
MINUTES
BOARD OF ADJUSTMENT

February 6, 2012

7:00 p.m.

Commission Chambers
22 South Beach Street
Ormond Beach, Florida

I. ROLL CALL

Members Present

Tony Perricelli
Dennis McNamara
Jean Jenner
Norman Lane
Ryck Hundredmark

Staff Present

Steven Spraker, AICP, Senior Planner
Ann-Margret Emery, Deputy City Attorney
Meggan Znorowski, Minutes Technician

II. ADMINISTRATIVE ITEMS

A. Election of Chairperson and Vice-Chair

Mr. Jenner nominated Mr. McNamara for Chairperson. Mr. Hundredmark seconded the nomination. Vote was called, and the nomination was unanimously approved.

Mr. Lane nominated Mr. Perricelli for Vice-Chair. Mr. Hundredmark seconded the nomination. Vote was called, and the nomination was unanimously approved.

B. Approval of the 2013 Rules of Procedures

Mr. Jenner moved to approve the 2013 Rules of Procedure. Mr. Lane seconded the motion. Vote was called, and the motion was unanimously approved.

C. Acceptance of 2013 BOAA Calendar

Mr. Hundredmark moved to approve the 2013 BOAA Calendar. Mr. Jenner seconded the motion. Vote was called, and the motion was unanimously approved.

III. APPROVAL OF THE MINUTES

A. December 5, 2012 Minutes

Mr. Lane moved to approve the December 5, 2012 Minutes as submitted. Mr. Perricelli seconded the motion. Vote was called, and the motion was unanimously approved.

IV. NEW BUSINESS

A. Case No. 13V-037: 1387 West Granada Boulevard, side yard and parking variances

Mr. Steven Spraker, Senior Planner, Planning Department, City of Ormond Beach, stated this is an application for two variances at 1387 West Granada Boulevard. Mr. Spraker explained the orientation, location, and configuration of the property. Mr. Spraker continued that the property has been on the market since 2000 and is an existing single family residence. The applicant is proposing to demolish the existing structure and rebuild a structure that meets the Land Development Code and all improvements a commercial site would need. Mr. Spraker explained that the site is challenging due to the small lot size in terms of the width and depth. Mr. Spraker stated the first request is to the side yard setback next to the Vinyard which is required to be 20', the requested setback is 10' for a variance of 10'. Mr. Spraker explained the zoning district applied to this property envisions large parcels and not on a 110' by 133' wide lot. Mr. Spraker stated the second request is to waive 1 parking space; there are 9 shown in the site plan while the requirement of the Land Development Code is 10. Mr. Spraker explained the applicant is doing a good job of meeting the Green Belt buffer. Ms. Spraker continued that the project was required to have a community meeting, and only two people attended and neither raised any objection. Staff is recommending approval of both variances.

Peter Salting, 44 Coquina Ridge Way, the contractor for the applicant stated they have attempted many configurations for this property and it was extremely difficult due to the size of the property.

Mr. Perricelli asked what the use was going to be for the office.

Mr. Salting responded it will be an office building, and at the present time a State Farm Insurance office.

There was discussion about the parking arrangements and whether the additional parking place could be accommodated.

There was discussion about the septic system and whether it would be a mound system or a flow system.

Mr. Spraker explained that another space cannot be physically fit on the site with the site restraints, and the issues regarding the septic system will be worked through as the project proceeds through the site plan review.

Mr. McNamara asked if there is currently a wall on the site.

Mr. Salting responded no, the 6' high block wall will have to be constructed to separate the residential from commercial.

Mr. Perricelli moved to approve the variance as submitted. Mr. Hundredmark seconded the motion. Vote was called, and the motion unanimously approved.

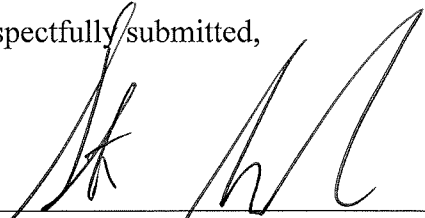
IV. OTHER BUSINESS

None.

V. ADJOURNMENT

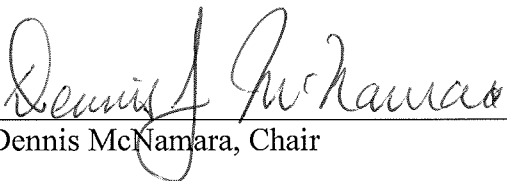
As there was no other business, the meeting was adjourned at 7:19 p.m.

Respectfully submitted,



Steven Spraker, AICP, Senior Planner

ATTEST:



Dennis McNamara, Chair

Minutes prepared by Meggan Znorowski.

Pursuant to section 286-0105, Florida Statutes, if any person decides to appeal any decision made by the board of adjustment with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

All persons appealing to the board of adjustment must be present, or represented at the public hearing scheduled for the consideration of his request. Failure to be present or to be represented, results in the automatic refusal by this board to grant permission for any variance. In order to allow the meeting to proceed in an orderly fashion, the board, by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for city staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the board.

Persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance and who wish to attend city commission meetings or any other board of committee meeting may contact the city clerk in writing, or may call 677-0311 for information regarding available aids and services.
