



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

January 6, 2021

ORMOND BEACH CITY COMMISSION CHAMBERS

6:00 P.M.

I. ROLL CALL

II. ADMINISTRATIVE ITEMS

- A. Election of Chairperson and Vice-Chair
- B. Approval of 2021 Rules of Procedure
- C. Acceptance of 2021 BOAA Calendar

III. 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, January 6, 2021**, will be provided to the Board of Adjustment and Appeals prior to the meeting and made part of the official meeting record.

IV. APPROVAL OF THE MINUTES

- A. November 04, 2020

V. NEW BUSINESS

A. Case 2020-086: 1410 North Beach Street Rear Yard Variance

This is a request for a rear yard variance submitted by Frank and Cheryl Salerno, property owners of 1410 North Beach Street. The applicants are requesting a

seven (7) foot variance to the required rear yard setback of ten (10) feet to construct a swimming pool with a screen enclosure.

B. Case 2021-016: 430 Andalusia Avenue- Fence Height in Front Yard

This is a request by Peter Francis, property owner of 430 Andalusia Avenue. Section 2-50(n)(3) of the Land Development Code allows a maximum fence height of three (3') feet solid in the front yard. The variance request seeks to permit a six (6') foot tall solid PVC fence in the front yard requiring a variance of three (3') feet.

C. Case 2021-023: 94 Plaza Grande Avenue Side Yard Setback

This is a request by Gary Allyn, property owner, of 94 Plaza Grande Avenue. The property is zoned R-3 and Section 2-15(B)(9)(c) of the Ormond Beach Land Development Code requires a minimum 8' side yard setback. The variance request seeks to allow a hard roof screen room with a side setback of 5.1', requiring a variance of 2.9' to the required 8' side yard setback. The applicant seeks to construct the screen room in line with the east plane of the existing house.

D. Case 2021-024: 88 Lincoln Avenue Side Yard Setbacks

This is a request by Dorian Burt, agent on behalf of Hejaha, LLC, property owner of 88 Lincoln Avenue for two variances to allow construction of a new home and detached garage on a 41.3' wide lot as follows: (1) A variance of 5' from the west side property line for a requested setback of 3' to the required 8' minimum side yard setback in order to construct a **new home**; and (2) A variance of 5' from the west side property line for a requested setback of 3' to the required 8' minimum side yard setback in order to construct a **detached garage** behind the proposed home.

E. Case 2021-025: 746 South Atlantic Avenue Rear and Street Side/Corner Yard Setbacks

This is a request by Lena Lux General Manager of Topsy Taco & Cantina, agent on behalf of Gabby James, LLC, property owner of 746 S Atlantic Ave. The subject property is zoned B-7 (Highway Tourist). Section 2-28(B)(9)(b) of the Land Development Code requires a rear yard setback of 30' for nonresidential uses abutting residential zoning districts. Additionally, section 2-28(B)(9)(d) of the Land Development Code requires a Street side/corner yard setback of 20'. The applicant is requesting two (2) variances to permit two (2) storage sheds located behind the restaurant in the rear of the property:

Shed (1): A 12' by 10' storage shed located along the street side/corner yard the applicant is seeking a variance of 7' from the street side/corner property line for a requested setback of 13' to the required 20' street side/corner yard setback and variance of 8' from the rear property line for a requested setback of 22' to the required 30' rear yard setback and;

Shed (2): An 8' by 14' storage shed located in the rear yard. The applicant is seeking a variance of 27' from the rear property line for a requested setback of 3' to the required 30' rear yard setback.

VI. OTHER BUSINESS

VII. PUBLIC COMMENTS

VIII. ADJOURNMENT