



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

April 2, 2014

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

- I. ROLL CALL
- II. ADMINISTRATIVE ITEMS
 - A. Election of Chairperson and Vice-Chair.
 - B. Approval of the 2014 Rules of Procedures
 - C. Acceptance of 2014 BOAA calendar.
- III. APPROVAL OF THE MINUTES
 - A. December 4, 2013
- IV. NEW BUSINESS
 - A. **Case No. 14-065: 200 Neptune Avenue, rear yard variance.**

This is a request for a rear yard setback variance submitted by Treacy A. Quick (applicant) on behalf of the property owner of 200 Neptune Avenue, Haywood Schmidt. The property is zoned as R-2.5 (Single-Family Low-Medium Density) and the applicant is seeking to expand a non-conforming structure. Section 2-14(B)(9)(b) of the Ormond Beach Land Development Code requires a minimum rear yard setback of 20'. The applicant is requesting a building addition even with the existing rear yard setback of 16.8', requiring a 3.2' variance to the required 20' rear yard setback standard.
 - B. **Case No. 14-066: 341 Forest Hills Boulevard, side yard and sidewalk variances.**

This is a request for two variances, a building addition and a sidewalk, submitted by Randall Tenney (applicant), property owner of 341 Forest Hills Boulevard. The property is zoned as R-3 (Single-Family Medium Density) and the applicant is seeking two variances as follows:

Variance #1: Room addition - side yard setback. Section 2-15(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 room addition at a 7' side yard setback, a 1' variance to the required 8' setback along the north property line, abutting 339 Forest Hills Boulevard.

Variance #2: Sidewalk installation. Section 2-50(w) of the Ormond Beach Land Development Code requires a 5' setback to the side interior property line for a sidewalk. The applicant is seeking to allow a 4' wide sidewalk at a 1' side yard setback, a 4' variance to the required 5' setback along the south property line, abutting 355 Forest Hills Boulevard.

C. Case No. 14-060: 224 Arlington Way, front and side yard variances.

This is a request for two variances to allow a building addition submitted by Michael Strauss (applicant), property owner of 224 Arlington Way. The property is zoned as R-3 (Single-Family Medium Density) and the applicant is seeking two variances related to the building addition as follows:

Variance #1: Building addition – front yard setback. Section 2-15(B)(9)(a) of the Ormond Beach Land Development Code requires a minimum front yard setback of 25'. The applicant is seeking to allow a building addition at a 19.7' front yard setback consistent with the existing building setback, a 5.3' variance to the required 25' front yard setback.

Variance #2: Building addition - side yard setback. Section 2-15(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 building addition at a 5' side yard setback, a 3' variance to the required 8' setback and a combined yard setback of 11.1', a 8.9' variance to the required 20' combined side yard setback, along the property boundary abutting 220 Arlington Way.

V. OTHER BUSINESS

VI. ADJOURNMENT