



**PUBLIC HEARING NOTIFICATION**

FILE NUMBER: 2024-053

**REQUEST:** Two variance requests to the Land Development Regulations (LDR) for the following:

- LDR Section 4.3.4(K), Development Standards Matrix – Residential Zoning Districts, to allow a garage addition to encroach 27 feet, six inches into the front setback, whereas a minimum front setback of 35 feet is required; and
- LDR Section 4.3.4(K), Development Standards Matrix – Residential Zoning Districts, to allow a garage addition to encroach seven feet into the side street setback, whereas a minimum side street setback of 17 feet is required.

**APPLICANT:** Gary Eliopoulos, AIA, NCARB, GE Architecture, Inc.

**ADDRESS OF PROPERTY:** 325 Sandpiper Lane

**ZONING DISTRICT:** Single Family Residential (R-1-AAA)

**BOARD:** Board of Adjustment (BOA)

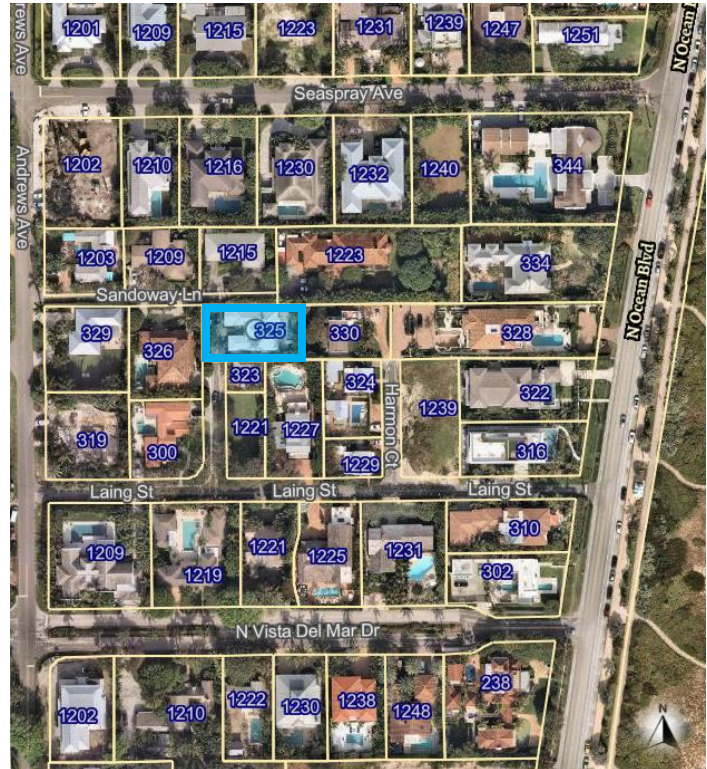
**MEETING DATE:** THURSDAY, FEBRUARY 1, 2024, at 5:01 PM (or soon thereafter as may be heard)

**LOCATION:** City Commission Chambers at City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida.

Pursuant to the Land Development Regulations (LDR) of the City of Delray Beach, you are hereby notified that the Board of Adjustment, acting as the Local Planning Agency, will conduct a Public Hearing for the purpose of accepting public testimony regarding the two variances listed above for the property 325 Sandpiper Lane.

If you would like further information, please contact the Development Services Department at City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida 33444, at (561) 243-7040, Ext. 7226 / [rosenberga@mydelraybeach.com](mailto:rosenberga@mydelraybeach.com).

Members of the public wishing to participate may attend in person in the City Commission Chambers at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444 or view the meeting through the City’s website,



<https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where the meeting will be live streamed for the public. 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, or submit their comments in writing to the Development Services Department by email to [pzmail@mydelraybeach.com](mailto:pzmail@mydelraybeach.com) or by regular mail at 100 NW 1st Avenue, Delray Beach, FL 33444.

Development Services Department  
Planning and Zoning Division  
Date Posted: January 22, 2024