



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

April 6, 2016

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. February 3, 2016

III. NEW BUSINESS

A. Case 2016-047: 757A Flamingo Drive, Rear Yard Variance

This is a request for a rear yard variance submitted by Walter and Stephanie Zehnder, property owners. 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' rear yard setback. The applicant is requesting a variance to allow the construction of a 140 square foot addition that would square up with an existing screened in patio, requiring a rear yard variance of 5'. Staff is recommending that the 5' variance request include the living area addition as well as an existing permitted non conforming screened room.

B. Case 2016-046: 18 London Lane, Patio Variance

This is a request for a patio variance submitted by Carolyn Bracken, property owner of 18 London Lane. The applicant seeks to allow a patio addition in the rear and side yards with a setback of 2' for the property at 18 London Lane. Section 2-50(w) of the Ormond Beach Land Development Code requires a 5' setback to the side interior and rear property line for a patio. The applicant is seeking to allow a patio at a 2' side yard and rear yard setback, a 3' variance to the required 5' setback for a patio.

C. Case 2016-049: 474 Triton Road, Front and Rear Yard Variances

This is a request for two variances submitted by Sandra Upchurch, property owner of 474 Triton Road. The subject property is zoned R-2.5 (Single Family Low-Medium Density). The applicant is requesting two variances to allow the demolition of the existing structure and construction of a new single family home as follows:

1. **Front yard setback variance:** Section 2-14(B)(9)(a) of the Land Development Code requires a 30' front yard setback. The variance application seeks to allow the single family house structure at a front yard setback of 19.09', at the closest point to the front property line, requiring a 10.91' variance to the required 30' front yard setback.
2. **Rear yard setback variance:** Section 2-14(B)(9)(b) of the Land Development Code requires a 20' rear yard setback. The variance application seeks to allow a cabana structure at a rear yard setback of 16', at the closest point to the rear property line, requiring a 4' variance to the required 20' rear yard setback.

IV. OTHER BUSINESS

V. ADJOURNMENT