



# City of Delray Beach

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

## Advisory Board Agenda Board of Adjustment

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Thursday, May 7, 2026

5:01 PM

City Commission Chambers or Watch on

YouTube:

<https://www.youtube.com/@cityofdelraybeachfl/streams>

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### Regular Meeting

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF AGENDA

#### 4. MINUTES

##### A. April 16, 2026

Attachments: [Minutes \(DRAFT\)](#)

#### 5. SWEARING IN OF THE PUBLIC

#### 6. COMMENTS FROM THE PUBLIC

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

#### 7. PUBLIC HEARING ITEMS

- A. 237 SW 27th Terrace (PZ-000550-2026): Consideration of a variance request from Land Development Regulation (LDR) Section 4.3.4(K), Development Standards Matrix - Residential zoning districts, to reduce the rear (east) setback to 17.6 feet, whereas a minimum of 25 feet is required, associated with the construction of a one-story addition.

Address: 237 SW 27th Terrace

PCN: 12-43-46-18-26-002-0122

Applicant/ Owner: Adi Louden and Benjamin Timothy Louden

Agent: Adi Louden and Benjamin Timothy Louden

Planner: Jennifer Buce

**Attachments:**      [237 SW 27th Terrace - BOA Report](#)  
[237 SW 27th Terrace - Plans](#)  
[237 SW 27th Terrace - Justification Statement](#)  
[237 SW 27th Terrace - Photos](#)  
[237 SW 27th Terrace - support letters](#)

## 8. REPORTS AND COMMENTS

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

## 9. 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.