

PUBLIC NOTICE - VARIANCE # 101

A petition has been received from Lizabeth Bold, property owner, requesting a variance from the Land Development Regulations for property located at the southeast corner of Nassau Street and Gleason Street (1104 Nassau Street).

A variance to LDR Section 4.3.4(K), pertaining to the front setback requirement for property located in the R-1-A (Single Family Residential) zoning district. The specific variance is as follows:

A request to reduce the front setback (west side of the property) to seven feet (7') where twenty-five feet (25') is required. If granted the variance would allow the construction of a building addition to have the same front setback dimension as the existing structure (west side of the site).

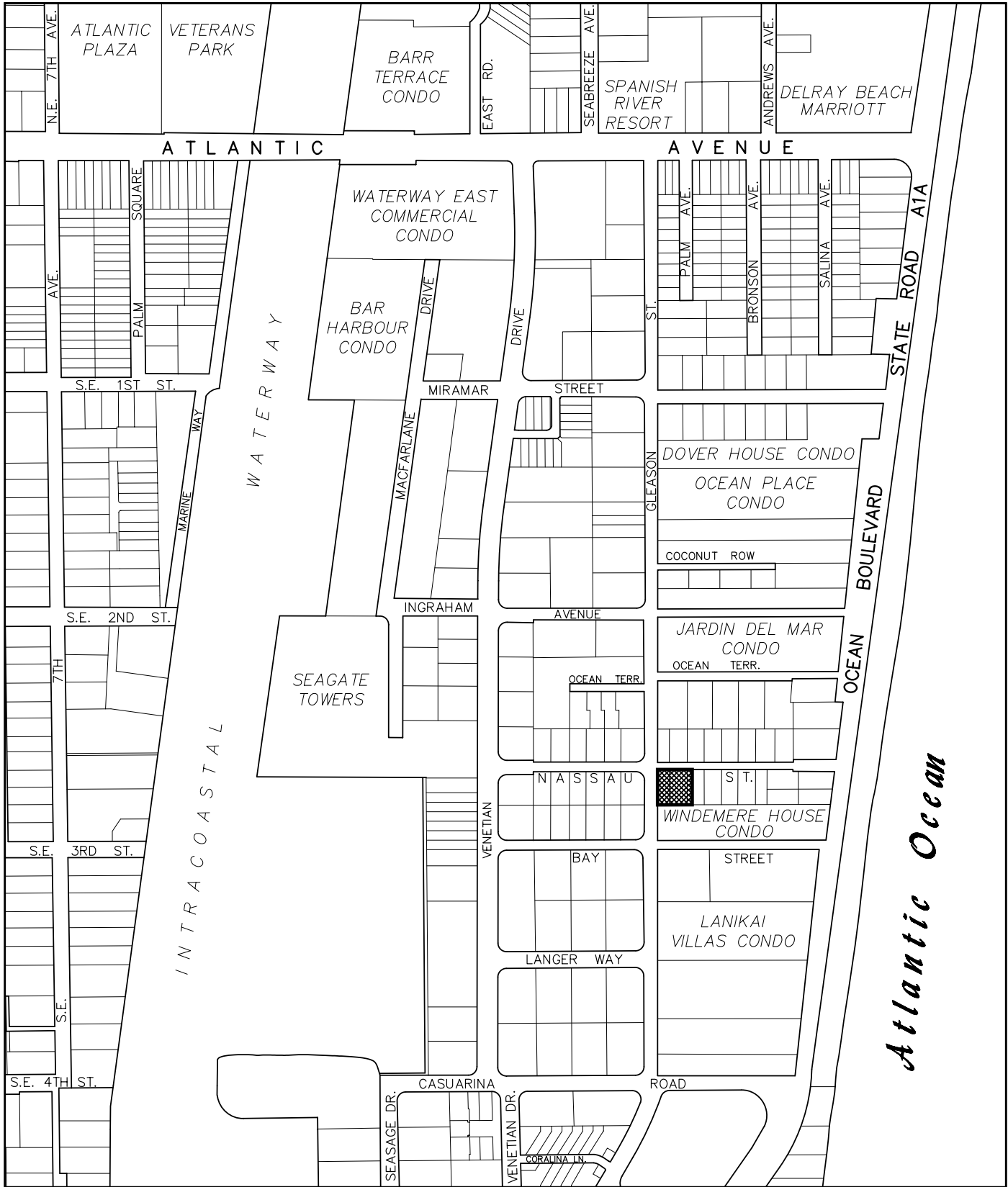
The subject property is located in the Nassau Street Historic district, and is legally described as follows:

Lot 11, less the West 20 feet thereof, Lot 12, and Lot 13, less the East 25 feet, Nassau Park, according to the Plat thereof as recorded in Plat Book 16, Page 67 of the Public Records of Palm Beach County, Florida.

The Historic Preservation Board will conduct a public hearing at **6:00 PM on Wednesday, May 17, 2006**, 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.

Date Posted: May 5, 2006



CITY OF DELRAY BEACH, FL
 PLANNING & ZONING DEPARTMENT

1104 NASSAU STREET

-- DIGITAL BASE MAP SYSTEM --

MAP REF: LM535