



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

April 06, 2022

ORMOND BEACH CITY COMMISSION CHAMBERS

6:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. January 05, 2022

III. NEW BUSINESS

A. Case No. 2022-030: 325 South Atlantic Avenue, side yard variances to construct new home

This is a variance request by Larry and Terri Weiner, property owners of 325 South Atlantic Avenue. The property located at 325 South Atlantic Avenue is zoned as R-2 (Single-Family Low Density). Section 2-13.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 applicant seeks to construct a new single-family residence and garage. The proposed plan shall require two (3) variances to the side yard setbacks as described below:

- (1) A setback of 7' from the required 8' north side yard setback for a requested variance of 1' from the north side property line; and
- (2) A setback of 7.96' from the required 12' south side yard setback for a requested variance of 4.04' from the south side property line; and
- (3) A combined side yard setback of 14.96', where a 20' total combined side yard is required, for a variance of 5.04'.

B. Case No. 2022-034: 128 South Halifax Drive, driveway variance

This is a request for a driveway setback variance from Elizabeth White property owner of 128 South Halifax Drive to construct a paver driveway within the 3' driveway setback requirement. Section 3-25(c)(6) of the Land Development Code requires "for single-family residential zoning districts, no paved driveway shall be closer than three feet (3') to any property line". The variance request seeks to allow a paver driveway with a 0' setback for a distance of approximately 83.74 linear feet, requiring a variance of 3' to the required 3' driveway setback standard.

IV. OTHER BUSINESS

A. Front yard and waterbody calculated setbacks discussion.

V. PUBLIC COMMENTS

VI. ADJOURNMENT