



GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION
CURRENT PLANNING ACTIVITY
123 W. Indiana Avenue, DeLand, FL 32720
(386) 943-7059

PUBLIC HEARING: May 13, 2014 - Planning and Land Development Regulation Commission (PLDRC)

CASE NO: V-14-042

SUBJECT: Variances to the minimum front, side and rear yard requirements for an existing single-family dwelling on Tourist (B-8) zoned property.

LOCATION: 4 Ocean Beach Drive, Ormond-by-the-Sea

APPLICANT: Euleta Dianne Fox

OWNERS: Euleta Dianne Fox & Shayna Morrow, Trustees of the Euleta Dianne Fox Revocable Trust of 2007

STAFF: William Gardner, Activity Project Manager

I. SUMMARY OF REQUEST

The applicants are requesting variances to legitimize 55-year old setbacks in effect at the time the single-family dwelling was constructed.

The requested variances are:

Variance 1: A variance to the minimum front yard requirement from 20 feet to 14.67 feet; and

Variance 2: A variance to the minimum side yard requirement from 5 feet to 1.0 feet; and

Variance 3: A variance to the minimum rear yard requirement from 20 feet to 7.5 feet for an existing single-family dwelling on Tourist (B-8) zoned property.

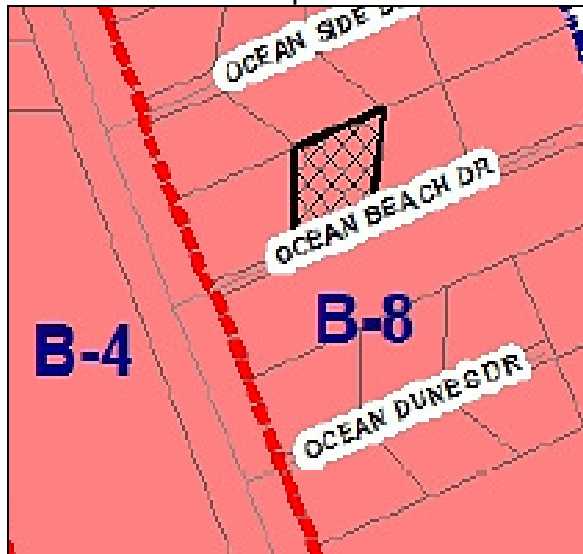
Staff recommendation: Approval with conditions.

II. SITE INFORMATION

1. Location: The property is located at 4 Ocean Beach Drive, a portion of Lots 12 and 13, O'Byrne Subdivision, in the Ormond by the Sea community.
2. Parcel No(s): 3234-07-00-0125
3. Property Size: \pm 5,633 square feet or 0.13 acres
4. Council District: 4
5. Zoning: B-8 (Tourist)
6. Future Land Use: UHI (Urban High Intensity)
7. ECO Overlay: No
8. NRMA Overlay: No
9. Adjacent Zoning and Land Use:

DIRECTION	ZONING	FUTURE LAND USE	CURRENT USE
North:	B-8	UHI	Single-family dwelling
East:	Not Applicable	Not Applicable	Single-family dwelling
South:	B-8	UHI	Single-family dwelling
West:	B-8	UHI	Single-family dwelling

10. Location Maps:



ZONING MAP



2012 AERIAL MAP

III. BACKGROUND AND PREVIOUS ACTIONS

The property is in the North Peninsula community of Ormond by the Sea, $\frac{3}{4}$ mile north of the Ormond Beach city limits. The area development pattern on the east side of Ocean Shore Boulevard consists of single-family dwellings and condominiums. The lot is part of the O'Byrne Subdivision, platted in 1946 and developed in the 1950's with small lots and small vacation homes. Over the years, a number of the vacation homes became permanent residences. The property record card indicates that the subject single-family dwelling was constructed in 1959. The property contains a single-family dwelling comprising of 2,036 square-feet that includes an enclosed finished utility room and a single garage.

The lot is zoned Tourist (B-8), which, until recently, made many of the area homes nonconforming because single-family dwellings were not a permitted use in the B-8 zoning classification. Many of these dwellings, like the subject single-family dwelling, were also nonconforming structures because they do not meet the minimum required yards in the B-8 zoning classification and, as such, could not be expanded and rebuilt without a special exception and/or variance application.

On January 24, 2013, the county council adopted Ordinance 2013-01 to allow single-family dwellings as a permitted principal use (instead of a permitted special exception) in the B-8 zoning classification and established minimum and maximum dimensional requirements for the single-family use, such as lot size, yards (setbacks), floor area, and building height. The property is a conforming lot per Ordinance 2013-01. However, the dwelling is a nonconforming structure because it does not meet the minimum front and rear yard requirements.

In conjunction with Ordinance 2013-01, county council also adopted Resolution 2013-10 waiving the variance application fees for B-8 zoned properties so that property owners could apply for variances to address nonconforming issues not resolved by the code changes. Approval of the requested variance would remedy nonconforming setbacks for an existing single-family dwelling.

IV. REVIEW CRITERIA AND ANALYSIS

Section 72-379(1) a. 4 *Variances* of the zoning code contains five applicable criteria by which a variance application may be granted. The following staff evaluation is based on these criteria:

i. Special conditions and circumstances exist which are peculiar to the land, structure, sign, or building involved and which are not applicable to other lands, structures, signs, or buildings in the same zoning classification.

There are special conditions and circumstances peculiar to the property and the single-family dwelling involved. As mentioned previously, the applicant's dwelling was built in 1959 and the property has a limited lot depth of 67+/- feet. The current front, side and rear yard setbacks do not comply with the B-8 classification requirements. The minimum front yard requires 20 feet whereas the dwelling is only 14.67 feet; the west side of the dwelling

is only 1-foot in lieu of the minimum side yard requirement of 5 feet and the dwelling being 7.7 feet off the rear yard property line instead of the minimum rear yard requirement of 20 feet.

When the lot was created, it was legal and not considered nonconforming. Therefore, the variances will recognize and legitimize the 55-year old setback regulations that were in effect at the time of the single-family dwelling construction.

Staff finds that Variances 1, 2 and 3 meets this criterion.

ii. The special conditions and circumstances do not result from the actions of the applicant.

The applicant is not responsible for the special conditions and circumstances pertaining to the property and the single-family dwelling involved. The owners obtained title the property in December 2009 according to the warranty deed listed on the property record card.

Staff finds that Variances 1, 2 and 3 meets this criterion.

iii. Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification, under the terms of the ordinance, and would work an unnecessary and undue hardship on the applicant.

The provisions of subsection 72-206(3) *Nonconforming structure* of the zoning code apply to the applicant's single-family dwelling, because the structure is assumed a lawful nonconforming structure because of dimensional requirements. Literal application of the subsection 72-206(3) code provisions would require the structure to comply with current zoning code requirements, including minimum setback provisions, if damaged in excess of 75 percent of the assessed value by the Property Appraiser, except as provided in subsection 72-302, Hurricane damage. This latter code provision applies to the rebuilding of both conforming and nonconforming structures damaged by a hurricane, which are located in the coastal high hazard area as defined by the comprehensive plan. Section 72-302 requires conforming and nonconforming structures which have been damaged more than 50 percent of their replacement cost at the time of occurrence.

Approval of the requested variances would establish the conforming front, side and rear yard setbacks for the dwelling which would help the applicant to repair and/or rebuild and reuse the single-family dwelling if damaged or destroyed, in compliance with applicable code provisions. Staff finds that given the peculiar circumstances and conditions that apply to the property and single-family dwelling involved, Variances 1, 2 and 3 meets this criterion.

iv. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, structure, or sign.

The applicant has reasonable use of the land and the single-family dwelling without approval of the requested variance. However, approval of the requested variances would

legitimize the existing front, side and rear yard setbacks and will assist the applicant in the repair, rebuild and/or reuse of the structure if damaged or destroyed.

Staff finds that Variances 1, 2 and 3 meets this criterion.

v. The grant of the variance will be in harmony with the general intent and purpose of this ordinance and the Volusia County Comprehensive Plan Ordinance No. 90-10, as amended, and that such variance will not be injurious to the area involved.

Granting the requested variances will be in harmony with the code and should not be injurious to the immediate area. Staff found no specific comprehensive plan policies applicable to this case.

Staff finds that Variances 1, 2 and 3 meets this criterion.

V. STAFF RECOMMENDATION

Staff finds that the application can meet all five criteria to grant the requested variances with the staff recommended conditions. Therefore, staff recommends approval of the following variances:

Variance 1: A variance to the minimum front yard requirement from 20 feet to 14.67 feet; and

Variance 2: A variance to the minimum side yard requirement from 5 feet to 1.0 feet; and

Variance 3: A variance to the minimum rear yard requirement from 20 feet to 7.5 feet for an existing single-family dwelling on Tourist (B-8) zoned property, and subject to the following conditions:

1. Variances 1, 2 and 3 are limited to the single-family dwelling placement as shown on the property survey from Harts Progressive Enterprise Inc., Sheet 1 of 2, report dated 11/22/13 and certified to Euleta Dianne Fox Trust. The single-family dwelling cannot be enlarged, increased, or extended to further encroach into the front, side or rear yards without approval of a separate variance and/or building permit and inspection.

2. The property owners or authorized representative shall combine the property (Lots 12 and 13, O'Byrne Subdivision) into an unified parcel by submission and completion of a subdivision exemption application through the land development office within 60 days of the date of variance rendition, unless the property owners request and are granted an extension by the Zoning Enforcement Official.

ATTACHMENTS

- Written Petition
- Variance Site Plan
- Site Photos
- Reviewer comment
- Maps

VII. AUTHORITY AND PROCEDURE

The commission may, except as otherwise provided in Section 72-379 of the zoning code, authorize, after due public notice upon application on a form prescribed by the zoning enforcement official, such variance or variances from the terms of this ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provision of this ordinance would result in unnecessary and undue hardship. Said variance application shall be heard only if it is presented by the person owning 51 percent or more of the specific area of land involved or upon an administrative application by the county council. Any new information to be presented at the planning and land development regulation commission meeting for any application will be grounds to continue an application to the next planning and land development regulation commission meeting. Applicants shall inform and provide staff with the new information prior to the planning and land development regulation commission meeting.

V-14-041

Variance Request Information – Euleta Dianne Fox for Property at
1453 Ocean Shore Blvd, Ormond Beach, FL 32176

CHECKLIST

1. Description of Variance Requested:

Multi- Family Dwelling Minimum Yard Size as follows:

- Side yard setback from required 5 feet to 2.99 feet. Or
- ~~Front yard setback from required 20 feet to 2.99 feet.~~

Accessory structures to single family dwellings as follows:

- ~~Waterfront yard setback from required 25 feet to 2.5 feet.~~

2. Property Owners Information:

Name: Euleta Dinne Fox
Address: 1453 Ocean Shore Blvd.
Ormond Beach, FL 32176
Telephone Number: 386-290-8800 Shayna Morrow, POA

3. Applicant Information: Owners are the applicants. Shayna Morrow will be primary contact.

4. Information on Utilities:

- Septic
- City Water
- Well for irrigation
- Electric

5. Tax parcel number and address of parcel:

Tax Parcel Number: 34-13-32-07-00-0130
Address of Parcel: 1453 Ocean Shore Blvd.
Ormond Beach, FL 32176

6. General Location of Site: Corner of (and south) Ocean Beach Dr and Ocean Shore Boulevard.

7. Number of acres in the parcel: Approximately 0.4752 acres or 20700 square feet.

3. Square footage of each proposed building, if applicable. – N/A

Additional Requirements – Check List

1. **Application Fee** – Waived per Resolution 2013-01.
2. **A notarized authorization form from owner or attorney representing the owner.** - N/A as applicants and owners are the same.
3. **Two (2) copies of the legal description** – See Survey.

4. **Two (2) current surveys of the property prepared by a Florida Registered Land Surveyor – See attached.**
5. **Five (5) copies of a site plan that complies with Section 72-379(1)(a)(3) of the Zoning Ordinance and one 8 ½" x 11" reduced copy of the survey – N/A**
6. **Written petition as described in Section 72-379(1)(a)(4) of the Zoning Ordinance. – See attached.**
7. **Additional information required for a variance from Section 72-206(1) (Nonconforming lot) – N/A**

Responses to Written Petition for a Variance

- A) What special condition(s) and circumstance(s) exist which are peculiar to your land, structure, building, or sign and are not applicable to other lands, structures, buildings, or signs in the same zoning classification? Were these special condition(s) and circumstance(s) the result of actions by you?**

This home is part of the O'Byrne Subdivision and was built in 1957. In 1957, the O'Byrne Subdivision was not zoned B-8 – Tourist. The B-8 Tourist zoning classification was recently modified under Ordinance 2013-01 as a result of a settlement agreement between the County of Volusia and Mr. Joseph Kohler. The minimum yard size requirements for Single Family Dwellings and/or the setbacks for Accessory structures to single family dwellings contained in Ordinance 2013-01, make this property non-conforming. Because this property and the majority of the properties impacted by Ordinance 2013-01 cannot meet the proposed single family dwelling minimum yard requirements and/or accessory structures setbacks, County Council passed Resolution 2013-01 waiving variance fees for properties zoned B-8, Tourist Classification, in Neptune Subdivision, O'Byrne Subdivision, and Replat of Ormond by the Sea #4 until March 1, 2014. These circumstances are not the result of actions by the owner(s).

- B) How would literal interpretation of the Zoning Ordinance deprive you of rights commonly enjoyed by other properties in the same zoning classification and be an unnecessary and undue hardship on you?**

Because this property is non-conforming, a variance for the existing minimum yard size and/or existing accessory structure setbacks is being requested. The variance will eliminate issues lenders have with respect to re-financing and financing a non-conforming property. Additionally, the variance affords the owner(s) the right to rebuild the existing structure and/or accessory structures in their current locations should they be partially or completely destroyed.

- C) Explain how the Variance(s) you are requesting is/are the minimum Variance(s) that will make it possible for you to make reasonable use of your land, building, structure or sign.**

Granting the requested variance(s) will conform the existing structure and/or accessory structure to Ordinance 2013-01.

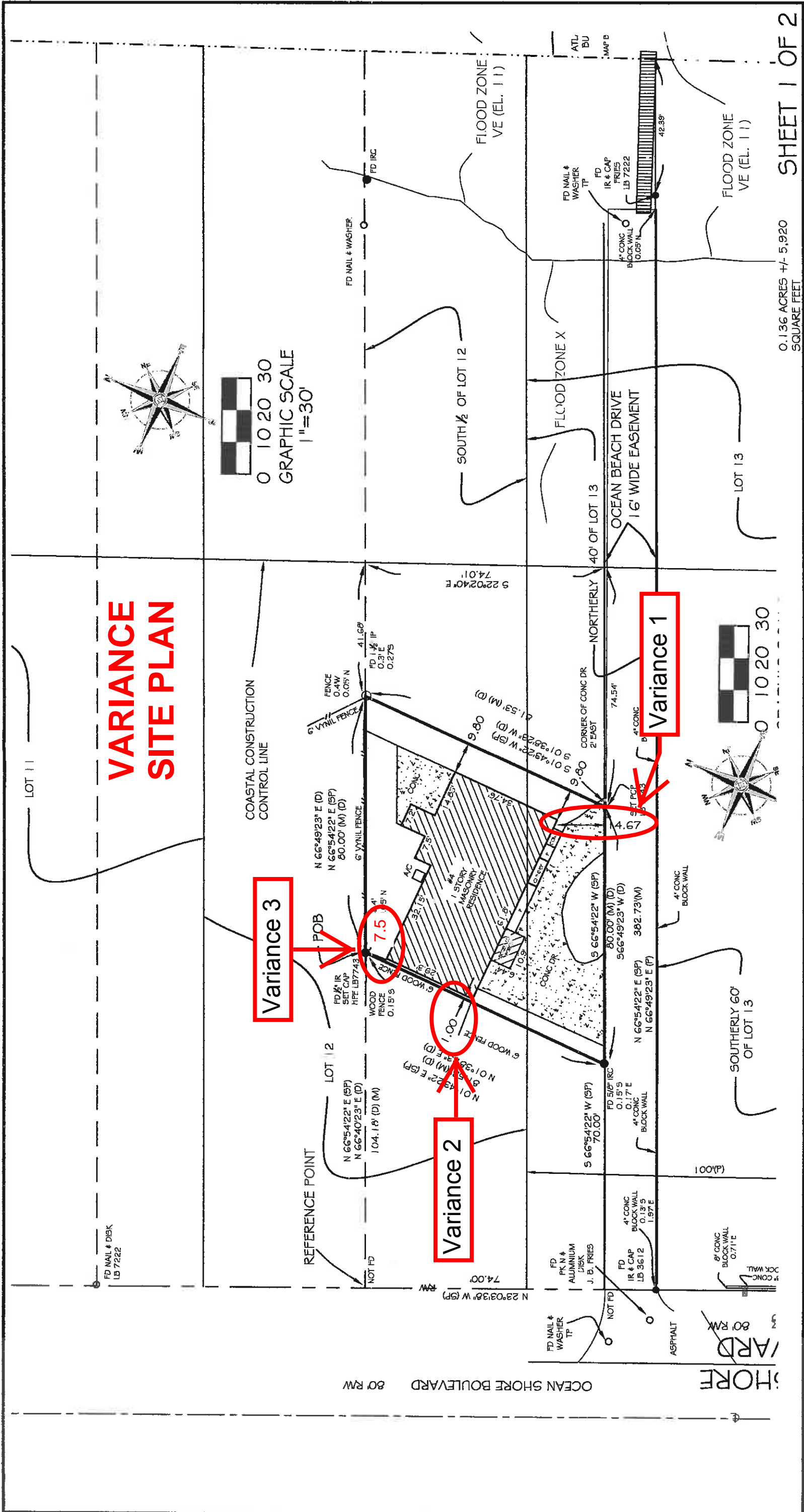
- D) The general intent and purpose of the Zoning Ordinance and the Volusia County Comprehensive Plan Ordinance NO. 90-10 is to lesson congestion in the streets; to promote public health, safety, morals, and the general welfare; to properly provide for the use of land and governmental services; and to preserve the character, appearance, and aesthetic qualities of Volusia County by regulating signs.**

- 1) Is your request for Variance(s) consistent with this intent and purpose?**

This variance request applies to an already developed property therefore will not impact congestion on the streets, public health, safety, morals, and general welfare; or use of land and governmental services.


- 2) Explain how your request for Variance(s) will not be injurious to the surrounding area:**

This variance request applies to an already developed property therefore will not be injurious to the surrounding area.



0.136 ACRES +/- 5,920 SQUARE FEET

SHEET 1 OF 2

REVISIONS:		TYPE OF SURVEY: BOUNDARY				Harts Progressive Enterprise Inc. Land Surveyors * Mappers * Drafting 629 Overlook Trail, Port Orange, FL 32127 (386)767-2776 FAX (386)767-2776 LB# 7743 William S Hart PSM 3905 Visit us at: www.hartsprogressive.com © 2009			
SUBJECT: #4 OCEAN BEACH DR, ORMOND BEACH, FL 32176 TAX ID: 3234-07-00-0125		PROJECT# H131105 FIELD BOOK 6, PG 70							
OFFICE WORK BY: WSH DATE: 1/22/2013		FIELD WORK BY: WSH DATE: 1/22/2013		SEE SURVEY REPORT TITLE: #4 OCEAN BEACH DR, ORMOND BEACH, FL 32176 REPORT DATED: 1/22/2013		THIS MAP IS NEITHER FULL AND COMPLETE WITHOUT THE REPORT THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT YOUR RISK.		FILE: ORMOND BEACH O-33-00-12	
						SURVEY MAP			

