

**MINUTES
BOARD OF ADJUSTMENT
CITY OF DELRAY BEACH**

MEETING DATE: April 4, 2024

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by William Bennett, Assistant City Attorney, at 5:01 p.m.

2. ROLL CALL

A quorum was present.

Members present: (Right to left) Aura Ramirez, Brenda Cullinan, Chair Aleksandra Hayes, Tiana Morales, John DeLacio, and Jesse Schloesser.

Members absent: Richard Kasser

Staff Present: William Bennett, Assistant City Attorney; Amy Alvarez, Assistant Development Services Director; Alexia Howald, Senior Planner; Jennifer Buce, Planner; and, Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to Approve Agenda 6-0

4. MINUTES

None.

5. SWEARING IN OF THE PUBLIC

Aleksandra Hayes read the quasi-judicial rules for the City of Delray Beach and Ms. Miller swore in all who wished to give testimony.

6. COMMENTS FROM THE PUBLIC

None.

7. Public Hearing Items

A. **690 Eagle Circle (2024-047)**: Consideration of two variance requests from Land Development Regulations (LDR) Section 4.3.4(K), Development Standards Matrix - Residential Zoning Districts, to reduce the front (north) setback to 23 feet, whereas a minimum of 30 feet is required; and, to reduce the required side street setback (Eagle Drive) to 11 feet, 3 inches, whereas a minimum of 15 feet is required, associated with an addition to the existing single-family residence.

Address: 690 Eagle Circle

PCN: 12-43-46-29-04-000-6270

Property Owner: Elena Gospodinova & Scott Lachapelle

Authorized Agent: Scott Lachapelle; Scott8lachapelle@gmail.com

Planner: Alexia Howald, Senior Planner; HowaldA@mydelraybeach.com

Exparte Communication

None.

Applicant Presentation

Elena Gospodinova

Staff Presentation

Alexia Howald, Senior Planner; HowaldA@mydelraybeach.com

Public Comments

None.

Rebuttal/Cross Examination

None

Board Comments

Aura Ramirez – asked how much the front setback has increased since the last meeting.

Alexia Howald responded with that it was 22 feet and now the setback is 23'. The applicant has 'pushed' the structure back by one foot.

Aleks Hayes-So the side setback is One foot three inches, yes? To which the applicant replied yes, we are reducing the side (setbacks) as well.

Brenda Cullinan- if this is approved, you will no longer have a problem, now that you have gotten all the measurements adjusted from the last meeting? Applicant – yes and yes.

Aura Ramirez- my other question is to Aleks. What do you think about the new size of the garage?

Aleks Hayes – It was a 'good' size but now it is reduced to the standard size. I have no further questions. Anyone else?

Jesse Schloesser – This question is for staff. Is the 19' right-of-way standard or is that number neighborhood specific?

Alexia Howald – The overall ROW width is 60'. The 19' is the soil on the edge of the street.

John DeLacio – None

Tiana Morales – None

MOTION to move **approval** of the Variance request for 690 Eagle Circle (2024-047-VAR-BOA) from LDR Section 4.3.4(K), Development Standards Matrix – Residential Zoning Districts to reduce the side-street (west) setback to 11 feet, 3 inches, whereas a minimum of 15 feet is required, associated with an addition to the existing single-family residence, by finding that the request is consistent with the findings set forth in LDR Section 2.4.11(A)(5)(a-f), was made by Jesse Schloesser and seconded by Brenda Cullinan.

MOTION CARRIED 6-0

Pursuant to LDR Section 2.1.7(F), All decisions the Board of Adjustment **APPROVES_X** the variance solely for the purposes as presented at the meeting. The Board of Adjustment adopts this Order this 4th day of April 2024.

MOTION Move **approval** of the Variance request for 690 Eagle Circle (2024-047-VAR-BOA) from LDR Section 4.3.4(K), Development Standards Matrix – Residential Zoning Districts, to reduce the existing front (north) setback to 23 feet, whereas a minimum of 30 feet is required, associated with an addition to the existing single-family residence, by finding that the request is consistent with the findings set forth in LDR Section 2.4.11(A)(5)(a-f), was made by John DeLacio and seconded by Aura Ramirez.

MOTION CARRIED 6-0

Pursuant to LDR Section 2.1.7(F), All decisions the Board of Adjustment

APPROVES X the variance solely for the purposes as presented at the meeting.

The Board of Adjustment adopts this Order this 4th day of April 2024.

8. Reports and Comment

A. City Staff

The next meetings are scheduled for May 2, 2024, and June 6, 2024. Members will be notified a week prior if a meeting is to be canceled.

B. Board Attorney

None.

C. Board Members

None.

9. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:03PM.

The undersigned is the Secretary of the Board of Adjustment and the information provided herein is the Minutes of the meeting of said body for **April 4, 2024**, which were formally adopted and APPROVED by the Board on January 16 2025.

ATTEST:



CHAIR



BOARD SECRETARY

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Board of Adjustment. They will become official minutes only after review and approval, which may involve some amendments, additions or deletions.