



# AGENDA

## ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

July 10, 2013

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

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I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. March 6, 2013

III. NEW BUSINESS

A. **Case No. 13V-077: 711 South Atlantic Avenue, front yard variance.**

This is a request for a front yard variance submitted by Embassy Investment VII – Coral Beach LLC to install a porte cochere at the Coral Beach Motel located at 711 South Atlantic Avenue. The subject property at 711 South Atlantic Avenue is zoned B-6 (Oceanfront Tourist Commercial). Pursuant to Chapter 2, Article II of the Land Development Code, Section 2-27.B.9.a., the required front yard setback in the B-6 zoning district is 30' from the property line. The applicant is requesting one variance to install a porte cochere at a setback of 10', requiring a 20' variance. The variance application is for the porte cochere structure only and no other construction is proposed.

B. **Case No. 13V-072: 141 Cardinal Drive, lot width and side yard variances.**

This is a request for two variances submitted by Tony Ortona and Emmanuel Leo, property owners at 141 Cardinal Drive to allow a conversion to a duplex unit where a single-family residential unit currently exists. The subject property is located at 141 Cardinal Drive is zoned R-4 (Single-Family Medium Residential). The conversion of the single-family structure to a duplex would require two variances as follows:

1. **Lot frontage.** Section 2-17.B.7 (duplex) of the Land Development Code requires a 100' of lot frontage for a duplex use and the subject property has a lot frontage of 91'. The applicant is requesting a 9' variance to the lot width requirement to allow a duplex use with 91' of lot frontage.
2. **Side yard setbacks.** Section 2-17.B.9.c (duplex) of the Land Development Code requires side yard setbacks of 20' for each side yard. As part of the duplex conversion, the applicant is requesting a 10.02' variance on one side yard, resulting in a 9.98' setback and a 2.02' variance on the other side yard, resulting in a 17.98' setback.

IV. OTHER BUSINESS

V. ADJOURNMENT