



# AGENDA

## ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

February 3, 2021

ORMOND BEACH CITY COMMISSION CHAMBERS

6:00 P.M.

### I. ROLL CALL

### II. ADMINISTRATIVE ITEMS

### 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](mailto: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, February 3, 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. January 06, 2021

### V. NEW BUSINESS

#### A. Case 2021-028: 342 North Beach Street Front and Rear Yard Variances

This is a request for two (2) variance applications submitted by Steven Palmer, property owner of 342 North Beach Street. The subject property is zoned R-2 (Single Family Low Density). Section 2-13(B)(9)(g) of the Land Development Code requires a calculated average front yard setback for residentially zoned lots that abut the west side of North Beach Street, south of the centerline of

Sanchez Avenue to north of the centerline of Lorillard Place. The front yard setback for the property, as determined by the survey provided by the applicant, is 47.87 feet. Section 2-13(B)(9)(b) requires a 25' rear yard setback. The two variances requested by the applicant are;

- A. A variance of 17.87' from the front property line for a requested setback of thirty (30) feet to the required 47.87' calculated average front yard setback in order to construct an addition to the front entry room of the existing principle structure;
- B. A variance of 15' from the rear property line for a requested setback of 10' to the required 25' rear yard setback in order to construct a detached accessory dwelling unit to have the same setback as the existing non-conforming detached garage.

## **VI. OTHER BUSINESS**

### **A. 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.

## **VII. PUBLIC COMMENTS**

## **VIII. ADJOURNMENT**