



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

July 1, 2015

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. May 6, 2015

III. NEW BUSINESS

A. **Case No. VAR 2015-093: 32 Foxfield Look, Screen Enclosure side yard variance.**

This is a request for a screen enclosure variance from Mr. Douglas Krueger, property owner of 32 Foxfield Look to construct a screen enclosure over an existing patio. Section 2-50(aa)(1) of the Land Development Code requires screen enclosure side yard setbacks to be the same as for the principal building. The subject property is located in the Westland Village, Phase I Replat of the Hunter's Ridge Subdivision which requires a side yard building setback for 7.5'. The variance request from Mr. Krueger seeks to allow a screen enclosure over an existing patio with a 3.12' variance to the required screen enclosure setback of 7.5', with a resulting setback of 4.38' to the side property line.

B. **Case No. VAR 2015 - 094: 542 John Anderson Drive, Front Yard and Pool Setback Variances.**

This is a request for two variances submitted by Brian Fredley, President, BPF Design Incorporated, agent on behalf of Blue Skies Real Estate, LLC, property owner of 542 John Anderson Drive. The property at 542 John Anderson Drive is zoned R-1 (Residential Estate). The applicant is requesting two variances to allow the construction of a new single family home with a separate garage, workshop and a pool as follows:

(1) Front Yard Variance: Section 2-12(B)(10) of the Land Developed Code requires an average calculated front yard setback for "estate sized lots" along John Anderson Drive, which is 120.93' for 542 John Anderson Drive. The applicant is requesting a front yard setback of 70', which would require a 50.93' variance to the average calculated front yard setback standard.

(2) Pool Variance: Section 2-50(X)(3) of the Land Development Code requires a calculated setback for pools located on an average waterfront rear yard setback, which is 49.91' for 542 John Anderson Drive. The applicant is requesting a setback of 25' to the rear property line, requiring a 24.91' variance to the pool standard.

C. Case No. VAR 2015 - 095: 7 B Oriole Circle, Screen Room Addition side yard variance.

This is a request for a side yard variance submitted by James and Stacey Bright Ingram, property owners, for a variance at 7 Oriole Circle B to construct a screen room addition (15' X 20') within the required side setback. Section 2-17.B.9.b of the Land Development Code requires a 20' side yard setback. The applicant is requesting a side yard setback of 11' to construct a hard roof screen enclosure, requiring a variance of 9' to the required 20' side yard setback. The property at 7 Oriole Circle B is zoned R-4 (Single-Family Cluster and Townhouse).

IV. OTHER BUSINESS

V. ADJOURNMENT