



# AGENDA

## ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

March 3, 2021

ORMOND BEACH CITY COMMISSION CHAMBERS

6:00 P.M.

### I. ROLL CALL

### II. ADMINISTRATIVE ITEMS

- A. None at this time.

### 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, March 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. February 3, 2021

### V. NEW BUSINESS

#### A. Case 2021-034 14B Oriole Circle Rear and Side Yard Variances

This is a request for two variances submitted by HFC LLC, property owner of 14B Oriole Circle. The property owner seeks to reconstruct a screened porch with a hard roof and roof overhang destroyed during Hurricane Irma and requires two (2) variances. The property at 14B Oriole Circle is zoned R-4

(Single-Family Cluster and Townhouse). The variances required are as follows:

1. **Variance #1: Rear yard:** Section 2-17(B)(9)(b) of the Land Development Code requires a 20' rear yard setback. The applicant is requesting a rear yard setback of 9' to reconstruct the destroyed screened porch with a hard roof and roof overhang, requiring a variance of 11' to the required 20' rear yard setback.
2. **Variance #2: Side yard:** Section 2-17(B)(9)(c) of the Land Development Code requires a 20' side yard setback. The applicant is requesting a side yard setback of 12' to reconstruct the destroyed screened porch with a hard roof and roof overhang, requiring a variance of 8' to the required 20' side yard setback.

#### **B. Case 2021-041 325 South Atlantic Avenue**

This is a request for side and front yard setback variances submitted by Cobb Cole Attorneys at Law, agent on behalf of Larry and Terri Weiner, property owners of 325 South Atlantic Avenue. The property at 325 South Atlantic Avenue is zoned as R-2 (Single-Family Low Density). The applicant requests three (3) variances related to the construction of a new single-family house and garage with living area as follows:

1. **Variance #1 North Side Yard Variance:** Section 2-13.B.9.c. of the Land Development Code requires a minimum side yard setback of 8'. The applicant seeks to allow a side yard setback of 7' along the north property line. The resulting side yard variance would be 1' for the north side yard in order to construct a new single-family home, breezeway and detached garage.
2. **Variance #2 South Side Yard and Combined Total Variance:** Section 2-13.B.9.c. of the Land Development Code requires a minimum side yard setback of 8' and combined total of 20'. The applicant is requesting a side yard setback of 7' on the south property line for a variance of 5' to the required 12' and a combined total side yard variance of 6' to the required 20' in order to construct a new single-family home.
3. **Variance #3 Front Yard Variance:** Section 2-13.B.9.a. of the Land Development Code requires a 30' front yard setback. The applicant seeks to allow a 20' front yard setback, requiring a front yard variance of 10' in order to construct a two-story accessory dwelling unit over the garage.

#### **VI. OTHER BUSINESS**

#### **VII. PUBLIC COMMENTS**

#### **VIII. ADJOURNMENT**