



# AGENDA

## ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

June 27, 2012

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

- I. ROLL CALL
- II. APPROVAL OF THE MINUTES
  - A. May 2, 2012
- III. NEW BUSINESS
  - A. **Case No. 12V-096: 121 East Granada Boulevard, Dr. Batniji Medical Office.**

This is a request from Steven R. Buswell, P.E., R.L.A., Parker Mychenberg & Associates, Inc. (applicant) on behalf of the property owner, Dr. Akram Batniji for the redevelopment of the property for a medical use at 121 East Granada Boulevard. The project proposes building additions to the rear and side of the existing building and would increase the existing building square footage from 5,211 square feet to 7,527 square feet. The property at 121 East Granada Boulevard is zoned B-4 (Central Business). The requested variances are as follows:

**Variance 1 - rear yard setback:** Section 2-25.B.9.b of the Land Development Code requires a 30' rear yard setback if a property abuts a residential zoning district. The applicant is requesting a 22.75' rear yard setback to the abutting Oceanside golf course, requiring a rear yard variance of 7.25'.

**Variance 2 – side interior yard setback:** Section 2-25.B.9.c of the Land Development Code requires a 10' side yard setback. The applicant is requesting to maintain the existing building setback of 6.2' along the western property line, requiring a rear yard variance of 3.8'.

**Variance 3 – side interior yard landscape buffer:** Section 3-06.D. of the Land Development Code requires a landscape buffer of 6' for the western property boundary. The applicant is requesting that the landscape buffer be reduced from 6' to 0' abutting the building only along the western property line, requiring a 6' landscape variance. The requested variance area is 210' from the Granada Boulevard right-of-way.

- IV. OTHER BUSINESS
- V. ADJOURNMENT