



CITY OF ORMOND BEACH

Planning • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3311 • Fax (386) 676-3361

Board of Adjustment and Appeals Wednesday, August 3, 2022

CITY OF ORMOND BEACH NOTICE OF PUBLIC HEARING 562 NORTH RIDGEWOOD AVENUE

NOTICE IS HEREBY GIVEN that the Board of Adjustment and Appeals of the City of Ormond Beach, Florida pursuant to the City's Land Development Code, will hold a Public Hearing on **Wednesday, August 03, 2022 at 6:00 PM** in the City Commission Chambers, City Hall, 22 South Beach Street, Ormond Beach, Florida, for the purpose of hearing all parties in interest and to consider and act upon the application of Christopher Balao, property owner of 562 N Ridgewood Avenue. The subject property is zoned as R-3 (Single-Family Medium Density). The applicant is requesting a rear yard variance to allow construction of a screen enclosure over an existing swimming pool. Section 2-50(z)(1)(c)(2) of the Land Development Code requires screen enclosures to be no closer than ten feet (10') from the rear property line. Due to the location of the existing swimming pool, a variance of 5' to the required rear yard setback of 10' is requested for a setback of 5'.

The property is located at 562 N Ridgewood Avenue, Volusia County Parcel Number: 4240-01-02-0040 and generally described as: S 40 FT OF LOT 4 & N 40 FT OF LOT 5 BLK 2 ORMOND TERR MB 6 PG 178 PER OR 4737 PG 2489 PER OR 5606 PG 1236.

ALL PERSONS IN INTEREST and persons for or against the requested variance shall have the opportunity to be heard at this Public Hearing. Copies of the request are available for inspection by the public in the Planning Department, Ormond Beach City Hall, 22 South Beach Street, Room 104, Ormond Beach, Florida.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF ADJUSTMENT AND APPEALS WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH A DISABILITY, SUCH AS A VISION, HEARING OR SPEECH IMPAIRMENT, OR PERSONS NEEDING OTHER TYPES OF ASSISTANCE, AND WHO WISH TO ATTEND THIS MEETING MAY CONTACT THE CITY CLERK IN WRITING, OR MAY CALL (386) 676-3340 FOR INFORMATION REGARDING AVAILABLE AIDS AND SERVICES



Cumberland Avenue

562 N. Ridgewood Ave.

Putnam Avenue

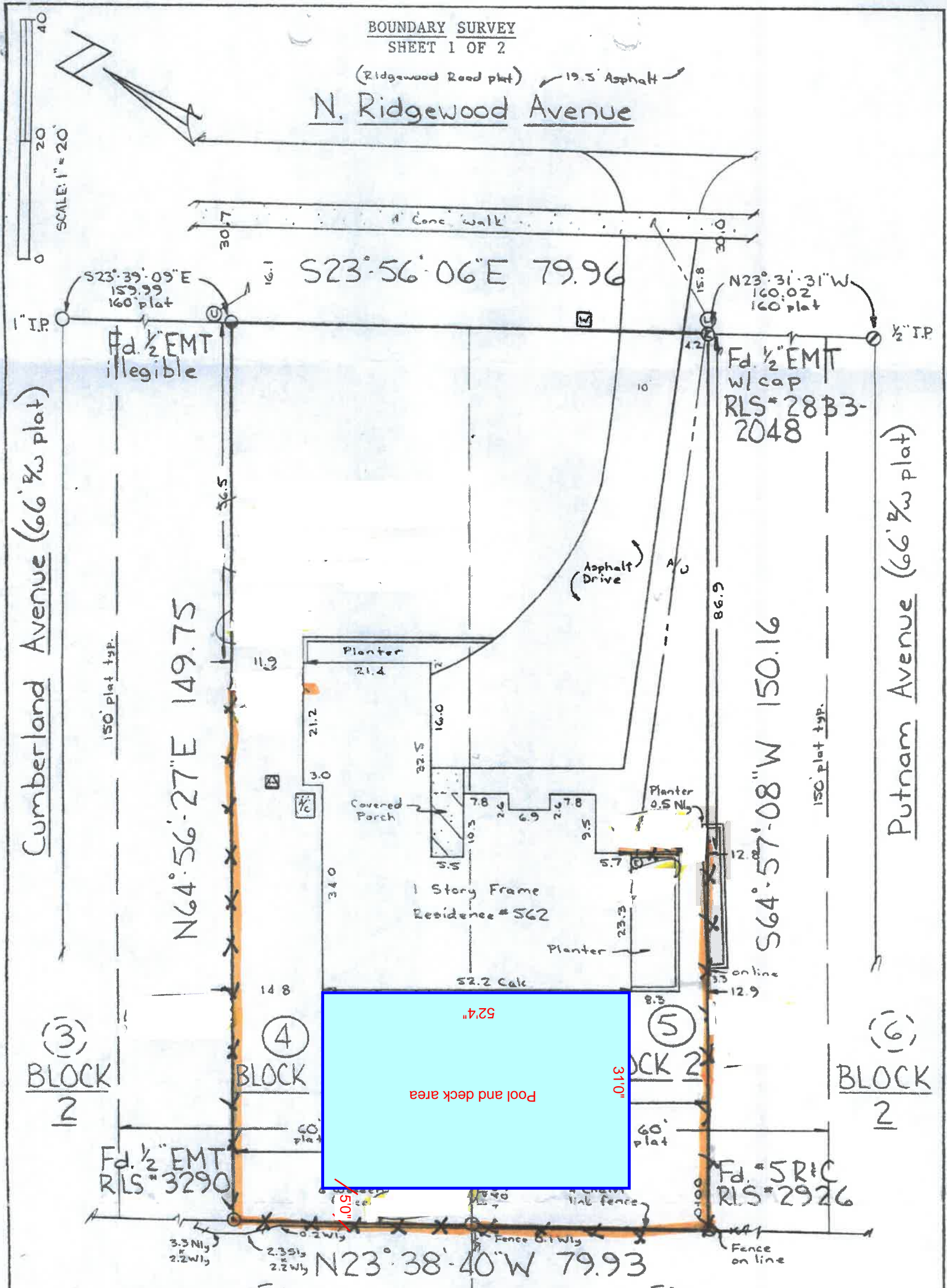
N. Ridgewood Ave.



LOCATION MAP
562 N. Ridgewood Avenue



Variance Exhibit



Variance Request: 5'0" variance to the required rear yard setback of 10'0" for construction of a screen enclosure over the existing pool for a setback of 5'0".

MICHAEL M. MYER PSM LS4006

(not valid unless signed, embossed with surveyor's seal and accompanied by Sheet 2, Survey Report.)

MYER LAND SURVEYING, INC. LB6877



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P.K.