



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

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Files # 2016-178 & 2017-304

## PUBLIC NOTICE: VARIANCE

A petition has been received from Jason and Alana Sylvester, property owners, requesting Variances from Land Development Regulations (LDR) Sections 4.3.4(K) and 4.6.15(G)(1) for the property located at **215 NE 1st Avenue, within the Old School Square Historic District.**

The subject property is legally described as:

All of the south 16.5 feet of Lot 8 and the north 39 feet of Lot 9, Block 74, of the subdivision of Block 74 Delray Bach Florida, according to the Plat thereof recorded in Plat Book 11, Page 12, of the public records of Palm Beach County, Florida.

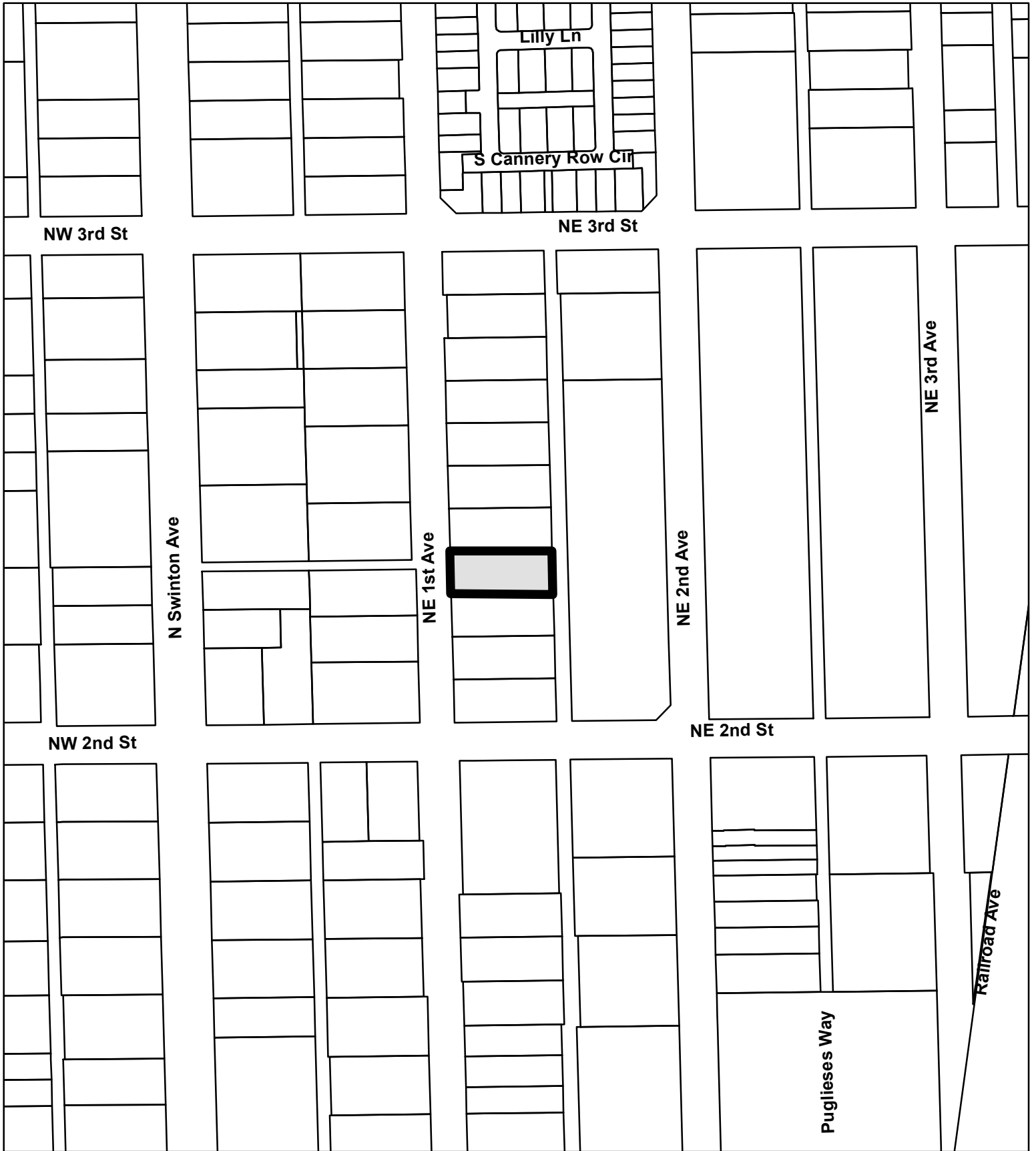
A Variance request from LDR 4.3.4 (K) to reduce the side interior setback from the required 7'-6" to 5' on the north side of the property for the construction of a building addition; and,

A Variance request from LDR 4.6.15(G)(1), to reduce the side interior setback from the required 10'-0" to 7'6" on the south side of the property for the construction of a swimming pool.

The Historic Preservation Board will conduct a public hearing on **Wednesday, June 19, 2019 at 6:00 P.M.** (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 Michelle Hoyland, Principal Planner, Historic Preservation, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444, via e-mail at [hoylandm@mydelraybeach.com](mailto:hoylandm@mydelraybeach.com), or phone at 561-243-7039, between the hours of 8:00 A.M. and 5:00 P.M. on weekdays (excluding holidays).

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 Development Services 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  
Development Services Department  
Date Posted: June 6, 2019



DEVELOPMENT SERVICES  
DEPARTMENT

# 215 NE 1st Avenue Variance

