



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

May 1, 2019

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

- I. ROLL CALL
- II. ADMINISTRATIVE ITEM
 - A. Approval of the 2019 Rules of Procedures
- III. APPROVAL OF THE MINUTES
 - A. January 9, 2019
 - B. February 6, 2019
- IV. NEW BUSINESS
 - A. **Case 2019-064: 20C Oriole Circle, rear yard and side yard setback variances**

This is a request for rear and side yard variances submitted by Jean Paul LeSage, on behalf of Gregory and Suzanne Murray, property owners of 20C Oriole Circle. The property at 20C Oriole Circle is zoned R-4 (Single-Family Cluster and Townhouse). The previous owner of 20C Oriole Circle applied for a side yard variance of 7.6' and a rear yard variance of 9.1' to reconstruct a 12' x 12' screen room and an 8.6' x 12' porch. The variance request was approved by the Board of Adjustment and Appeals on December 6, 2017. Since a building permit was never issued, the development order expired on December 5, 2018. For this reason, the current owners are now applying for a side yard variance of 1' and a rear yard variance of 9.1' to construct a 14' x 12' glass room. Since there will be no porch, the side yard encroachment previously approved is reduced by 6.6'.
 - B. **Case 2019-065: 274 North Ridgewood Avenue front yard setback variance**

This is a request for a front yard variance submitted by Christina West, property owner of 274 North Ridgewood Avenue. The applicant seeks to convert the existing garage into living space. Since the existing garage will be renovated, a new garage/carport will need to be built as required by Chapter 2, Article II, Section 2-42(a) (6), Design Standards, "Garages, carports in residential neighborhood" City of Ormond Beach Land Development Code. The property at 274 North Ridgewood Avenue is zoned R-3 and Section 2-15(B)(9)(a) of the Ormond Beach Land Development Code requires a 25' front yard setback. The variance request seeks to allow a

carport with a front yard setback of 16.0', requiring a variance of 9.0' to the required 25' front yard setback.

V. OTHER BUSINESS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT