



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

June 6, 2018

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. May 2, 2018

III. NEW BUSINESS

A. Case 2018-068: 7 Palmetto Dunes Court, driveway variances

This is a request for two (2) variances submitted by Mr. Greg Ward, property owner of 7 Palmetto Dunes Court. The subject property is zoned SR (Suburban Residential). The applicant requests two variances to allow the construction of a paver driveway as follows:

(1) Paver Driveway Width: Section 3-25(c)(4) of the Land Development Code requires for single-family districts, the minimum width shall not be less than fifteen feet (15') for a double-car garage or carport. The variance request seeks to allow a portion of the driveway at a width of 8.5' for a distance of approximately 84 linear feet to be constructed along the south side of the house west to a 4-car garage located at the rear of the property requiring a variance of 6.5' to the required driveway width of 15'.

(2) Paver Driveway Setback: Section 3-25(c)(1) of the Land Development Code requires no point of access (driveway) on any lot shall be closer than 3' to the property line. The variance request seeks to allow a portion of the paver driveway at a 1.5' setback for a distance of approximately 60 linear feet along the south side of the house, requiring a variance of 1.5' to the required 3' driveway setback standard.

B. Case 2018-061: 664 John Anderson Drive, rehearing request

This is a rehearing request submitted by Kirit Bhalani, property owner, of 664 John Anderson Drive related to the building height of a staircase tower associated with the construction of a new single-family structure. The original variance application for the property was denied at the May 2, 2018 Board of Adjustment and Appeals meeting and the applicant has applied for a rehearing under the Board of Adjustment and Appeals 2018 Rules of Procedure. The 2018 Rules of Procedure state the Chairman will entertain a motion for or against rehearing the case. The motion will be considered without argument or debate other than by the Board, by the applicant or his agent or attorney, and by the City. All debate and argument shall be limited to matters allegedly overlooked in the original hearing of the case. No new evidence whatsoever will be considered. The Rules of Procedure also state if a motion to grant the rehearing is approved, the case shall proceed as an original hearing. If the rehearing request is denied, the Board's original ruling shall be final as of the date of denial of the motion for rehearing.

The variance request for this property seeks to allow a staircase tower at 35' in height as an architectural feature to the single-family house under construction. The requested variance is only for the height of the staircase tower. The subject property is zoned as R-1 (Residential Estate). Section 2-12(B)(2) of the Ormond Beach Land Development Code regulates the maximum building height to 30' for all structures. The applicant is seeking a building height of 35' for the staircase tower, requiring a 5' variance to the maximum building height of 30' for the staircase tower portion of the new single family house.

IV. OTHER BUSINESS

V. PUBLIC COMMENTS

VI. ADJOURNMENT