



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 # 2018-032

PUBLIC NOTICE: VARIANCE

A petition has been received from Kenneth Fabel and Paola Fabel, property owners, requesting a Variance from the Land Development Regulations (LDR) Section 4.3.4(K), for the property located at 228 N Dixie Boulevard, within the Del-Ida Park Historic District.

The subject property is legally described as:

Lot 10, Block 10, Del Ida Park, Delray Beach, Florida, and beginning at a point on the boundary between Lots 10 and 11 of Block 10, Del Ida Park, Delray Beach, Florida, where said boundary line intersects the Dixie Boulevard, thence run Southwesterly along the Dixie Boulevard a distance of 25 feet, thence Southeasterly at right angles to the Dixie Boulevard a distance of 140 feet, thence Northeasterly parallel to the Dixie Boulevard a distance of 25 feet, thence Northwesterly to the point of beginning,

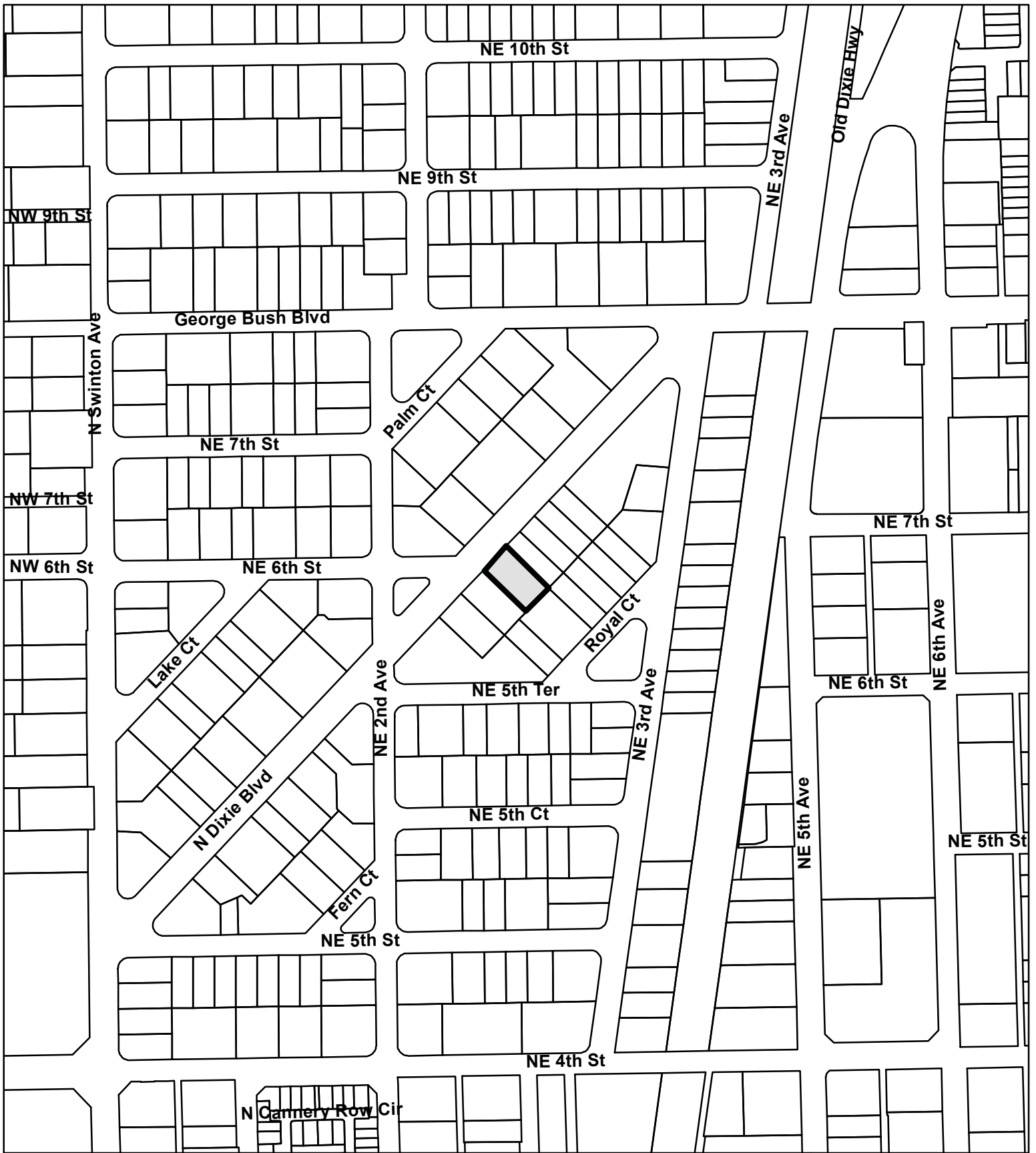
LESS and EXCEPT the Northeasterly three feet (NE'ly 3") of Lot Ten (10), in Block Ten (1), Del Ida Park, Delray Beach, Florida, all according to the plat thereof on file in the office of the Clerk of the Circuit Court of Palm Beach County, Florida, recorded in Plat Book 9, at page 52.

The site is located on the South side of Dixie Boulevard, between NE 2nd Avenue and NE 3rd Avenue. The Variance request is to reduce the side interior setback from the required 7'-6" to 3'-1" on the West side of the property for a 1-car garage.

The Historic Preservation Board will conduct a public hearing at **6:00 PM on July 18, 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. 6054.

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 Posted: July 5, 2018



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228 N. Dixie Blvd

VARIANCE

