



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

December 6, 2017

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

- I. ROLL CALL
- II. APPROVAL OF THE MINUTES
 - A. October 4, 2017
- III. NEW BUSINESS

A. **Case 2018-005: 20B Oriole Circle Rear Yard Variance**

This is a request for a rear yard variance submitted by Janice Hall, property owner, for a variance at 20B Oriole Circle to reconstruct a screen enclosure that was destroyed during Hurricane Irma. The variance request seeks to reconstruct the structure as it existed prior to the hurricane. The property at 20B Oriole Circle is zoned R-4 (Single-Family Cluster and Townhouse). Section 2-17(B)(9)(b) of the Land Development Code requires a 20' rear yard setback. The applicant is requesting a rear yard setback of 9.2' to reconstruct the destroyed screen porch with a hard roof, requiring a variance of 10.8' to the required 20' rear yard setback.

B. **Case 2018-012: 20C Oriole Circle, rear and side yard variances**

This is a request for a rear and side yard variances submitted by Richard Kantor, property owner of 20C Oriole Circle. The property owner seeks to reconstruct a screen porch with a hard roof and roof overhang that was destroyed during Hurricane Irma in the exact same location and requires two variances. The property at 20C Oriole Circle is zoned R-4 (Single-Family Cluster and Townhouse). The variances required are as follows:

Variance #1: Rear yard: Section 2-17(B)(9)(b) of the Land Development Code requires a 20' rear yard setback. The applicant is requesting a rear yard setback of 10.9' to re-construct the destroyed screen porch with a hard roof and roof overhang, requiring a variance of 9.1' to the required 20' rear yard setback.

Variance #2: Side yard: Section 2-17(B)(9)(c) of the Land Development Code requires a 20' side yard setback. The applicant is requesting a side yard setback of 12.4' to re-construct the destroyed and roof overhang, requiring a variance of 7.6' to the required 20' side yard setback.

C. Case 2018-017: 746 Riverside Drive, calculated average waterfront rear yard setback variance

This is a request for a calculated average waterfront rear yard variance submitted by James Mather, President of Paytas Homes, Inc., agent on behalf of Thomas J. Cullen and Shirley J. Cullen, property owners of 746 Riverside Drive. The property at 746 Riverside Drive is zoned as R-1 (Residential Estate). The applicant is requesting the variance to allow the construction of a new single-family home. Section 2-12(B)(11) of the Land Development Code requires an average calculated waterfront rear yard setback for property along the Halifax River, which is 105.40' for 746 Riverside Drive. The applicant is requesting a waterfront rear yard setback ranging from 90' to 112' based on the slope of the mean high water line, which would require a 15.40' variance to the calculated average waterfront rear yard setback of 105.40'.

IV. OTHER BUSINESS

V. ADJOURNMENT