1. BEARING STRUCTURE (S 27°04'03" E) BETWEEN FLDNR 79-78-A70 TO FLDNR 79-78-A72 OF THE COASTAL CONSTRUCTION CONTROL LINE MONUMENTS AS SHOWN ON MAP BOOK 30, PAGE 20 OF THE PUBLIC RECORDS OFF VOLUSIA COUNTY, FLORIDA. THESE MAPS CAN ALSO BE FOUND IN MAP BOOK 30 PAGE 50 THROUGH 50-O.
2. LEGAL DESCRIPTION NOT PROVIDED BY CLIENT TAKEN FROM OFFICIAL RECORDS BOOK 6435, PAGE 342, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
3. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS (), WHEN DIFFERS FROM MEASURED.
4. FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM (FEDERAL INSURANCE RATE MAP), COMMUNITY VOLUSIA COUNTY, NUMBER 125155, PANEL NUMBER 12127C0 208 H, DATED: 02/19/2003 THE PROPERTY AND RESIDENCE APPEARS TO BE FLOOD ZONE'S "X" AND THE BASE 100 YEAR FLOOD ELEVATION IS 11 FEET NGVD 1929 DATUM.
6. ACCURACY STATEMENT THE TRAVERSE CLOSURE FOR THIS PROPERTY WAS 1 : 32,724.
7. DATA SOURCES: NO VERTICAL DATA WAS REQUESTED FOR THIS PROJECT.
8. MEASUREMENT METHODS: HORIZONTAL AND VERTICAL MEASURES MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS:
SOKKIA GRX1 GPS, SOFTWARE TOPSURV 3, TOPCON INSTRUMENTS GPT-3003W, AT-G2, FC-2500 DATA COLLECTOR, MC5 DATA COLLECTOR USING C&G SURVEY.
LUFKIN STEEL TAPE, CST STEEL TAPE, STEEL HIGHWAY CHAIN, CST & LUFKIN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.
9. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS. NONE PROVIDED.
10. LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT, PLAT PREPARED BY C. H. MONEYPENNY LS 185, RECORDED SEPTEMBER 4, 1946, NO EASEMENTS SHOWN ON PLAT OF RECORD.

1. LIMITATIONS

A.) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTES RULE 5J-17.052(2)(d)(4)

B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNERS CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.

C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY. PER FLORIDA STATUTES CHAPTER RULE 5J-17.05 (3)(b)(6)

D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. ADDITIONAL SEALED ORIGINALS MAY BE PURCHASED UP TO SIX MONTHS AFTER THE DATE OF THE INVOICE. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE WILL BE A SURCHARGE FOR THEM.

E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPRAISERS INTER WEB PAGE AND MAY NOT BE THE MOST CURRENT.

F.) SPECIAL PURPOSE SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY

1. WHEN TREES AS SHOWN ON THE SURVEY IT IS FOR THE LOCATION OF THE TREES 6 INCHES DIAMETER AND ABOVE TREES TAKEN APPROXIMATELY 4 TO 4- 1/2 FEET ABOVE GROUND LEVEL. TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE , SEE AN ARBORIST.
2. JURISDICTIONAL WETLANDS WHEN SHOWN WERE LOCATED FROM FLAGS/MARKS BY OTHERS AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
- 4.) ARCHAEOLOGICAL FEATURES WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A ARCHAEOLOGICAL FEATURES IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
- 5.) WILDLIFE CORRIDORS OR HABITATS WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A WILDLIFE CORRIDORS OR HABITATS IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.

LEGAL DESCRIPTION

A PORTION OF LOTS 12 AND 13, OBYRNE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 11, PAGE 152, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID LOT 12, SAID POINT BEING A DISTANCE OF 104.18 FEET NORTH 66 DEGREES 40 MINUTES 23 SECONDS EAST OF THE INTERSECTION OF SAID NORTH LINE OF SOUTH ONE-HALF OF LOT 12 WITH THE EASTERLY LINE OF OCEAN SHORE BOULEVARD; THENCE NORTH 66 DEGREES 49 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE A DISTANCE OF 80 FEET TO A POINT; THENCE SOUTH 01 DEGREES 38 MINUTES 23 SECONDS WEST A DISTANCE OF 81.53 FEET TO A POINT; THENCE SOUTH 66 DEGREES 49 MINUTES 23 SECONDS WEST A DISTANCE OF 80 FEET TO A POINT; THENCE NORTH 01 DEGREES 38 MINUTES 23 SECONDS WEST A DISTANCE OF 81.53 FEET TO THE POINT OF BEGINNING; TOGETHER WITH PERPETUAL EASEMENT OVER AND UPON THE SOUTHERLY 16 FEET OF THE NORTHERLY 40 FEET OF SAID LOT 13.

