



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

November 4, 2020

ORMOND BEACH CITY COMMISSION CONFERENCE ROOM 103

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, November 4, 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. October 7, 2020

IV. NEW BUSINESS

A. Case 2020-084: 517 N Beach Street, New single-family home

This is a request for a rear yard variance submitted by KFBJOB Properties, LLC on behalf of Kevin and Jennie Bowler, property owners of 517 N Beach Street. 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 154.44'. The applicant is requesting a waterfront rear yard setback of approximately 122' based on the angle of the mean high-water line, which would require a 32.44' variance to the calculated waterfront rear yard setback standard.

B. Case 2021-002: 223 Coventry Court, Pool deck

This is a request for a side corner yard variance submitted by Steven Klindt property owner of 223 Coventry Ct. The property at 223 Coventry Ct. is zoned R-4 and Section 2-17(B)(9)(d) of the Ormond Beach Land Development Code requires a 20' street side/corner setback. The variance seeks to allow a pool deck with a side street/corner setback of 13.2', requiring a variance of 6.8' to the required 20' street side/corner yard setback. The applicant seeks to construct the pool deck in line with the east plane of the existing house.

C. Case 2021-003: 298 Tomoka Avenue, Shade Structure and Cross over platform at the City of Ormond Beach Water Treatment Facility

This is a request for a side yard variance submitted by the City of Ormond Beach, property owner of 298 Tomoka Avenue. The applicant seeks to construct an aluminum shade structure over an existing 24" diameter static mixer and a crossover platform over (2) 24" above ground pipes at the City of Ormond Beach Water Treatment Plant. Chapter 2, Article II, Section 2-50(a)2(b), Accessory Uses, requires accessory structures in non-residential zoning districts to meet the principal building setbacks of the district in which the property is located. The property at 298 Tomoka Avenue is zoned I-1 and Section 2-32(B)(9)(c) of the Ormond Beach Land Development Code requires a 30' side yard setback for properties abutting residential zoning districts. The variance seeks to allow an aluminum shade structure with a side setback of 3'0" and crossover platform stairs with a side setback of 16', requiring an overall variance of 27' to the required 30' side yard setback.

V. OTHER BUSINESS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT