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City of Delray Beach
Development Services Dept.
Planning & Zoning Div.

CITY OF DELRAY BEACH



100 N.W. 1st AVENUE • DELRAY BEACH, FLORIDA 33444 • 561/243-7000

INSTRUCTIONS FOR BOARD OF ADJUSTMENT REQUEST

1. Legal survey of the property (not more than 2 years old)
2. Plot plan of proposed changes. All drawings shall be made to scale and are subject to the approval of the Chief Building Official or his designated staff. Please provide 10 copies each of all plans, pictures, survey, letters, etc. (10 individual packets)
3. Letter of justification addressed to the Board of Adjustment, which should include information pertaining to a hardship concerning the property.
4. The application fee is \$1,500. Check should be made payable to the City of Delray Beach.
5. Provide a list of property owners within a 500' radius of the subject taken from the latest official County tax roll. In addition, a tax map showing all property lying within 500' of the subject property must be provided. **NOTE:** The applicant shall provide standard white (number 10) pre-addressed envelopes with the required postage for mailed notices. The mailing labels must be typed and shall state the property owner's name, mailing address and property control number (PCN#). Please note:

The list of property owners, tax map and mailing labels must be obtained at: Palm Beach County Mapping Dept, 14925 Cumberland Drive, Delray Beach, FL 33446 Ph: 561-276-1250 (located @ corner of W. Atlantic Ave and Cumberland Drive) www.pbcgov.org/PAPA.
(Forms/Request for Data Run/Data Request Form/Property Appraiser Records Cost/)

6. The Board of Adjustment usually meets on the 1st and 3rd Thursdays of the month when necessary at 5:30pm in the Commission Chambers at City Hall. *(Dates may vary depending on the Board's availability)*
7. *Applications must be received at least 30 days prior to the meeting date since our code requires all public notices be mailed 10 days prior to the hearing.*
8. Contact: Planning, Zoning and Building. Please call 561-243-7040 if you have any questions regarding the attached application or procedure.

**BOARD OF ADJUSTMENT
CITY OF DELRAY BEACH, FLORIDA**

PETITION # _____

The submittal of an application package will require an application submittal appointment. The appointment is required to ensure that all required materials, exhibits, and information is included and provided. Prior to the submittal of the application package please call the Planning, Zoning and Building Department at 561-243-7040 for an appointment. All application packages will only be accepted for processing when deemed complete at the time of submittal. If the submittal is deemed incomplete, the application will not be accepted until all components, including any fees, are provided together in one submittal.

The undersigned petitions the Board of Adjustment of the City of Delray Beach, Florida to consider the granting of a variance for the parcel(s) of land described in this application.

NAME OF APPLICANT: WILBERT THOMAS, JR Phone: (954) 627-2639

ADDRESS OF APPLICANT: 2310 DORSON WAY Fax: (____) _____
DELRAY BEACH, FL 33445

PROPERTY INTEREST OF APPLICANT: 2310 DORSON WAY DELRAY BEACH, FL 33445

NAME AND ADDRESS OF PROPERTY OWNER: WILBERT AND GLORIA THOMAS
2310 DORSON WAY DELRAY BEACH, FL 33445

SUBJECT PROPERTY:

ADDRESS: 2310 DORSON WAY DELRAY BEACH, FL 33445

LEGAL DESCRIPTION: DELRAY SHORES LTH (LESS S 1.25 FT L-32 CHL R/W) BLK 6

FOLIO # 12-43-46-07-01-006-0140

PRESENT ZONING: R-1-AB (12-DELRAY BEACH) LOT SIZE/AREA: 80 FT WIDE 134 FT LONG

PRESENT USE OF PROPERTY: OFF STREET PARKING

PROPOSED USE OF PROPERTY: OFF STREET PARKING

DESCRIPTION OF VARIANCE(S): (LIST THE LAND DEVELOPMENT OR CODE OF ORDINANCE SECTION YOU WOULD LIKE THE VARIANCE FROM AND WHAT IS PROPOSED - PLEASE CONTACT THE PLANNING, ZONING AND BUILDING DEPARTMENT IF YOU HAVE ANY QUESTIONS:

Sec H.6.9 (C)(2)(A)

LIST THE NAME(S), ADDRESS(ES) AND PHONE NUMBER(S) OF ANY CONSULTANT(S), IF ANY (i.e. - ARCHITECT, ENGINEER, ATTORNEY, ETC.) WHO MAY SPEAK ON YOUR BEHALF AT THE BOARD MEETING:

PLEASE COMPLETE THIS PORTION OF THE APPLICATION CAREFULLY. EACH REQUEST FOR A VARIANCE MUST STAND ON ITS OWN MERITS WITHOUT REGARD TO ANY OTHER PROPERTY.

The following questions pertain to the criteria upon which the Board of Adjustment will consider this application.

1. Describe which special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

The property has an extra wide driveway, that can hold 2 or more vehicles, more than adequate for the vehicles owned by the residents.

2. Describe which literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties subject to the same zoning:

The regulations is asking me to add to existing parking which already exist to code.

3. Explain how special conditions and circumstances have not resulted from actions of the applicant:

The house as it was built complied to the existing codes, and the parking area has not been altered.

4. Explain how granting the variance will not confer onto the applicant any special privilege that is denied to other lands, structures, and buildings under the same zoning. Neither the permitted, nor nonconforming use, of neighborhood lands, structures, or buildings under the same zoning shall be considered grounds for the issuance of a variance.

In surveying the community, I see no difference in the amount of cars parked in my driveway as others in the community.

5. Describe how the reasons set forth in the variance petition justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure:

The conditions stated in the code, and what is asked in the variance, already exist on the property

6. Explain how the granting of the variance will be in harmony with the general purpose and intent of existing regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare:

The existing parking does not obstruct the walkway or roadway in front of our property

7. Please add any other comments which may assist the Board of Adjustment in reviewing this request:

To comply with the existing code conditions would force me to alter the uniqueness of the properties landscape, as well as imposing a great financial burden.

Please attach 10 copies of property survey, site plan, or other documents with this application and \$1,500.

This is to certify that I am the owner of the subject land(s) described above in the petition for variance. (Complete only if applicable) I have also authorized _____ to make and file this application for variance. If my appeal is denied, I understand that I may appeal, within 30 days, to the Circuit Court of Palm Beach County.

Wilbert Thomas, Jr.
Signature of Petitioner
Print Name: Wilbert Thomas, Jr.

Wilbert Thomas, Jr.
Signature of Property Owner
Print Name: Wilbert Thomas, Jr.

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15th day of March, 2019, by Wilbert Thomas Jr (name of person acknowledging).

[Signature]
Signature of Notary Public - State of Florida

Personally Known _____ OR Produced Identification ✓

Type of Identification Produced: FL DL

