



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

March 4, 2015

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

1. ROLL CALL

2. APPROVAL OF THE MINUTES

A. February 4, 2015

3. NEW BUSINESS

A. **Case No. 2015-063: 359 Ocean Shore Blvd, fence height in north and south side yards**

This is a request by Linda G. Sicotakis (applicant), authorized agent, of property owners Timothy and Rhynda Gilliam of 359 Ocean Shore Boulevard for variances related to fence height at property located at 359 Ocean Shore Boulevard. Section 2-50(n)(3) of the Ormond Beach Land Development Code requires that solid fences and walls in the front side corner, and waterfront rear yards shall not exceed a maximum height of 3' in height.

The applicant is requesting four variances to install a solid 6' high wall instead of a 3' solid wall, requiring a 3' high variance to the fence and wall height standards, as follows:

Variance #	Yard Location	Abutting Property	Approximate linear feet	Requested Variances
1	Rear waterfront yard, south side	Neptune Avenue beach approach	40	Allow a 6' solid masonry wall where Section 2-50(n)(3) of the LDC allows a maximum height of 3' for a solid wall.
2	Front side corner, south side	Neptune Avenue beach approach	70	
3	Front side yard, north side	403 Ocean Shore Boulevard	60	
4	Rear waterfront yard, north side	403 Ocean Shore Boulevard	40	

B. Case No. 2015-064: 241 South Halifax Drive, rear and side yard variances related to a new pool.

This is a request by Rick J. and Reghan Taylor, applicant and property owners of 241 South Halifax Drive, for two variances to construct a pool and associated decking at 241 South Halifax Drive. The variances are as follows:

1. **Rear Yard Variance:** Section 2-50(X)(1)(c)(1) of the Land Development Code requires that for swimming pools that the edge of water shall not be closer than 7.5' to the rear property line and the edge of deck shall not be closer than 5' from the rear property line. The applicants are seeking to allow a swimming pool with the edge of water and edge of deck setback to be at 2.5' for the rear yard setback, requiring a 5' variance to the edge of water standard and a 2.5' variance to the edge of deck standard.
2. **Side Yard Variance:** Section 2-50(X)(1)(d)(1) of the Land Development Code requires that for swimming pools that the edge of water shall not be closer than 7.5' to the rear property line and the edge of deck shall not be closer than 5' from the interior side yard property line. The applicants are seeking to allow a swimming pool with the edge of water and edge of deck setback to be at 2.5' for the interior side yard, requiring a 5' variance to the edge of water standard and a 2.5' variance to the edge of deck standard for the interior side yard.

C. Case No. 2015-061 830 West River Oak Drive, pool screen enclosure rear and interior side yard variances

This is a request by Christopher Durost, applicant and property owner of 830 West River Oak Drive, requesting two variances to locate a pool screen enclosure over an existing pool and deck along the rear and side interior lot line. The variances are as follows:

1. **Rear Yard Variance:** 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 applicant is requesting a 6' variance to the pool screen enclosure standard with a resulting setback of 4' to the rear property line.
2. **Side Yard Variance:** Section 2-50(X)(1)(d)(2) of the Land Development Code requires a 7.5' setback for a pool screen enclosure to the side interior property line. The applicant is requesting a 2.5' variance to the pool screen enclosure standard with a resulting setback of 5' to the side interior property line.

D. Case No. 2015-066: 920 Buena Vista Avenue, detached garage front and interior side setback variances.

This is a request to replace a detached garage in the current location on the site from Ms. Jo Ellen Zayer, property owner of 920 Buena Vista Avenue. The applicant is seeking two variances to replace the existing detached garage as follows:

1. **Rear Yard Variance:** Section 2-15(B)(9)(b) of the Land Development Code requires a 20' setback from the rear property line. The applicant is seeking to allow the existing setback of the detached garage be at a 2.4' requiring a 17.6' variance to the rear property line; and
2. **Side Yard Variance:** Section 2-15(B)(9)(c) of the Land Development Code requires an 8' minimum side yard setback from the interior side yard property line. The applicant is seeking to allow the existing setback of the detached garage to be at 1.4' requiring a 6.6' variance to the interior side yard.

3. OTHER BUSINESS

4. ADJOURNMENT