



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

August 1, 2018

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. None available at this time.

III. NEW BUSINESS

A. **Case 2018-084: 1190 North US HWY 1, Energizer-Playtex Manufacturing, Inc. Side Corner Yard Setback Variance:**

This is a request by Playtex Manufacturing, Inc., property owner, for a variance at 1190 North US Highway 1 to allow new construction of a loading dock building addition with two loading docks. The property at 1190 North US Highway 1 is zoned I-1 (Light Industrial). Section 2-32(B)(9)(d) of the Land Development Code requires a 15' side corner yard setback. The applicant is requesting to allow a 15' side corner yard variance to construct a loading dock building addition with two loading docks on the east side of the property abutting the Wall Avenue right-of-way, an improved 50' right-of-way. The resulting side corner yard setback for the building addition is proposed at 0'.

B. **Case 2018-079: 776 Riverside Drive, Dock Variance:**

This is a request by Norman Seltzer and Betty Davis, property owners of 776 Riverside Drive, to reconstruct a destroyed walkway to the existing boathouse and terminal platform. The property is zoned as R-1 (Residential Estate). Pursuant to Chapter 2, Article III of the Land Development Code, Section 2-50(e)(4)a. requires a minimum setback of 25' from the riparian lines of the adjacent owners if the length of the shoreline is sixty-five (65') or more. The applicant is seeking approval to reconstruct the walkway destroyed by Hurricane Irma which had a setback of 15'. The new walkway will connect to an existing nonconforming boathouse and terminal platform with a setback of 0'. In order to bring the entire dock into compliance, the variance requested is for 25' with a setback to the north riparian line of 0' to the setback regulation to reconstruct the walkway which will connect to the existing nonconforming boathouse and terminal platform.

C. **Case 2018-089: 67 Nicholas Court, Garage Variance:**

This is a request by Juying and William Krug, property owners of 67 Nicholas Court previously approved on April 5, 2017. The variance approval occurred between Hurricanes Matthew and Irma and was unable to vest the variance in

the one-year timeframe. The applicant seeks to convert the existing garage into living space. Since the existing garage will be renovated, a new garage will need to be built as required by Chapter 2, Article II, Section 2-42(a) (6), City of Ormond Beach Land Development Code. The property at 67 Nicholas Court is zoned R-2 and Section 2-13(B)(9)(a) of the Ormond Beach Land Development Code requires a 30' front yard setback. Due to the curve of the road, a variance is requested to allow a replacement garage that will square up with the existing house with a front yard setback of 18', requiring a variance of 12' to the required 30' front yard setback.

D. Case 2018-090: 66 Central Avenue, Front Porch Variance:

This is a request by Krista and Jamie Robison, property owners, of 66 Central Avenue. The property is zoned R-3, Single Family Medium Density. Chapter 2, Article II of the Land Development Code, Section 2-15(B)(9)(a) requires a minimum front yard setback of 25'. The applicant is seeking one variance to construct a front porch addition at a 16.98' front yard setback, consistent with the existing front setback of the 1950s built single-family house. The variance requested is for 8.02' to the required minimum 25' front yard setback.

IV. OTHER BUSINESS

V. PUBLIC COMMENTS

VI. ADJOURNMENT