



# AGENDA

## ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

**March 7, 2012**

**ORMOND BEACH CITY COMMISSION CHAMBERS**

**7:00 P.M.**

**I. ROLL CALL**

**II. APPROVAL OF THE MINUTES**

A. January 4, 2012

**III. NEW BUSINESS**

**A. Case No. 12V-058: 26 Chippingwood Lane, rear yard setback variance.**

This is a request for a rear yard variance submitted by Alberta Gura, property owner of 26 Chippingwood Lane. The property at 26 Chippingwood Lane is zoned as R-5 (Multi-Family Medium Density) and Chapter 2, Article II of the Land Development Code, Section 2-18.B.9.b., requires a rear yard setback of a 25' from the property line to the principal structure. The property owner is requesting a 9.56' variance to construct a screen room porch over an existing concrete slab at a setback of 15.44'.

**B. Case No. 12V-064: 325 South Atlantic Avenue, side and front yard setback variances.**

This is a request for side and front yard setback variances submitted by James S. Morris, Esq. (applicant), representing Jeffrey Martin, property owner of 325 South Atlantic Avenue. The property at 325 South Atlantic Avenue is zoned as R-2 (Single Family Low Density). The applicant requests two variances related to the demolition of the existing structures on-site and the construction of a new single-family house and garage/living area building.

The first variance is a side yard variance related to the construction of a new single-family house. Chapter 2, Article II of the Land Development Code, Section 2-13.B.9.c., requires a minimum side yard setback of 8' totaling 20' for both side yards. The applicant seeks to allow a side yard setback of 7' on the north and south property lines for a total combined side yard setback of 14'. The resulting side yard variance would be 1' for one side yard and 5' for the other side yard and a combined total side yard variance of 6'. The second variance is a front yard variance related to the garage/living area building. Chapter 2, Article II of the Land Development Code, Section 2-13.B.9.a., requires a 30' front yard setback. The applicant seeks to allow a 15' front yard setback, requiring a front yard variance of 15'.

**IV. OTHER BUSINESS**

**V. ADJOURNMENT**