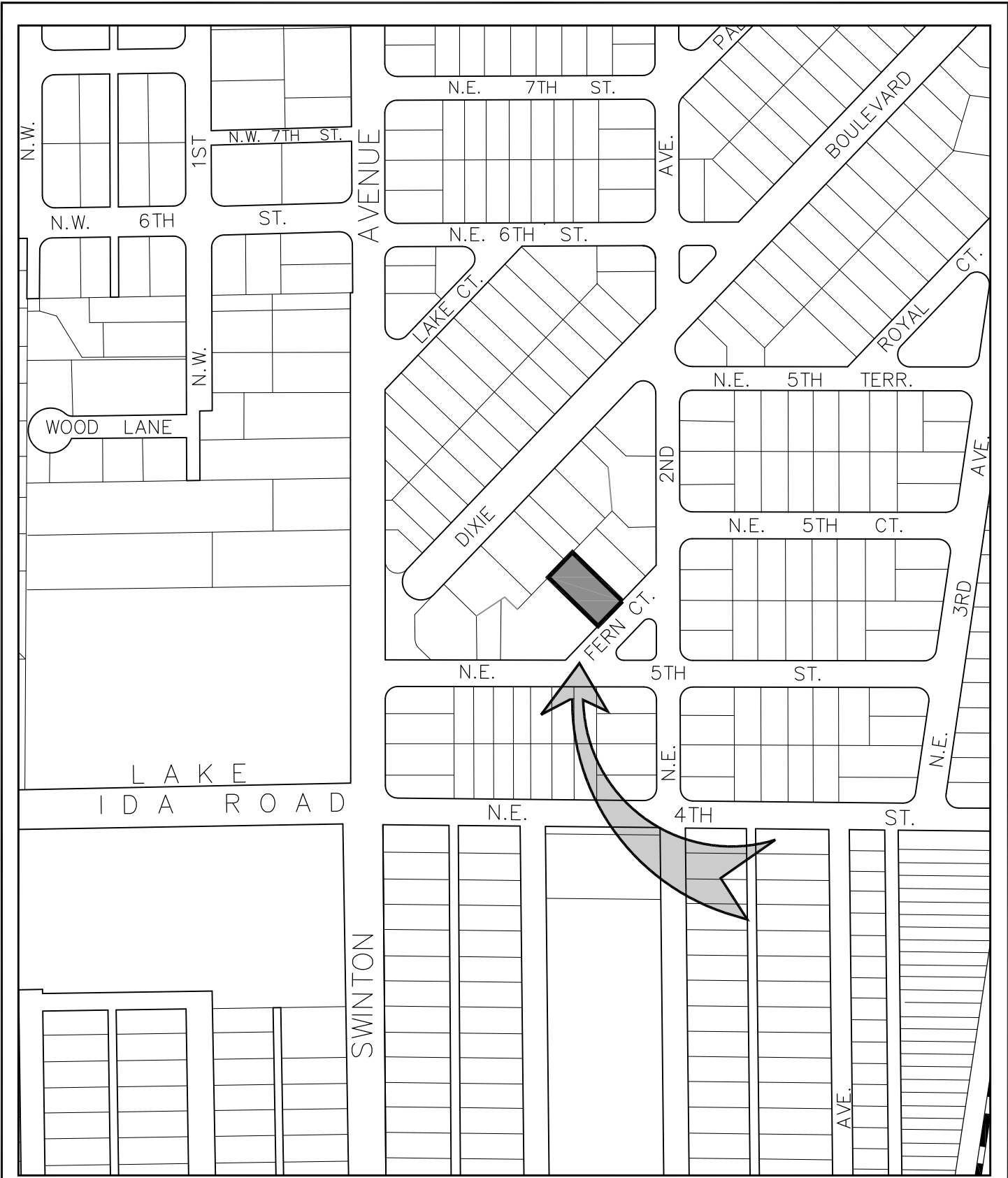
The requested variance pertains to LDR Section 4.3.4(K), side yard setback requirements for the property located within the R-1-AA (Single Family Residential) zoning district. The specific variance to LDR Section 4.3.4(K) is as follows:

§ A reduction in the side yard setback (north side) to seven feet, eight inches (7'8") where ten feet (10') is required. The requested variance is in conjunction with the construction of a one-story addition to the rear of the existing single family residence.

The Historic Preservation Board will conduct a public hearing at **6:00 PM on Wednesday, August 3, 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 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: July 21, 2011



N  
 PLANNING AND ZONING  
 DEPARTMENT

SUBJECT PROPERTY



**109 FERN COURT  
 VARIANCE  
 LOCATION MAP**