



CITY OF DELRAY BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



1993 • 2001 • 2017

HISTORIC PRESERVATION BOARD STAFF REPORT

236 N. Dixie Boulevard

Meeting	File No.	Application Type
January 15, 2025	2024-236	Certificate of Appropriateness and Waiver

REQUEST

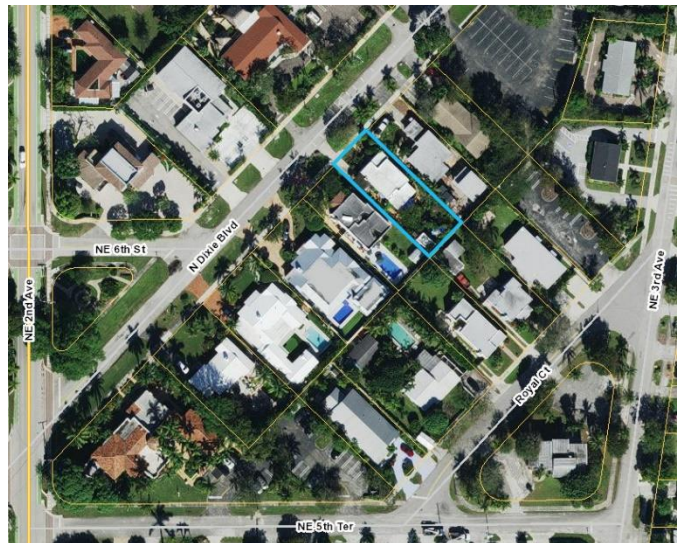
The item before the Board is consideration for a Certificate of Appropriateness and Waiver (2024-236) request for the construction of a two-story addition to the rear of an existing contributing one-story single-family residence on the property located at **236 N. Dixie Boulevard, Del Ida Park Historic District.**

GENERAL DATA

Owner: Anne M. Gannon
Agent: Kermit White, AIA
Location: 236 N. Dixie Boulevard
PCN: 12-43-46-09-29-010-0080
Property Size: 0.16 Acres
Zoning: RO (Residential Office)
LUM: TRN (Transitional)
Historic District: Del-Ida Park Historic District
Adjacent Zoning:

- RO (Residential Office) (North)
- RO (Residential Office) (East)
- RO (Residential Office) (South)
- RO (Residential Office) (West)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The 1925 Mission style structure contains approximately 1,700 square feet and is of wood-frame construction, clad with a textured stucco exterior. It is classified as a contributing structure within the Del-Ida Park Historic District and is currently zoned Residential Office (RO).

According to the 2020 Del-Ida Park Historic District Survey, “The Del-Ida Park Historic District is a 14-block suburban residential area just four blocks north of the heart of downtown Delray Beach. It consists of primarily single-family, one-story residences, and several duplex structures. The original 1923 Del-Ida Park plat was laid out in an interesting and unusual fashion, combining a rectangular grid with a series of diagonal streets. Most notable is Dixie Boulevard, which serves as the main concourse in the development, having been laid out 20 feet wider than the rest of the streets. The combination of rectangular and diagonal street design produces a series of unusual triangular blocks and lots with varying street frontage.”

<p>Project Planner: Katherina Paliwoda, Senior Planner, paliwodak@mydelraybeach.com Michelle Hewett, Planner, hewettm@mydelraybeach.com</p>	<p>Review Dates: January 15, 2025</p>	<p>Attachments:</p> <ol style="list-style-type: none"> 1. Plans, Survey, & Renderings 2. Photographs 3. Color & Materials 4. Justification Statements
--	---	--

At its meeting of December 21, 2005, the Historic Preservation Board approved a Certificate of Appropriateness (COA) & Variance request for a trellis & wrought iron fence in the front yard of the existing property. The freestanding trellis was proposed to be located on the western side of the residence, providing an area of shade for an automobile parked in the driveway. The approved variance allowed for a 5' setback from the west interior setback, however the project was not initiated, and the approval expired.

On February 19, 2014, the Historic Preservation Board approved a COA & Variance request for construction of a freestanding pergola to the west side of the historic structure to be used to provide a covered parking area within the driveway. The variance approved was for the pergola to be set approximately 2' from the west side interior property line. The pergola was constructed and exists today.

The request before the board is a Certificate of Appropriateness and Waiver (2024-236) for the construction of a 1,122 square foot two-story addition to the rear of the existing one-story single-family residence, minor ground level modifications to the residence removal of the existing rear enclosed patio, and hardscaping around the area of the proposed addition. The waiver request is to the Secondary and Subordinate Visual Compatibility Standard for the proposed two-story addition in the rear of the home.

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.12(A)(5), prior to approval, a finding must be made that any Certificate of Appropriateness is consistent with Historic Preservation purposes pursuant to Objective HPE 1.4 of the Historic Preservation Element of the Comprehensive Plan; the provisions of Section 4.5.1; the Delray Beach Historic Preservation Design Guidelines; and, the Secretary of the Interior's Standards for Rehabilitation.

ZONING USE AND REVIEW

Pursuant to LDR Section 4.4.17(F)(1) – **Residential Office (RO) Development Standards:**

The existing use is a single-family residence and will remain the same, which is a permitted use within the RO residential zoning district.

Pursuant to LDR Section 4.3.4(K) - **Development Standards:** properties located within the RO zoning district shall be developed according to the requirements noted in the chart below.

The proposal is in compliance with the applicable requirements; therefore, positive findings can be made.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
OPEN SPACE	25%	58%	56%
SETBACKS (MINIMUM)		24'7" (existing Structure)	
FRONT (EAST)	25'		No change
SIDE INTERIOR (NORTH)	7'6"	5'4"	7'6" (2 nd story addition)
SIDE INTERIOR (SOUTH)	7'6"	13'5"	No change
REAR (WEST)	10'	60'8"	52'2"
HEIGHT	35'(MAX)	15'10" (to parapet)	24' (to parapet)

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1E(2) – Major and Minor Development.

The subject application is considered "Major Development" as it involves "the alteration of an existing contributing structure within the RO zoning district."

Pursuant to LDR Section 4.5.1E(3) – Buildings, Structures, Appurtenances and Parking: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

Appurtenances: Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

Fences and Walls: The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

The site contains a 6' wooden fence that lines the sides and rear of the property. The proposal does not include any changes or modifications to existing appurtenances.

Parking: Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:

- a. Locate parking adjacent to the building or in the rear.
- b. Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.
- c. Utilize existing alleys to provide vehicular access to sites.
- d. Construct new curb cuts and streetside driveways only in areas where they are appropriate or existed historically.
- e. Use appropriate materials for driveways.
- f. Driveway type and design should convey the historic character of the district and the property.

There is an existing asphalt driveway in front of the property, taking access from Dixie Boulevard and where a singular car can park. There is a pergola on the west side of the structure, outside of the front setback, for an additional parking space. There are no modifications proposed to the existing parking configuration.

Pursuant to LDR Section 4.6.9(C)(2)(a) – Parking requirements for residential uses. Single family detached residences. Two spaces per dwelling unit. Tandem parking may be used in the Single Family (R-1) Residential Districts or Low Density Residential (RL) District. Required parking spaces shall not be located in the front setback or side street setback areas. For lots that are less than 60 feet wide and do not have alley access, one parking space may be located in either the front setback area or the side street setback area, provided that no more than 50 percent of the front and side street setback area may be improved for parking purposes.

The subject property includes a driveway that enters from N. Dixie Boulevard; thus one required parking space is currently located in the front setback area. As the lot is less than 60' wide, one parking space is allowed within the front setback. There is a pergola outside of the front setback, for the second required parking space, to the west of the structure. Therefore the existing parking meets the requirements of these LDRs.

SECRETARY OF THE INTERIORS STANDARDS

Pursuant to LDR Section 4.5.11(5) – Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9

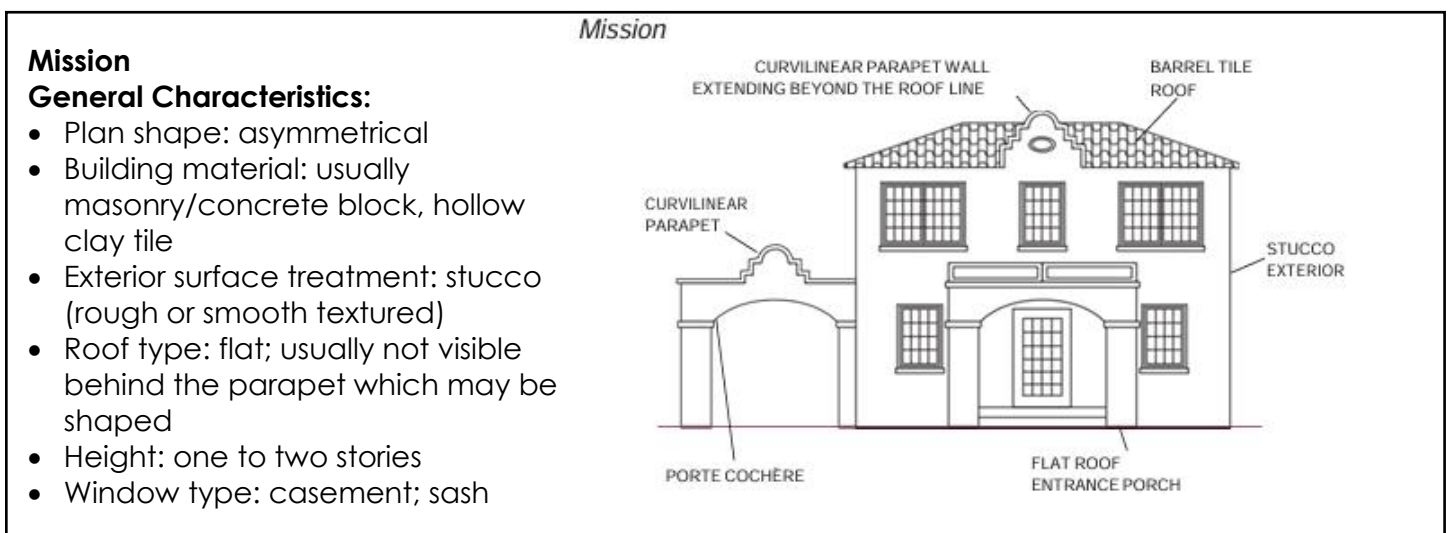
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards 1, 2, 3, 5, 9, and 10 are applicable to this request. The proposal includes the removal of the existing enclosed porch, paver walkway, and wooden pergola that covers a patio in the rear of the home for the construction of a new two-story addition to the rear of the existing one-story structure. The request also includes the installation of paver stones to the north side of the property around the new addition. Regarding **Standards 1 and 5**, while the proposal includes removal of a rear porch addition, no modifications to the original/existing residential use are proposed as a result of the addition. The proposed materials and finishes will be compatible with the existing structure. The subject property was designed in the Mission architectural style, which is commonly seen throughout the Del-Ida Park Historic District, as well as other Delray Beach historic districts. Mission style houses typically contain a stucco exterior, flat roof with a parapet, a concrete foundation, and are typically one to two stories. Window types are commonly casement or single-hung. The Mission style, compared to the similar Mediterranean Revival, typically lacks elaborate surface ornamentation.

According to the **Delray Beach Historic Preservation Guidelines (pg. 25)**, one of the defining characteristics of a Mission structure is that they are typically between one and two-stories in height. Below is an illustration from the Guidelines:



Standards 2, 3, 9, & 10 note the importance of maintaining a historic structure's character, ensuring that changes that create a false sense of historical development not be undertaken, and that new construction not destroy historic materials that characterize the property. The rear screened porch, which was a later addition yet is considered contributing, is proposed to be removed to accommodate the new two-story addition. There are no other modifications proposed to the front and side interior facing portions of the structure. The proposal involves the use of the same materials as the existing structure including a textured stucco exterior and aluminum impact windows, with a similar parapet appearance as the main structure. There are no concerns with its architectural compatibility. There is concern regarding the proposed two-story addition as the existing structure was originally constructed as a one-story structure; thus, the proposal may contribute to creating a false sense of history for the original structure. It is important to note that while the existing structure does not currently contain a second story, it is not uncommon for this particular architectural style to be two-stories in height. With regard to the Secondary and Subordinate LDR Visual Compatibility Standard, the two-story addition is proposed to the rear of the existing structure and not on-top of the existing structure, which can be considered an appropriate design in that the addition could be removed in the future. While it will likely be visible from the public right-of-way, the addition is low in scale and set back on the property. This configuration can thus be considered an appropriate design and location and is not anticipated to have a negative effect upon the historic integrity of the home. The board will need to determine that the proposal meets the intent of the Secretary of the Interior's Standards.

Pursuant to LDR Section 4.5.11(7) – Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.11(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- a. Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.11(2)(a), shall also be determined through application of the Building Height Plane.
- b. Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.

- e. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- g. **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- i. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
 - b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- k. **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
 - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 - 3. Characteristic features of the original building shall not be destroyed or obscured.
 - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
 - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

With regard to **Height and Scale**, the proposal is for construction of a new two-story addition to the rear of the existing one-story contributing residence. Relative to the height of adjacent properties, other properties exist along Dixie Boulevard that are two-story or with rear two-story additions. The proposed addition is located in the rear of the main structure, which is anticipated to have less of an impact upon the front façade and overall massing. Furthermore, the addition is comparable in square footage to the existing structure, where the existing structure is 1,561 square feet and the proposed addition is 1,122 square feet. While square footage wise the sizes are similar, the building footprint of the addition is half at 561 square feet due to it being two stories. Regarding the **Front Façade**, the subject request does not include any modifications to the existing structures front façade, as the addition is to the rear. The second story addition is anticipated to be visible from the public right-of-way, although not substantially due to it being situated behind the main structure and not on-top of the existing structure. The board will need to make a determination as to whether or not the modification is appropriate for the contributing Mission style residence.

All new **Windows** are to be single hung, with aluminum white frames and dimensional muntins. The window and door schedule notes that window glass will be clear, with no tint, no low-e, and non-reflective. The only windows and doors proposed for modification are those associated with the new addition. The **Rhythm of solids to voids** is slightly altered along the sides and rear of the structure, however, there are no proposed modifications to the existing structures design configuration, and the addition does not appear to impact the rhythm of openings. Consideration could be given, however, to an opening being provided, such as a window, to the solid blank wall of the proposed second story facing the Dixie Boulevard.

Regarding the visual compatibility standard of **Relationship of Materials, Texture, and Color**, the exterior finish of the proposed two-story addition will be a textured stucco painted a pastel blue color to match existing. The proposed white window frames will also match those that exist. There is a black metal railing proposed on the addition, facing the rear of the property, the black will stand out on the lighter colors on the structure. There are no proposed modifications to the materials/colors on the existing structure, and the materials on the addition can be considered appropriate to the structure, it's architectural style, and the Del-Ida Park Historic District. The use of authentic materials guarantees the longevity and authenticity of the district, ensuring there will be future resources that will contribute to the architectural and historical context of the historic district.

While, the second story addition is anticipated to be visible from the public right-of-way, its appearance can be considered compatible with the design of the existing Mission style structure and is proposed to be located on the least visible elevation. Its proposed height also reduces its visibility from the public right-of-way. Regarding **Architectural Style**, the existing structure is a Mission style, to which the proposed design of the addition can be considered visually compatible. As previously noted, there are concerns regarding the addition of a two-story, as the existing structure is a one-story residence and has existed as such. However, it is not uncommon for this particular architectural style to be constructed as a two-story and can be found within Delray Beach historic districts. The **Addition** itself is proposed on the rear of the structure, which is the least public side of the structure, but cannot be considered secondary and subordinate due to it being two-stories and visible from the public right-of-way. Thus, a waiver request was submitted for relief from this code requirement.

WAIVER ANALYSIS

Pursuant to LDR Section 4.5.1(E) – Development Standards. Relief from Subsections (1) through (9) may be granted by seeking a waiver approvable by the Historic Preservation Board, unless otherwise stated.

Pursuant to LDR Section 4.5.1(E)(7)(m)(6), Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

A waiver to allow for relief to the secondary and subordinate Visual Compatibility Standard for the proposed two-story addition.

The property owner has submitted justification statements for the waiver request (attached).

Pursuant to LDR Section 2.4.11(B)(5) – Findings: The following findings must be made prior to approval of a waiver:

(a) Shall not adversely affect the neighboring area:

The existing structure is a one-story Mission style, single-family residence. The proposal is not anticipated to have an adverse effect upon the neighboring area. As the historic streetscape of this particular street primarily contains one-story residences, some two-story structures exist as well as two-story rear additions. Overall, the Del-Ida Park Historic District, includes one and two-story residences, and the Visual Compatibility standards are designed to protect the historic integrity of structures and historic districts.

(b) Shall not significantly diminish the provision of public facilities;

The proposal is required to meet the standards for drainage, which will be reviewed at the time of building permit. The request is for a private residence and is not anticipated to significantly diminish the provision of public facilities.

(c) Shall not create an unsafe situation; and,

The request is not anticipated to create an unsafe situation.

(d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

The minimum lot size within the RO zoning district is 80' x 100'. According to the survey, the lot size of the subject property is 50' x 140'. The existing historic structure is 1,551 square feet and takes up approximately 22% of the subject property. The site constraints which exist are that the home is situated on the lot with no room for meaningful expansion to the sides and expansion to the front façade is generally discouraged per the LDRs and the Secretary of the Interior's Standards for Rehabilitation. Room to expand the structure exists in the rear of the property, hence the location for the proposed addition. Architecturally, a second story addition is expected to allow the original building footprint to remain maintain a similar scale to its existing size. Further, the addition is proposed to the rear of the structure and not on-top of the one-story building. This is a best practice in that the addition is not expected to affect the historic integrity of the original Mission style residence.

Development pressure exists within the City of Delray Beach as requests for new building additions have increased. Such allows for larger homes, more bedrooms, bathrooms, larger kitchens, closets, etc. While very common, the method of the expansion must comply with the pertinent regulations and guidelines that contain massing controls and compatibility with the existing structure and district. It is noted that each request is considered by the board on a case-by-case basis. While a two-story addition is not typically considered an appropriate modification, the placement of this particular two-story addition is in the most compatible location, as it is to the rear of the property. It is also noted that the design and placement of the addition incorporates a shorter roofline and allows for the basic form of the one-story structure to remain intact should the addition ever be removed in the future; reducing concerns relating to the Secondary and Subordinate Visual Compatibility Standard.

This request is not anticipated to result in the granting of a special privilege based upon the design of the proposal, the Mission architectural style of the contributing structure, and the placement of the addition to the rear of the existing structure rather than on-top of it.

The property owner has submitted justification statements for the request and it is attached.

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

HPE Policy 1.4.1

Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.

The development proposal involves the construction of a two-story addition to the rear of a one-story single-family residence. The board will need to make a determination that the request can be found to be consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the Secretary of the Interior's Standards and the Delray Beach Historic Preservation Design Guidelines.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness and Waiver (2024-236), for the property located at **236 N. Dixie Boulevard, Del-Ida Park Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness and Waiver (2024-236), for the property located at **236 N. Dixie Boulevard, Del-Ida Park Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:
- D. Deny Certificate of Appropriateness and Waiver (2024-236), for the property located at **236 N. Dixie Boulevard, Del-Ida Park Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

<input checked="" type="checkbox"/> Courtesy Notices were provided to the following, at least 5 working days prior to the meeting: Del-Ida Historic Neighborhood Association	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on 1/8/25, 5 working days prior to meeting.
---	--