



# CITY OF DELRAY BEACH

## DEPARTMENT OF DEVELOPMENT SERVICES

100 N.W. 1<sup>ST</sup> AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



FILE #2022-294

### PUBLIC NOTICE: DEMOLITION & VARIANCE

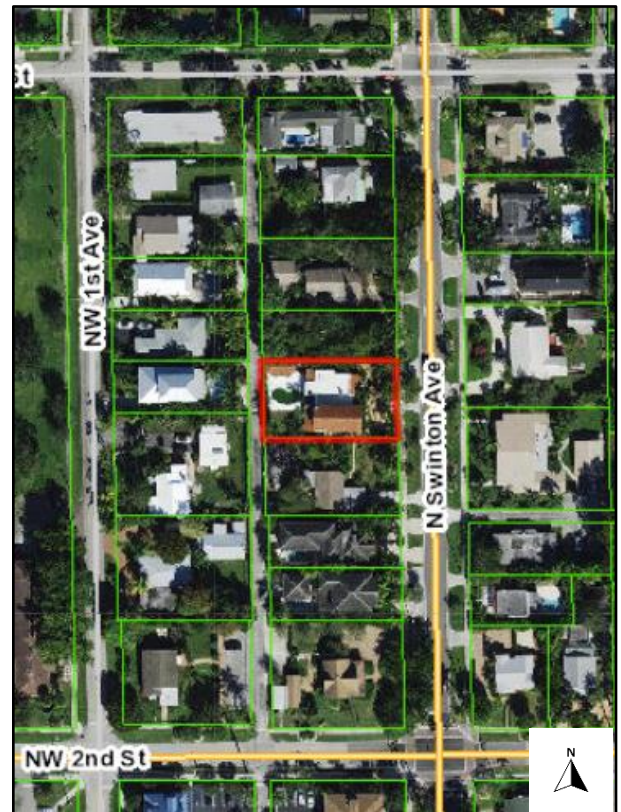
Pursuant to the Land Development Regulations (LDR) of the City of Delray Beach, you are hereby notified that the **HISTORIC PRESERVATION BOARD**, will conduct a **PUBLIC HEARING** on **WEDNESDAY, JUNE 7, 2023, at 6:00 PM** (or at any continuation of such meeting set by the board), to consider a Demolition and Variance request received from John and Cathy Babiarz, property owners of **226 N. Swinton Avenue**, within the **Old School Square Historic District**. The requests are as follows:

1. Demolition request per LDR Section 4.5.1(F), for the demolition of the existing one car garage & construction of a new two-car garage in the northwest corner of the property.
2. The variance request is to LDR Section 4.3.4(K), Development Standards Matrix, to reduce the side interior setback from the required 7'6" to 2' on the north side of the property for construction of a new two-car garage.

All interested parties are invited to attend the public hearing, any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may comment in-person during the presentation of the item in the City Commission Chambers at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444, or submit their comments in writing to the Development Services Department by e-mail to [pzmail@mydelraybeach.com](mailto:pzmail@mydelraybeach.com) or by regular mail at 100 NW 1st Avenue, Delray Beach, FL 33444. Members of the public can also view the meeting through the City's website at <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where it will be live-streamed.

If you would like further information as to how the subject request may affect your property, please contact Katherina Paliwoda, Planner, Historic Preservation, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444, via e-mail at [paliwodak@mydelraybeach.com](mailto:paliwodak@mydelraybeach.com), or phone at 561-243-7040, between the hours of 8:00 A.M. and 5:00 P.M. on weekdays (excluding holidays).

Please be advised that if the action taken on this request by the Historic Preservation Board is appealed, with respect to any matter considered at this meeting or hearing, the appellant may need a record of these proceedings, and 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 based. The City does not provide or prepare such record pursuant to F.S. 286.0105.



City of Delray Beach  
Development Services Department  
Date Posted: May 25, 2023