



City of Delray Beach

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

Advisory Board Agenda Board of Adjustment

Thursday, February 1, 2024

5:01 PM

City Commission Chambers

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

None

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. 325 Sandpiper Lane (2024-053):** Consideration of two variance requests from Land Development Regulations (LDR) Section 4.3.4(K), Development Standards Matrix - Residential Zoning Districts, to reduce the existing front (west) setback from 30 feet to seven feet, six inches, whereas a minimum of 35 feet is required, and to reduce the side street (north) setback to 10 feet, whereas a minimum of 17 feet is required, associated with an addition to the existing single-family residence.

Address: 325 Sandpiper Lane

PCN: 12-43-46-16-22-003-0090

Property Owner: Hillary T. Matchett

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

Planner: Alexis Rosenberg, Senior Planner; RosenbergA@mydelraybeach.com

Attachments: [325 Sandpiper Lane - Staff Report](#)

[325 Sandpiper Lane - Applicant Justification Statement](#)

[325 Sandpiper Lane - Property Survey](#)

[325 Sandpiper Lane - Proposed Site Plan](#)

[325 Sandpiper Lane - Existing Site Plan](#)

8. REPORTS AND COMMENTS

- A. City 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 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.