



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

August 5, 2020

ORMOND BEACH CITY COMMISSION CHAMBERS

6:00 P.M.

I. ROLL CALL

II. SUMMARY OF PUBLIC COMMENT PROCEDURES

- In order to follow federal, state, and local guidelines regarding public gatherings, and to protect residents, staff, and advisory board members due to the COVID-19 virus, physical access to this meeting will be restricted as outlined below.
- The Board of Adjustment and Appeals meeting shall be an in-person public meeting with an opportunity for public comments by applicant(s), abutting property owners, or any interested individuals. Based upon the COVID-19 event, the Board of Adjustment and Appeals meeting shall observe all social distancing, mask requirements, and other recommendations in place. Social distanced seating is available in the City Commission chambers and atrium. Individuals can also wait outside the City Commission chambers until the application they are interested in is being reviewed.
- Written comments can be provided as followed:
 1. E-mail to comdev@ormondbeach.org.
 2. Dropped off at Room 104 of the Ormond Beach City Hall.
 3. Mailed to Planning Department (Planning Board), 22 South Beach Street, Room 104, Ormond Beach, FL 32174.

Agenda item comments submitted remotely through one of the above provided means before **12:00 p.m. on Wednesday, August 5, 2020**, will be provided to the Board of Adjustment and Appeals prior to the meeting and made part of the official meeting record.

III. APPROVAL OF THE MINUTES

- A. May 20, 2020

IV. NEW BUSINESS

A. Case 2020-062: 488 South Halifax Drive, Carport Addition

This is a request for a side yard variance submitted by Gary Monte, property owner of 488 S. Halifax Drive. The applicant is requesting one variance to install an attached carport at a setback of 8.0' from the property line requiring a 4.0' variance. The proposed location squares off the existing residence on the north plane of the house over an existing concrete pad. The property is zoned R-3, Single Family Medium Residential. Pursuant to Section 2-15(B)(9)(c) of the Land Development Code, the required side yard setback is a minimum of 8.0' on one side and a minimum combined total of 20.0' from the property line. The variance request seeks to allow a carport with a side yard setback of 8.0', requiring a variance of 4.0' to the required 12.0' side yard setback.

B. Case 2020-066: 444 North Halifax Drive, Carport Addition

This is a request for a front yard variance submitted by Nadiya Lewytska, property owner of 444 N. Halifax Drive. The applicant seeks to construct a carport roof in front of the existing garage. Chapter 2, Article II, Section 2-50(f)1(d), Accessory Uses, requires the setbacks for carports to be the same as the principal building setbacks of the zoning district in which the property is located. The property at 444 N. Halifax Drive is zoned R-2 and Section 2-13(B)(9)(d) of the Ormond Beach Land Development Code requires a 20' side street corner yard setback. The variance seeks to allow a carport with a side corner yard setback of 14.1', requiring a variance of 5.9' to the required 20' side corner yard setback.

C. Case 2020-067: 20 Marjorie Trail, Addition to Existing Pool Enclosure

This is a request for a rear yard variance submitted by Kevin Choyka, property owner of 20 Marjorie Trail to allow construction of an addition to the existing screened pool enclosure over an existing pool. Section 2-50(y)(1)(c)(2) of the Land Development Code requires screen enclosures to be no closer than 10' from the rear property line. Due to the location of the existing swimming pool and enclosure, a variance of 3.3' to the required rear yard setback of 10.0' is requested for a set-back of 6.7'.

V. OTHER BUSINESS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT