



# AGENDA

## ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

April 7, 2010

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

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- I. ROLL CALL
- II. APPROVAL OF THE MINUTES
  - A. March 3, 2010
- III. OLD BUSINESS - None
- IV. NEW BUSINESS
  - A. **Case No. 10V-72: 494 Riverside Drive, Waterfront Rear Yard Variance**

This is a request for a rear yard waterfront variance submitted by Jane & Thomas Breslin, property owners of 494 Riverside Drive. The property is zoned as R-1, Rural Estate. Chapter 2, Article II of the Land Development Code, Section 2-12.B.11.b., requires the waterfront rear yard setback to be established based on the mean or ordinary high water line of all existing single-family homes within 300' of each side lot line, minus 5 feet. The required waterfront rear yard setback for 494 Riverside Drive is 47.5 feet. The applicant is requesting a waterfront rear yard setback of 32.3 feet for a building addition, requiring a waterfront rear yard variance of 15.2 feet.

- B. **Case No. 10V-75: 116 Wildwood Avenue, Rear Yard Variance**

This is a request for a rear yard variance submitted by James Beck Jr. of 116 Wildwood Avenue. The property is zoned as R-2.5, Single Family Low-Medium Density. Chapter 2, Article II of the Land Development Code, Section 2-14.B.9.b. requires a 25-foot rear yard setback. The applicant is requesting a rear yard setback of 17.7 feet for a building addition, requiring a rear yard variance of 7.3 feet from the required 25-foot setback.

- C. **Case No. 10V-83: 16 Rio Pinar Trail, Driveway Access Point Variance**

This is a request for a driveway access point variance submitted by Dorian Burt, on behalf of Frances Meckler, property owner, of 16 Rio Pinar Trail. Chapter 3, Article III of the Land Development Code (LDC), Section 3-25.C.1., requires that no street access point be allowed at the intersection of two local streets for a distance of 50 feet. Section 3-25.C.1. of the LDC allows the Site Plan Review Committee (SPRC) to reduce this standard by 20%, to 40 feet. The SPRC has approved a reduction to the 40-foot standard from the intersection of Rio Pinar Trail and Crooked Tree Trail. The applicant is requesting an access point located 22 feet from the property line and the intersection of Rio Pinar Trail and Crooked Tree Trail, requiring an 18-foot variance from the 40-foot standard approved by the SPRC.

- V. ADJOURNMENT