



# City of Delray Beach

100 N.W. 1st Avenue  
Delray Beach, FL 33444

## Advisory Board Agenda Board of Adjustment

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Thursday, April 7, 2022

5:01 PM

City Commission Chambers or Watch on  
YouTube:

[https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/videos?view=2&live\\_view=501](https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/videos?view=2&live_view=501)

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### 1. Call to Order

### 2. Roll Call

### 3. Approval of Agenda

### 4. Public Comments on Agenda & Non-Agenda Agenda Items

### 5. Variances

- A. 2138 SW 12th Court (2022-116): Consideration of a variance request to allow a car to be parked in the front setback.

Address: 2138 SW 12th Court

PCN: 12-43-46-19-02-002-0130

Owner: Patrick Fitzgerald; fitzgearl@hotmail.com

Planner: Jennifer Buce; buce@mydelraybeach.com

**Attachments:**

[2138 12th Court BOA Report](#)

[2138 SW 12th Ct - survey](#)

[2138 SW 12th Ct- 2 proposed site plan](#)

[2138 SW 12th Ct- 1 - floor plan elevation](#)

[2138 SW 12th Ct - Variance Justification Statement-](#)

- B. 335 SE 7th Avenue: Consideration of a variance request to allow the boat lift in the raised position to extend more than 20 feet into the waterway from the property line or seawall or bulkhead, whichever is nearer to the waterway. The proposal is to remove a portion of the existing dock running parallel to the property and add a boat lift to the existing dock that extends twenty-nine feet into the waterway in the raised position.

Address: 335 SE 7th Avenue

PCN: 12-43-46-16-C7-000-0030

Agent: Christina Bilenki; cbilenki@dmbblaw.com

Planner: Jennifer Buce; buce@mydelraybeach.com

**Attachments:**     [335 SE 7th Avenue - BOA Report](#)  
[335 SE 7th Avenue Pictures](#)  
[335 SE 7th Avenue Hydrographic Survey MLW WITH PROPOSED LIFT](#)  
[335 SE 7th Avenue Hydrographic Survey MLW](#)  
[335 SE 7th Avenue Survey](#)  
[335 SE 7th Avenue Nestor Boat Lift Variance Narrative](#)  
[335 SE 7th Avenue Nestor Residence - 12-18-2021-Detail-1](#)  
[335 SE 7th Avenue Nestor Residence - 12-18-2021-Proposed](#)  
[335 S 7th Avenue Nestor Residence - 12-18-2021-Site Plan-](#)

- C.     1221 Laing Street, Variance (2022-072) A request to consider the encroachment of a pool into a street side setback area more than is allowable by code.

Address: 1221 Laing Street

PCN: 12-43-46-16-A8-004-0080

Authorized Agent: Gary P. Eliopoulos, GE Architecture, Inc.; gary@eliarch.com

Planner: Julian Gdaniec, Senior Planner; gdaniecj@mydelraybeach.com

**Attachments:**     [1221 Laing Street - Staff Report](#)  
[1221 Laing Street - Justification Statement](#)  
[1221 Laing Street - Survey](#)  
[1221 Laing Street - Site Plan](#)  
[1221 Laing Street - Pool Plan](#)  
[1221 Laing Street - Rendering](#)

- D.     219 Palm Trail (2022-115): Consideration of variance requests from Land Development Regulation (LDR) Section 7.9.7(C) and LDR Section 7.9.11(A), to allow a finger pier to extend 13 feet two inches beyond the 25 foot maximum distance permitted and to allow a boat lift to extend 15 feet beyond the 20 foot maximum distance permitted into the waterway.

Address: 219 Palm Trail

PCN: 12-43-46-16-09-000-0090

Agent: The Chappell Group, INC.: kathryn@thechappellgroup.com

Planner: Rachel Falcone: FalconeR@mydelraybeach.com

**Attachments:**     [219 Palm Trail - BOA Report](#)  
[219 Palm Trail - Justification Statements](#)  
[219 Palm Trail - Existing Conditions](#)  
[219 Palm Trail - Baseline Survey](#)  
[219 Palm Trail - Hydrographic Survey / Plans](#)  
[219 Palm Trail - Plan Set](#)

## 6. Other Business

- A. Comments by Staff

## B. Comments by Board

**7. Adjournment**

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the City Manager at (561) 243-7015 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.