



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

April 5, 2017

ORMOND BEACH TRAINING ROOM

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. January 11, 2017

III. NEW BUSINESS

A. Case 2017-037: 67 Nicholas Court, Front Yard Variance

This is a request for a front yard variance submitted by Juying Krug, property owner of 67 Nicholas Court. The applicant seeks to convert the existing garage into living space. Since the existing garage will be renovated, a new garage will need to be built as required by Chapter 2, Article II, Section 2-42(a) (6), Design Standards, Garages, City of Ormond Beach Land Development Code. The mandatory garage will encroach into the required front yard setback. The property at 67 Nicholas Court is zoned R-2 and Section 2-13(B) (9) (a) Ormond Beach Land Development Code requires a 30' front yard setback. The variance request seeks to allow a replacement garage with a front yard setback of 18.0', requiring a variance of 12.0' to the required 30' front yard setback.

B. Case 2017-041: 166 Riverside Drive, Riparian Line Variance

This is a request for a side yard dock variance submitted by Andy Harris, Seabo Marine, authorized representative of Christopher Kent, the property owner of 166 Riverside Drive to re-construct a dock, including a boat slip and terminal platform that was destroyed by Hurricane Matthew. Section 2-50(e)(3)(a) of the Land Development Code requires a minimum setback of 25' from the side yard riparian lines of the adjacent owners if the length of the shoreline is sixty-five (65') or more. The existing dock that was destroyed was non-conforming and did not meet the required setback of 25' on each side of the riparian property lines.

The variance application at 166 Riverside Drive proposes a dock structure that is less in overall width than originally existed and meets the 25' north riparian line side yard setback (abutting 158 Riverside Drive) and is setback 20.2' from the south riparian line side yard (abutting 172 Riverside Drive). The applicant is seeking approval of a variance for 4.8' along the south riparian line side yard (abutting 172 Riverside Drive) to the required 25' side yard setback from the riparian line, with a final side yard setback of 20.2'.

IV. OTHER BUSINESS

V. ADJOURNMENT