



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

September 5, 2018

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

- A. July 11, 2018
- B. July 18, 2018
- C. August 1, 2018

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 2018-100: 32 Foxfield Look, Side Yard Setback Variance:

This is a request for a hard roof screen enclosure variance from Mr. Douglas Krueger, property owner of 32 Foxfield Look to construct a hard roof screen enclosure over an existing patio. The subject property is located in the Westland Village, Phase I Replat of the Hunter's Ridge Subdivision which requires a side yard building setback for 7.5'. The variance request from Mr. Krueger seeks to allow a hard roof screen enclosure over an existing patio with a 3.12' variance to the required side yard setback of 7.5', with a resulting setback of 4.38' to the side property line.

C. Case 2018-092: 27 River Ridge Trail, Driveway Variance:

This is a request for a driveway setback variance from Dr. Uril Greene, property owner of 27 River Ridge Trail. Section 3-25(c)(1) of the Land Development Code requires that "No point of access (driveway) on any lot shall be closer than three feet (3') to the property line at the right-of-way line". The variance request from Dr. Greene seeks to allow a concrete driveway that was built up to the retaining wall on the north property line with a 0' setback requiring a variance of 3' to the required 3' driveway setback standard.

D. Case 2018-099: 19 Pine Hollow Way, Rear Yard Setback Variance:

This is a rear yard variance request from Mr. Chad Handy, property owner of 19 Pine Hollow Way. The property at 19 Pine Hollow Way is regulated under Resolution No. 88-199, page 9, B. Single-Family Homes (Type A) as approved by the City Commission on December 20, 1988. The rear yard setback requirement for Breakaway Trails Phase 3, Unit 2-A single-family homes is 20'. The variance request seeks to allow the construction of a room addition with storage about ±376 square feet to be located at a setback of 10.94' requiring a variance of 9.06' to the required 20' rear yard setback.

IV. OTHER BUSINESS

V. PUBLIC COMMENTS

VI. ADJOURNMENT