



# City of Delray Beach

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

## Advisory Board Agenda Board of Adjustment

---

Thursday, September 5, 2024

5:01 PM

City Commission Chambers or Watch on  
YouTube:

<https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/streams>

---

### Regular Meeting - CANCELED

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. ELECTION OF OFFICERS

A. Chairperson

B. Vice-Chairperson

C. 2nd Vice-Chairperson

#### 4. APPROVAL OF AGENDA

#### 5. MINUTES

None.

#### 6. SWEARING IN OF THE PUBLIC

#### 7. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

#### 8. PUBLIC HEARING ITEMS

**The following item has been postponed at the request of the applicant. Updated Public Notices will be mailed with the new meeting date once available.**

- A 230 NE 7th Avenue (2024-061):** Consideration of two variance requests from Land Development Regulations (LDR) Section 4.3.4(K), Development Standards Matrix - Residential Zoning Districts, to reduce both the north and south side-interior setbacks to nine feet, one inch, whereas a minimum of 15 feet is required, whereas a minimum of 15 feet is required, associated with the redevelopment of the property to accommodate a two-story duplex.

**Address:** 230 NE 7th Avenue

**PCN:** 12-43-46-16-01-114-0142

**Property Owner:** Step Brothers, LLC

**Authorized Agent:** Christina Bilenki, Miskel Backman, LLP;  
cbilenki@miskelbackman.com

**Planner:** Rolland Bogacz, Planner; bogaczr@mydelraybeach.com

**Attachments:**      [230 NE 7th Avenue: Staff Report](#)  
                              [230 NE 7th Avenue: Applicant Request Letter](#)  
                              [230 NE 7th Avenue: Survey](#)  
                              [230 NE 7th Avenue: Photo](#)

## 9. REPORTS AND COMMENTS

- A. City Staff
- B. Board Attorney
- C. Board Members

## 10. ADJOURN

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 Human Resources Department at (561) 243-7125 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 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.