



# AGENDA

## ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

April 4, 2018

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. March 7, 2017

III. NEW BUSINESS

A. **Case 2018-052: 230 John Anderson Drive, Waterbody Rear Yard (New Single-Family Home), Waterbody Rear Yard (New Swimming Pool) Variances.**

This is a request for calculated average waterbody rear yard variances submitted by Harry Newkirk, President of Newkirk Engineering, Inc., agent, on behalf of Patrick and Imelda Mangonon, property owners of 230 John Anderson Drive. The applicant is seeking two variances to allow the construction of a new single-family home and swimming pool as follows:

**(1) Waterbody Rear Yard Setback Variance.** Chapter 2, Article II of the Land Development Code, Section 2-12(B)(11)(b) requires an average waterbody rear yard setback of structures 300' to the north and south of the subject property. The average calculated waterbody setback for 230 John Anderson Drive is 64.4'. The applicant is requesting a waterbody rear yard setback ranging from 67.4' to 38.8' based on the angle of the mean high water line, which requires a 25.60' variance to the calculated average waterbody setback of 64.4'.

**(2) Pool Setback Variance.** Chapter 2, Article III of the Land Development Code, Section 2-50(x)(3) requires for pools and screen enclosures on waterfront lots that have required rear yard setbacks in excess of 30', that the pool minimum setback of 10' be increased by an additional 1' for every 2' over 30'. The average calculated waterbody rear yard setback for 230 John Anderson Drive is 64.4'. The required pool setback is then 27.2'. The applicant is requesting a pool setback ranging from 23.0' to 19.2' based on the angle of the mean high water line, which requires an 8.0' variance to the calculated pool setback of 27.2'.

B. **Case 2018-056: 150 Country Club Drive, Rear Yard Setback Variance.**

This is a request for a rear yard variance submitted by John Upchurch, property owner of 150 Country Club Drive. The applicant is seeking to demolish the 1950s constructed home and rebuild a new single-family structure in a similar footprint. The subject property is zoned as R-2.5 (Single Family Low-Medium Density). Section 2-14(B)(9)(b) of the Land Development Code requires a 20' rear yard setback. The variance application seeks to allow the proposed house to be constructed at a rear

yard setback of 8.07', at the closest point to the rear property line, requiring an 11.93' variance to the required 20' rear yard setback.

**IV. OTHER BUSINESS**

**V. PUBLIC COMMENTS**

**VI. ADJOURNMENT**