



CITY OF DELRAY BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT



1993•2001•2017 100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444 • PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

File # 2018-011

PUBLIC NOTICE: VARIANCE

A petition has been received from HIDE-A-WAY BY THE SEA, LLC, Property Owner, requesting a variance from the Land Development Regulations (LDR) Section 4.3.4(K), for the property located at 126 SE 7th Avenue, within the Marina Historic District.

See EXHIBIT "A" for Legal Description

The site is located on the West side of SE 7th Avenue, between SE 1st Street and SE 2nd Street. The Variance request is to allow construction of two (2) 65 square foot bathroom additions to each dwelling unit of the duplex to encroach 7.5' into the required 15' side interior setback on the South side of the property.

The Historic Preservation Board will conduct a public hearing at **6:00 PM on June 13, 2018** (or at any continuation of such meeting which is set by the Historic Preservation Board) in the City Commission Chambers at City Hall, 100 NW 1st Avenue, Delray Beach, Florida, for the purpose of receiving public comment. 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 Abraham Fogel, Assistant Planner, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444, via e-mail at fogela@mydelraybeach.com, or phone at 561-243-7040, ext. 7039.

All interested parties are invited to attend the public hearing and comment on the proposed variance or submit their comments in writing on or before the date of the hearing to the Planning, Zoning and Building Department. Please be advised that if a person decides to appeal any decision made by the Historic Preservation Board with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings, and for this purpose such person 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
Planning, Zoning and Building Department
Date Mailed: May 31, 2018

EXHIBIT A

Parcel A: Part of Lot 7, Resubdivision of Block 118, Delray, Fla., according to the Plat thereof, recorded in Plat Book 2, page 8, Palm Beach County, Florida, Public Records, being more particularly described as follows:

Commence at the Southeast corner of said Lot 7; thence run Westerly along the South line of said Lot 7, a distance of 20.00 feet to the Point of Beginning; thence continue Westerly along said South line of said Lot 7, distance of 54.27 feet to a point; thence run Northerly making an angle of 89 degrees 54 minutes 50 seconds through the Northwest from the previous course, a distance of 39.90 feet to a point, thence run Easterly along a line parallel to and 10.10 feet South of the North line of said Lot 7, a distance of 53.74 feet to a point, thence run Southerly along a line parallel to and 20.00 feet West of the East line of said Lot 7, a distance of 39.50 feet to the point of beginning.

And an undivided one-half interest in and to the following described, Parcel C: Part of Lot 7, Resubdivision of Block 118, Delray, Fla., according to the Plat thereof, recorded in Plat Book 2, page 8, Palm Beach County, Florida, Public Records, being more particularly described as follows:

