



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

June 4, 2014

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. April 5, 2014

III. NEW BUSINESS

A. **Case No. 14-084: 707 S. Atlantic Avenue, front and side yard setback variances.**

This is a request for two variances, front and side yard setbacks, submitted by Kinsey Polychrones, Polychrones Design Company, Architect, authorized agent of the property owners, Lonaga Florida, LLC, of 707 S. Atlantic Avenue, the Makai Beach Lodge. The property is zoned B-6 (Oceanfront Tourist Commercial) and the applicant is seeking to expand a non-conforming structure. The variance requests are as follows:

Variance #1: Balconies addition - front yard setback. Section 2-27(B)(9)(a) of the Land Development Code requires a commercial front yard setback of 30'. The applicant has constructed one wood balcony in the front yard setback and is requesting the balcony remain in place. In addition, the applicant is proposing construction of another wood balcony in the front yard setback. As shown in Attachment 1, the front yard setback requested is 12.75' along the west property line abutting the South Atlantic Avenue right-of-way, requiring a 17.25' variance to the required 30' front yard setback standard.

Variance #2: Balconies addition - side yard setback. Section 2-27(B)(9)(b) of the Land Development Code requires a commercial side yard setback of 25' plus 5' additional combined side yard required for each story over 2 stories. The 2 story structure requires a calculated side yard setback of 25'. The applicant has constructed three wood balconies in the side yard setback and is requesting the balconies remain in place. In addition, the applicant is proposing construction of another wood balcony in the side yard setback. As shown in Attachment 1, the side yard setback requested is 2.1' along the south property line abutting 711 S. Atlantic Avenue (Coral Beach Motel), requiring a 22.9' variance to the 25' side yard setback standard..

IV. OTHER BUSINESS

V. ADJOURNMENT