



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

October 1, 2014

ORMOND BEACH
CITY COMMISSION CHAMBERS

7:00 P.M.

- I. ROLL CALL
- II. APPROVAL OF THE MINUTES
 - A. September 3, 2014
- III. NEW BUSINESS

A. Case No. V2014-126: 1320 North Beach Street, floor area variance.

This is a request for a floor area variance to construct a single-family house from Mr. Sam Toutouchian, property owner of 1320 North Beach Street. The subject property is zoned as R-2 (Single-Family Low Density). Section 2-13(F)(5) of the Land Development Code requires a minimum floor area of a single family house structure to be a minimum of 2,100 square feet. The variance request from Mr. Toutouchian seeks to allow a floor area of the proposed single family house structure to be 1,700 square feet based on the lot size of 50' in width and 100' in depth, requiring a variance of 400 square feet to the required 2,100 square foot minimum floor area requirement.

B. Case No. V2014-118: 29 River Ridge Trail, driveway setback variance.

This is a request for a driveway setback variance from Mr. Richard Littlejohn, of Truscot Construction, Inc., on behalf on the property owners of 29 River Ridge Trail to construct a paver driveway within the 3' driveway setback requirement. Section 3-25(c)(1) of the Land Development Code requires no point of access (driveway) on any lot shall not be closer than 3' to the property line. The variance request from Mr. Littlejohn seeks to allow a paver driveway with a 0' setback for a distance of approximately 70 linear feet, requiring a variance of 3' to the required 3' driveway setback standard.

C. Case No. V2014-127: 368 Tymber Run, pool screen enclosure variance.

This is a request for a pool screen enclosure variance from Mr. Fred Leykamm, property owner of 368 Tymber Run to construct a pool screen enclosure over a pool under construction. Section 2-50(X)(1)(c)(2) of the Land Development Code requires a 10' setback for a pool screen enclosure to the rear property line. The variance request from Mr. Leykamm seeks to allow a pool screen enclosure over a pool under construction with a 4.84' variance to the required pool screen enclosure setback of 10', with a resulting setback of 5.16' to the rear property line.

D. Case No. V2014-125: 869 South Atlantic Avenue (Riptides Restaurant), front yard variance.

This is a request for a front yard variance submitted by Mr. Stan Hoelle, Architect, on behalf of the Riptides restaurant at 869 South Atlantic Avenue to construct a hard roof addition within the front yard setback. Section 2-27(B)(9)(a) of the Land Development Code requires a 30' front yard setback for all hard roof building structures. The variance request from Mr. Hoelle seeks to allow a 23.5' variance to the required front yard setback of 30' to construct a hard roof structure over the existing front deck area, with a resulting front yard setback of 6.5'.

E. Case No. V2014-128: 1190 North US Highway 1, rear yard variance.

This is a request for a rear yard variance from Mischelle Romesberg (applicant), Playtex Manufacturing, at 1190 North US Highway 1 to allow a new construction of a tank farm and covered loading dock. The property at 1190 North US Highway 1 is zoned I-1 (Light Industrial). Section 2-32(B)(9)(b) of the Land Development Code requires a 20' rear yard setback. The applicant is requesting to allow a 20' rear yard variance to install a tank farm and loading dock abutting the Railroad Street right-of-way, an unimproved 50' right-of-way. The resulting rear yard setback for the tank farm and loading dock structures is proposed at 0'.

IV. OTHER BUSINESS

A. Pool screen enclosure, Land Development Code amendments.

V. ADJOURNMENT