



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

Files # 2019-212

REVISED

PUBLIC NOTICE: VARIANCE

A petition has been received from Beantown Real Estate Investments, LLC, property owner, requesting Variances from Land Development Regulations (LDR) Section 4.3.4(K) for the property located at **1120 Nassau Street** which is on the south side of Nassau Street between Gleason Street and S. Ocean Boulevard, within the **Nassau Park Historic District**.

The subject property is legally described as:

The east 35.5 feet of lot 15 and the west 19.5 feet of lot 16, of Nassau Park, as shown on the Plat recorded in Plat Book 16, page 67, of the public records of Palm Beach County.

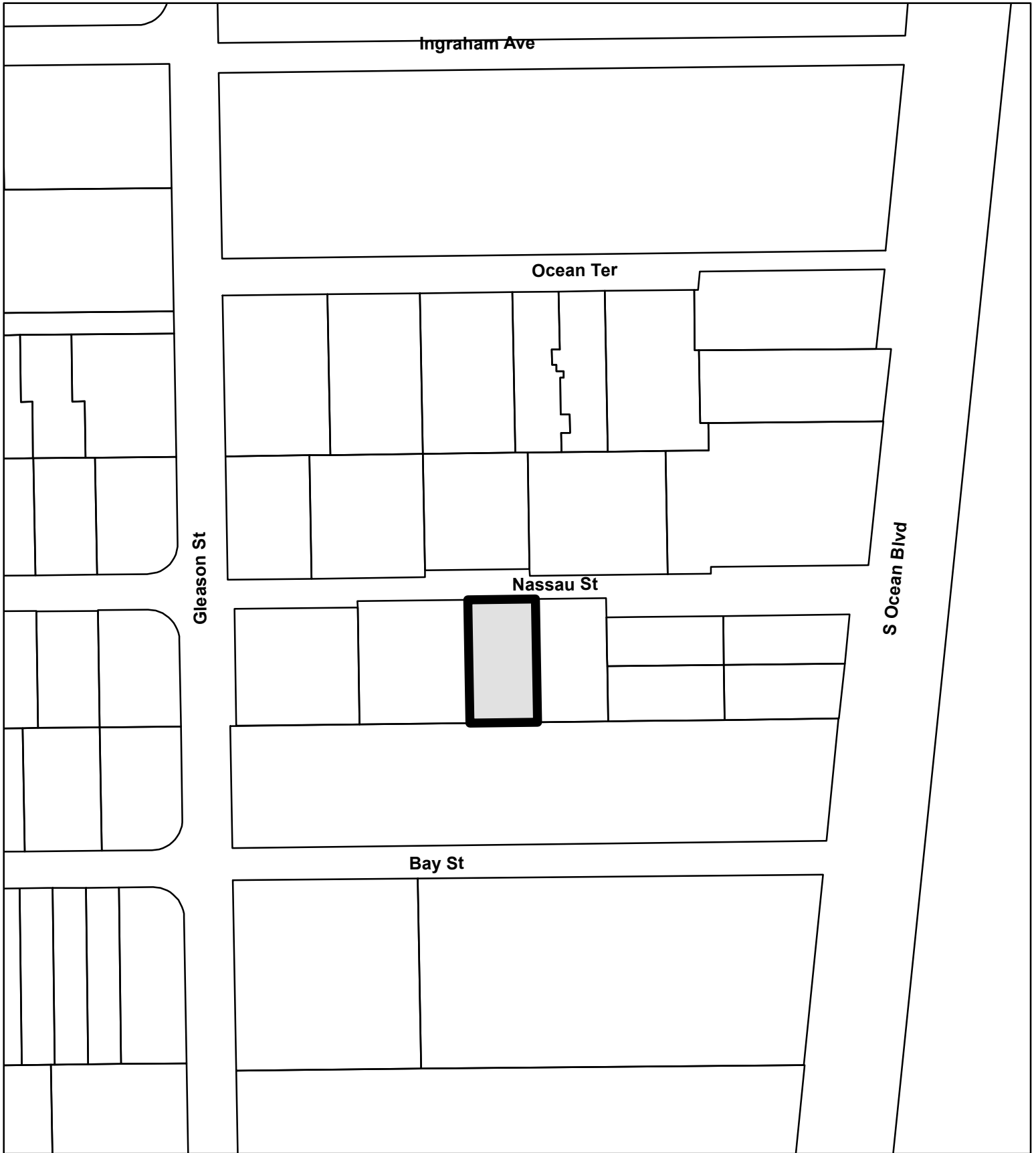
The requested variances are from LDR Section 4.3.4(K) as follows:

- Reduce the front setback from the required 25' to 14.4' on the north side of the property;
- Reduce the side interior setback from the required 7'6" to 6'6" on the east side of the property; and,
- Reduce the side interior setback from the required 7'6" to 4'1½" on the west side of the property.

The Historic Preservation Board will conduct a public hearing on **Wednesday, August 7, 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, 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: July 25, 2019



DEVELOPMENT SERVICES
DEPARTMENT

1120 Nassau Street

Variances