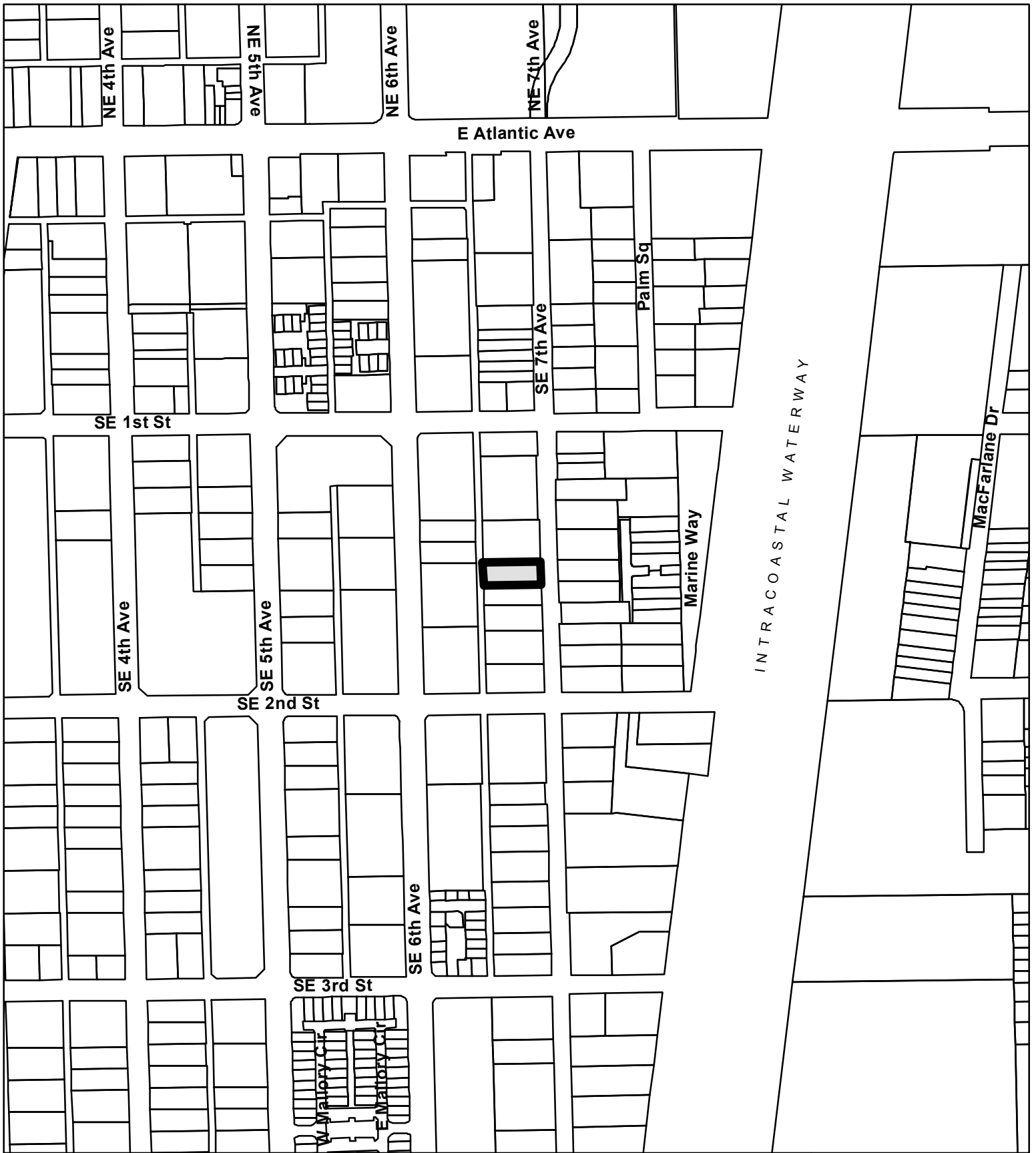
Begin at the Southeast corner of said Lot 7; thence run Westerly along the South line of said Lot 7, a distance of 20.00 feet to a point; thence run Northerly, along a line parallel to and 20.00 feet West of the East line of said Lot 7, a distance of 39.90 feet to a point; thence run Westerly along a line parallel to and 10.10 feet South of the North line of said Lot 7, a distance of 115.00 feet to a point in the West line of said Lot 7; thence run Northerly, along the said West line of Lot 7, a distance of 10.10 feet to the Northwest corner of said Lot 7; thence run Easterly, along the said North line of Lot 7, a distance of 135.00 feet to the Northeast corner of said Lot 7; thence run Southerly, along the said East line of Lot 7, a distance of 50.00 feet to the Southeast corner of Lot 7 and the Point of Beginning.

Parcel B: Part of Lot 7, Resubdivision of Block 118, Delray, Fla., according to the Plat thereof, recorded in Plat Book 2, page 8, Palm Beach County, Florida, Public Records, being more particularly described as follows:

Commence at the Southeast corner of said Lot 7; thence run Westerly along the South line of said Lot 7, a distance of 74.27 feet to the Point of Beginning; thence run Northerly, making an angle of 89 degrees 54 minutes 50 seconds through the Northwest from the previous course, a distance of 39.90 feet to a point; thence run Westerly, along a line parallel to and 10.1 feet, South of the North line of said Lot 7, a distance of 61.26 feet to a point in the West line of said Lot 7; thence run Southerly, along the said West line of Lot 7, a distance of 39.90 feet to the Southwest corner of said Lot 7; thence run Easterly, along the said South line of Lot 7, a distance of 60.73 feet to the Point of Beginning.

And an undivided one-half interest in and to the following described, Parcel C: Part of Lot 7, Resubdivision of Block 118, Delray, Fla., according to the Plat thereof, recorded in Plat Book 2, page 8, Palm Beach County, Florida, Public Records, being more particularly described as follows:

Begin at the Southeast corner of said Lot 7; thence run Westerly along the South line of said Lot 7, a distance of 20.00 feet to a point; thence run Northerly, along a line parallel to and 20.00 feet West of the East line of said Lot 7, a distance of 39.90 feet to a point; thence run Westerly along a line parallel to and 10.10 feet South of the North line of said Lot 7, a distance of 115.00 feet to a point in the West line of said Lot 7; thence run Northerly, along the said West line of Lot 7, a distance of 10.10 feet to the Northwest corner of said Lot 7; thence run Easterly, along the said North line of Lot 7, a distance of 135.00 feet to the Northeast corner of said Lot 7; thence run Southerly, along the said East line of Lot 7, a distance of 50.00 feet to the Southeast corner of Lot 7 and the Point of Beginning.



PLANNING, ZONING AND
BUILDING DEPARTMENT

126 SE 7th Ave

VARIANCE

