



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

February 4, 2015

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. January 7, 2015

III. OLD BUSINESS

A. Case No. 2015-034: 185A Cardinal Drive, side yard variance.

This is a request for a side yard variance submitted by Mr. Steve Abel, Abel Construction Enterprises, on behalf of the property owners, Laura and Radu Stanciulescu, of 185A Cardinal Drive. The property is zoned as R-4, Single Family Medium Residential. Chapter 2, Article II of the Land Development Code, Section 2-17(B)(9)(c) requires a 20' side yard setback. The applicant is requesting a side yard setback of 6' for a glass room addition, requiring a side yard variance of 14' from the required 20' setback to the side property line.

IV. NEW BUSINESS

A. Case No. 2015-043: 711 South Atlantic Avenue, front yard variance.

This is a request for a front yard variance submitted by Jeffrey Brock, Smith Bigman Brock, P.A., agent on behalf of the property owner Embassy Investment VII – Coral Beach LLC to maintain a porte cochere at the Coral Beach Motel located at 711 South Atlantic Avenue. 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 property at 711 South Atlantic Avenue was previously granted a variance on July 31, 2013 of 20' to the required 30' front yard setback, with a resulting setback of 10' for the porte cochere structure.

Based on site conditions, it was necessary to install the porte cochere with a 6.73' front yard setback requiring a new variance application. The applicant is requesting a variance to maintain the existing porte cochere at a setback of 6.73', requiring a 3.27' variance to previously approved variance (July 31, 2013) or a 23.27' variance to the 30' zoning setback.

B. Case No. 2015-044: 417 Cherrywood Drive, pool screen enclosure variance.

This is a request to reconstruct a pool screen enclosure from Ms. Sandra J. Stuart, property owner of 417 Cherrywood Drive after damage as the result of a fallen tree. 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 seeks to replace an existing pool screen enclosure in the exact same location, with no expansion of the screen enclosure proposed. The pool screen enclosure was damaged as the result of a tree falling on top of the enclosure. In order to re-construct the existing pool screen enclosure, a 5' variance is needed to the required pool screen enclosure setback of 10'. The resulting pool screen enclosure setback shall be 5' to the rear property line.

V. OTHER BUSINESS

VI. ADJOURNMENT