



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

August 2, 2017

ORMOND BEACH TRAINING ROOM

7:00 P.M.

- I. ROLL CALL
- II. APPROVAL OF THE MINUTES
 - A. July 5, 2017

III. NEW BUSINESS

A. Case 2017-068: 272 South Beach Street, front and rear yard variances

This is a request for front and rear yard variances submitted by Brian P. Fredley, President, BPF Design Incorporated (applicant), as the authorized representative of the property owners, Mary Jo Hennen and David Meese, of 272 South Beach Street. The property is zoned as R-2 (Single Family Low Density). The applicant is seeking to demolish the existing house and construct a new single-family house. The applicant is seeking the following variances:

- (1) Front yard - Chapter 2, Article II of the Land Development Code, Section 2-13(B)(9)(g) requires a Beach Street front yard calculated average setback based on the setbacks of structures 300' to the north and south of the subject property. The calculated Beach Street front yard average setback for the property at 272 South Beach Street is 62.79'. Based upon the angle of the front property line of 272 South Beach Street, the applicant is requesting a Beach Street front yard setback of 56.83' for new single-family house, requiring a Beach Street front yard setback variance of 5.96' from the required 62.79' Beach Street front yard setback.
- (2) Rear yard - Chapter 2, Article II of the Land Development Code, Section 2-13(B)(9)(b) requires a 25' rear yard setback. The applicant is requesting a rear yard setback of 24', requiring a 1' variance to the required 25' rear yard setback to construct the single-family house.

B. Case 2017-078: 18 Ocean Pines Drive, rear yard variance

This is a rear yard variance request from Wesley Cordell, property owner of 18 Ocean Pines Drive. The property at 18 Ocean Pines Drive is zoned SR (Suburban Residential) and Section 2-11(B)(9)(b) of the Land Development Code, requires a 20' rear yard setback. The variance request seeks to allow the construction of a new hard roof screened room to be located at a setback of 10.1' requiring a variance of 9.9' to the required 20' rear yard setback.

- IV. OTHER BUSINESS
- V. ADJOURNMENT