



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

July 18, 2018

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. None at this time

III. NEW BUSINESS

A. **Case 2018-075: 695 N. Beach Street, Rear Yard and Pool Setbacks:** This is a request for two variances submitted by Bryan Shaffer as Trustee for the Bryan James Shaffer Trust, property owner of 695 North Beach Street. The property at 695 North Beach Street is zoned R-1 (Residential Estate). The applicant is requesting two variances to allow the construction of a new single family home and a pool as follows:

(1) **Rear Yard Variance:** Section 2-12(B)(11)(b) of the Land Development Code requires an average calculated waterfront rear yard setback for lots abutting the Halifax River. The calculated waterfront rear yard setback required for the subject property is 97.28'. The applicant is requesting a waterfront rear yard setback ranging from 74.39' to 85.57' based on the angle of the mean high water line, which would require a 22.89' variance to the calculated waterfront rear yard setback standard; and

(2) **Pool Variance:** Section 2-50(X)(3) of the Land Development Code requires a calculated setback for pools located on waterfront lots. The average waterfront rear yard setback for the subject property is 43.64'. The applicant is requesting a setback of 39.73' for the proposed pool to the rear property line, requiring a 3.87' variance to the pool standard.

B. **Case 2018-074: 339 Ocean Shore Blvd, Pool Variance**

This is a request by Alvin Leon and Kimberly Baily Hansard, applicants and property owners of 339 Ocean Shore Boulevard, for a side yard variance to construct a pool and associated paver sun deck. The property at 339 Ocean Shore Boulevard is zoned as R-1 (Residential Estate). The applicant is requesting variances to allow construction of a new pool with paver deck as follows: **Variance:** Section 2-50(x)(4)(c) of the Land Development Code requires pool decks on oceanfront lots to be no closer than ten feet (10') to either side property line. The applicant is requesting a north side yard setback of 7.5' and a south side yard setback of 6.0' for the reconstruction of a pool with new paver sun deck, requiring a north side yard variance of 2.5' and a south side yard variance of 4.0' to the required 10' side yard setback.

C. Case 2018-078: 332 John Anderson Side Yard and Waterbody Rear Yard Variance

This is a request by Robert Merrell, Cobb Cole Attorneys at Law, agent on behalf of Richard and Denise Nisbett, property owners of 332 John Anderson Drive. The subject property is zoned as R-1 (Residential Estate). The applicant is requesting variances to allow construction of a new single-family house and a cabana as follows:

(1) Side Yard Variance: Section 2-12(B)(9)(c) of the Land Development Code requires a side yard setback totaling 20' with a minimum of 8' on one side. Based on the angle of the mean high water line, the curve of the street, and the location of one specimen tree in the front yard, a variance of 5' is requested to the side yard setback standard in order to reconstruct a new home; and

(2) Waterbody Rear Yard Variance: Section 2-12(B)(11)(b) of the Land Development Code requires an average calculated waterbody rear yard setback for lots abutting the Halifax River. The calculated waterbody rear yard setback required for the subject property is 72.01'. The applicant is requesting a waterbody rear yard setback of 47.15' based on the angle of the mean high water line, which requires a 24.86' variance to the calculated waterbody yard setback standard

IV. OTHER BUSINESS

V. PUBLIC COMMENTS

VI. ADJOURNMENT