



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, October 5, 2022

CITY OF ORMOND BEACH NOTICE OF PUBLIC HEARING 463 HAMMOCK LANE

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, October 5, 2022 at 6:00 PM** in the Training Room, Ormond Beach City Hall, 22 South Beach Street, Ormond Beach, Florida, for the purpose of hearing all parties in interest and to consider and act upon an application submitted by Steven Schlossberg, property owner of 463 Hammock Lane. The subject property is zoned as R-3 (Single-Family Medium Density Zoning District). The applicant is requesting variances to allow construction of a new single-family house as follows: **(1) Front Yard Variance:** Section 2-15(B)(9)(a) of the Land Development Code requires a front yard setback of 25'. The applicant is requesting a variance of 9.4' for a front yard setback of 15.6' based on the location of a historic tree on the property; and **(2) Side Yard Variance:** Section 2-15(B)(9)(c) of the Land Development Code requires a side yard setback totaling 20' on both sides with a minimum of 8' on one side. Based on the location of a historic tree in the back yard, a variance of 2' is requested for a side yard setback of 6' in order to construct the new home.

The property is located at 463 Hammock Lane, Volusia County Parcel Number: 4241-05-00-0471 and is legally described as 41-14-32 PER OR 5630 PG 4341 PARCEL B THAT PART OF LOTS 41 & 42 OF CRAWFORD DIVISION OF FOREST GROVE ORMOND FLORIDA ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 57 PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA DESCRIBED AS FOLLOWS COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID LOT 42 THENCE S 64-46-54 W ALONG THE SOUTHERLY LINE OF LOT 42 A DISTANCE OF 225 FT THENCE N 25-16-07 W 15 FT TO THE POINT OF BEGINNING THENCE CONTINUE N 25-16-07 W A DISTANCE OF 89.6 FT THENCE S 64-46-34 W 120 FT THENCE S 25-16-07 E 89.6 FT THENCE N 64-46-34 E 120 FT TO THE POINT OF BEGINNING AND TO CLOSE PER OR 8241 PG 2143.

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) 676-0311 FOR INFORMATION REGARDING AVAILABLE AIDS AND SERVICES.



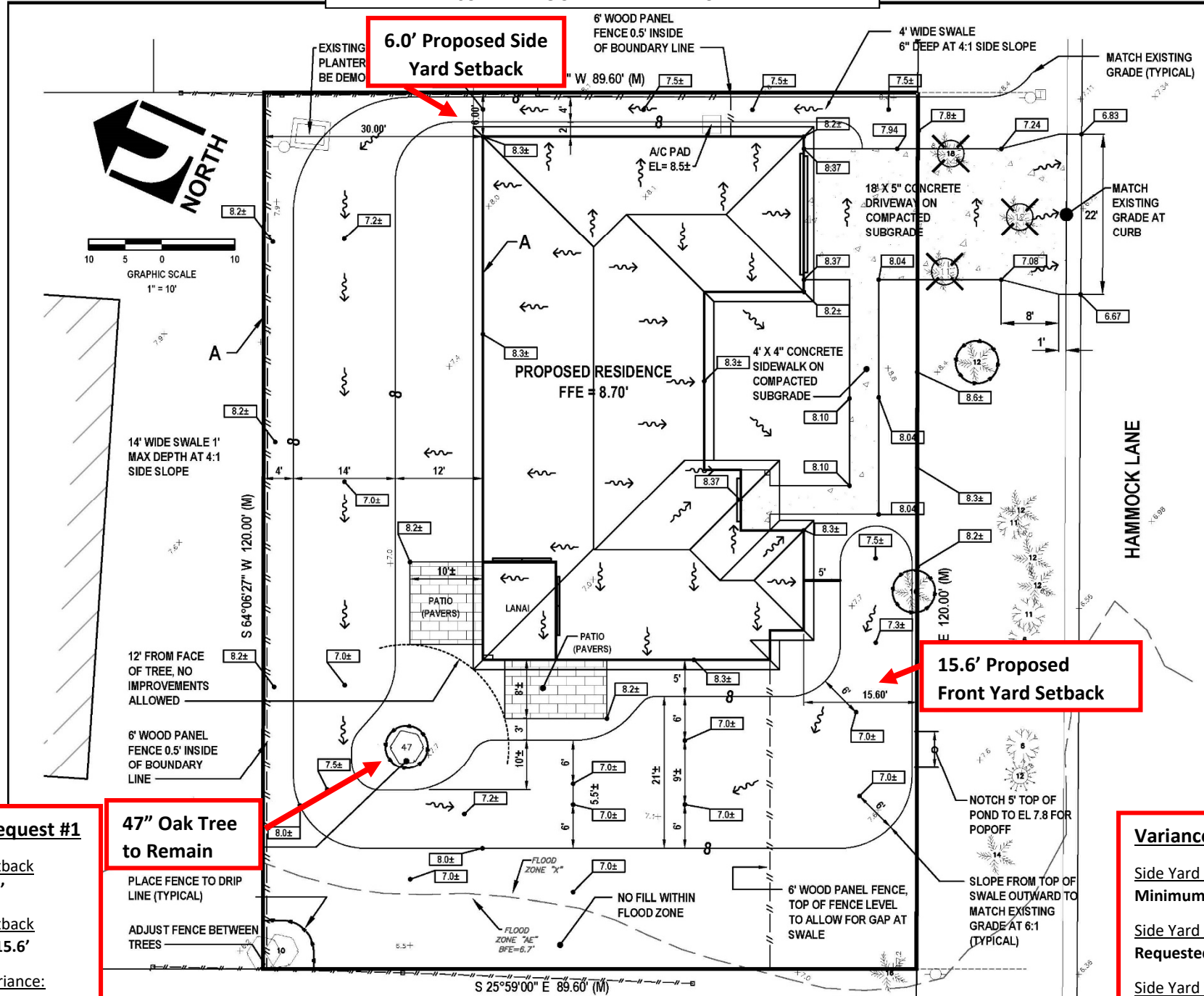
←463 Hammock Ln.



LOCATION MAP
 463 Hammock Lane



EXHIBIT A – 463 HAMMOCK LANE VARIANCE EXHIBIT



6.0' Proposed Side Yard Setback

15.6' Proposed Front Yard Setback

Variance Request #1
 Front Yard Setback
 Required = 25'
 Front Yard Setback
 Requested = 15.6'
 Front Yard Variance:
 Requested = 9.4'

47" Oak Tree to Remain
 PLACE FENCE TO DRIP LINE (TYPICAL)
 ADJUST FENCE BETWEEN TREES

Variance Request #2
 Side Yard Setback
 Minimum One Side = 8'
 Side Yard Setback
 Requested = 6'
 Side Yard Variance:
 Requested = 2'