



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PUBLIC NOTICE

RE: Variance requests for the property located at 115 NE 16th Court

Pursuant to Section 2.4.2(B)(1)(f) of the Land Development Regulations (LDR) of the City of Delray Beach, you are hereby notified that the **Board of Adjustment** of the City of Delray Beach, Florida, will conduct a **VIRTUAL PUBLIC HEARING** on **Thursday, March 4, 2021 at 5:01 pm** to consider variance requests for the property located at **115 NE 16th Court**. The variance request is:

1. Pursuant to LDR Section 4.3.4(K), Single-Family detached dwellings within the R-1-AA Zoning District are required to provide a minimum front setback of 30 feet. The request is to reduce the 30-foot setback by five feet to establish a 25-foot front setback to align a newly constructed single-family home with other homes on the street.



This public notice is being provided as your property is located within 500 feet of the subject property.

The proposed variance request may be reviewed online at <https://www.delraybeachfl.gov/government/city-departments/city-clerk/public-notice>. If you would like further information as to how the subject request may affect your property, please contact Brian Ruscher, Transportation Planner, at (561) 243-7000 ex. 6236, or via email at ruscherb@mydelraybeach.com, at the Development Services Department, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444.

All interested parties are invited to attend and submit public comments upon the proposed action or submit their comments in writing on or before the date of the hearing to the Development Services Department. Please be advised that if the action taken on this request is appealed, the appellant may need to ensure that a verbatim record includes the testimony and evidence upon which the appeal is to be based. The City does not provide nor prepare such record pursuant to F.S. 286.0105. Pursuant to 2.2.4(D)(8) All decisions of the Board of Adjustment are final. Any person or persons, or any Board, Taxpayer, Department, Board, or Bureau of the City may aggrieve any decision of the Board of Adjustment and may seek review of such decision in the Circuit Court of Palm Beach County.

City of Delray Beach
Development Services Department
Date Mailed: February 19, 2021