



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

October 7, 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, October 7, 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. September 2, 2020

IV. NEW BUSINESS

A. Case 2020-072: 26 Plaza Drive, New single-family home

This is a request for a side yard variance submitted by Ana Romero, property owner of 26 Plaza Drive. The property is zoned R-2.5 (Single Family Low-Medium Density) Section 2-14(B)(9)(c) of the Land Development Code requires a total combined side yard setback of 20' with a minimum of 8' on one side. The owner seeks to construct a new home with a proposed 8' side yard setback on the west side and a 6.5' side yard setback on the east side of the property. The proposed plot plan requires a 5.5' variance to the required 12' side yard setback and the 20' combined total side yard setback.

B. Case 2020-085: 130 Riverside Drive, New single-family home

This is a request for a rear yard variance submitted by Kargar Construction on behalf of Rohit and Katrina Khanna, property owners of 130 Riverside Drive. The subject property is zoned as R-1 (Residential Estate). The applicant is requesting a variance to allow construction of a new single-family home as follows:
Rear Yard Variance: Section 2-12(B)(11)(b) of the Land Development Code requires an average calculated waterfront rear yard setback for lots abutting the Halifax River. The calculated waterfront rear yard setback required for the subject property is 63.8'. The applicant is requesting a waterfront rear yard setback of 43.2' based on the angle of the mean high-water line, which would require a 20.6' variance to the calculated waterfront rear yard setback standard.

V. OTHER BUSINESS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT