



DEVELOPMENT SERVICES

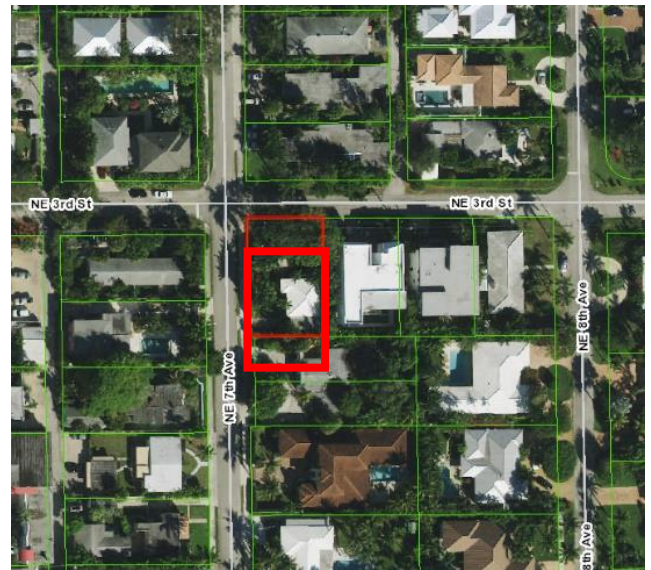
BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PUBLIC NOTICE

RE: VARIANCE REQUEST FOR 245 NE 7TH AVENUE

The BOARD OF ADJUSTMENT will conduct a **Public Hearing at 5:01 PM on Thursday, August 5th, 2021**, or as soon thereafter as may be heard), in the City Commission Chambers at City Hall, 100 NW 1st Avenue, Delray Beach, Florida, all persons interested will be given an opportunity to be heard. If you would like further information, please contact the Development Services Department, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444, Phone: 561-243-7040, e-mail pzmail@mydelraybeach.com. This notice is being provided as your property is located within 500 feet of the subject property.

The applicant is requesting relief from Land Development Regulations (LDR) Section 4.3.4 (K), which requires a minimum front setback of 25 feet within the subject zoning district. Pursuant to LDR Sec. 6.1.3 and the Comprehensive Plan, the applicant is required to provide a 5-foot right-of-way dedication along NE 7th Avenue and a 15-foot right-of-way dedication along NE 3rd Street for the construction of a new single family home. The proposed relief is requesting to reduce the front setback from 25 feet to a 10-foot front setback to allow for the construction of a single-family home.



Members of the public wishing to view Planning and Zoning Board meetings may attend in person in the City Council Chambers at 100 NW 1st Avenue, Delray Beach, FL 33444 or view the meeting through the City's website at <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where it will be live-streamed for the public. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may comment in-person during the presentation of the item, or submit their comments in writing to the Development Services Department prior to the start of the meeting.

The files are available for review at the Development Services Department/Planning and Zoning Division or on the City's website at <https://www.delraybeachfl.gov/government/city-departments/development-services/projects>. If you would like to obtain additional information on this project, please contact Rachel Falcone, Planner, in the Development Services Department 561-243-7000 ext. 6052. Written comments may be submitted by e-mail to FalconeR@mydelraybeach.com or by regular mail at 100 NW 1st Avenue, Delray Beach, FL 33444.

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.

City of Delray Beach
Planning and Zoning Department
Date Mailed: July 26, 2021