



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

December 4, 2013

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. November 6, 2013

III. NEW BUSINESS

A. **Case No. 14-13: 51 Ocean Shore Boulevard, side yard and height variances.**

This is a request for side yard setback and height variances submitted by Dorian Burt (applicant), authorized agent of the property owners, William and Jan Jones of 51 Ocean Shore Boulevard. The property at 51 Ocean Shore Boulevard is zoned as R-2 (Single Family Low Density). The applicant requests two variances related to the construction of a new single-family house as follows:

Variance #1: Side yard setback. Section 2-13(B)(9)(c) of the Ormond Beach Land Development Code requires a minimum side yard setback of 8' on one side yard with a total of 20' between both side yards. The applicant is seeking to allow a 5' side yard setback, a 7' variance to the required 12', on the south property line and an 8' side yard setback on the north property line. The combined side yard setback is proposed at 13', a 7' variance to the required 20' combined side yard setback.

Variance #2: Building height. Section 2-13(B)(2) of the Ormond Beach Land Development Code regulates the maximum building height to 30' for all structures. The applicant is seeking a building height of 35.2', a 5.2' variance to the maximum building height of 30' for a flat roof new single family house.

B. **Case No. 14-17: 31 Amsden Road, fence height variance.**

This is a request from Dr. William T. Labonte (applicant), property owner, of 31 Amsden Road to construct a 6' high solid vinyl (PVC) fence in the front yard. Section 2-50(n)(3) of the Ormond Beach Land Development Code requires that solid fences, including PVC, be no more than 3' in height in the front yard. The applicant is seeking a fence height variance of 3' to allow a 6' PVC fence totaling approximately 495 linear feet in the front yard of the property at 31 Amsden Road.

IV. OTHER BUSINESS

V. ADJOURNMENT