ABBREVIATIONS / LEGEND

AC... AN COLLATION LINE
BAW ... BACK OF WALL
BFE ... BASE FLOOD ELEVATION
BGR ... BRASS GROUND
BGRK ... BRASS DISK
C ... CENTER LINE
C ... CONC RETE MONUMENT
CON ... CONCRETE
D ... DESCRIPTION OK DEAD
ELEV ... ELEVATION
ELEV ... ELEVATION
EOP ... EDGE OF PAVEMENT
FAC ... FACSIMILE
FL ... FLORIDA
FC ... FOUND
FNC ... FENCE
G ... GUY ANCHOR
G ... IF ... IN TIME
H ... IRON ROD A CAP
LB ... LICENSED PUMPERS
LC ... LICENSED CORPORATION
LS ... LICENSED SURVEYOR
M ... MEASURED
R ... ROAD
CA ... CENTRAL ANGLE
CH BE ... CHORD BEARING
CH ... CHORD
L ... LENGTH OF ARC

AUGUST 1970
 AUGUST 23 (1950) NORTH AMERICAN DAU OF 1945
 O.R. OFFICIAL RECORDS BOOK
 D.A. C. TRAIL
 C. CHIEF ELECTRIC
 TOP INTERVIEW CONTROL POINT
 (P) FLAT
 1. POE H
 G. G. ... PAGE
 ... PK ... PARKS TAIL ... MASH
 P. C. ... POINT CHASE
 PH ... PAPER RULE
 PRIC ... POINT OF REVERSE CURVE
 PRM ... POINT OF REFERENCE MOVEMENT
 PT ... POINT OF TANGENCY
 T.F.S.M. PROFESSIONAL SURVEYOR & MATHEM
 RAW ... R. SH. ... WAY
 SQ. FT. SQUARE FEET
 T. ... T. IRON
 W.C.H. ... WORK UNDER NUMBER
 W. ... WOOD POWER POLE
 CUT

THIS REPORT IS NEITHER FULL
AND COMPLETE WITHOUT THE
MAP

SEE SURVEY MAP TITLE: #4 OCEAN BEACH DR,
ORMOND BEACH, FL 32176
MAP DATED: 1/22/2013

MAP DATED: 1/22/2013

SHEET 2 OF 2

CERTIFIED for the exclusive use of:
EULETA DIANE FOX TRUST

Harts Progressive Enterprise Inc.
Land Surveyors * Mappers * Drafting

6299 Overlook Trail, Port Orange, FL 32127

(386)767-2776 FAX (386)767-2776 | B# 7743

Visit us at: www.hartsprogressive.com

OFFICE WORK BY: WSH	FIELD WORK BY: WSH
DATE: 11/22/2013	DATE: 11/21/2013

#OW# H131105

© 2009

FILE: ORMOND BEACH
O-33-CU-12

SURVEY REPORT

ND BEACH
O-33-CU-12



Looking North Along East Property Line



Looking North at East and North Property Lines



Looking North Along West Property Line



Front View of Dwelling



Front View of Dwelling



Looking West Along North Property Line

*Inter-Office
Memorandum*



TO: Bill Gardner, Activity Manager **DATE:** April 22, 2014




FROM: Danielle Dangleman, Environmental Specialist III

SUBJECT: Planning & Land Development Regulation Commission meeting for
Date: May 13, 2014
Parcel #: 3234-07-00-0125
Case #: V-14-042, Shayna Marrow, Applicant

Environmental Permitting (EP) has reviewed the application and conducted a site inspection for this project on April 17, 2014. EP has no objection to this variance request.



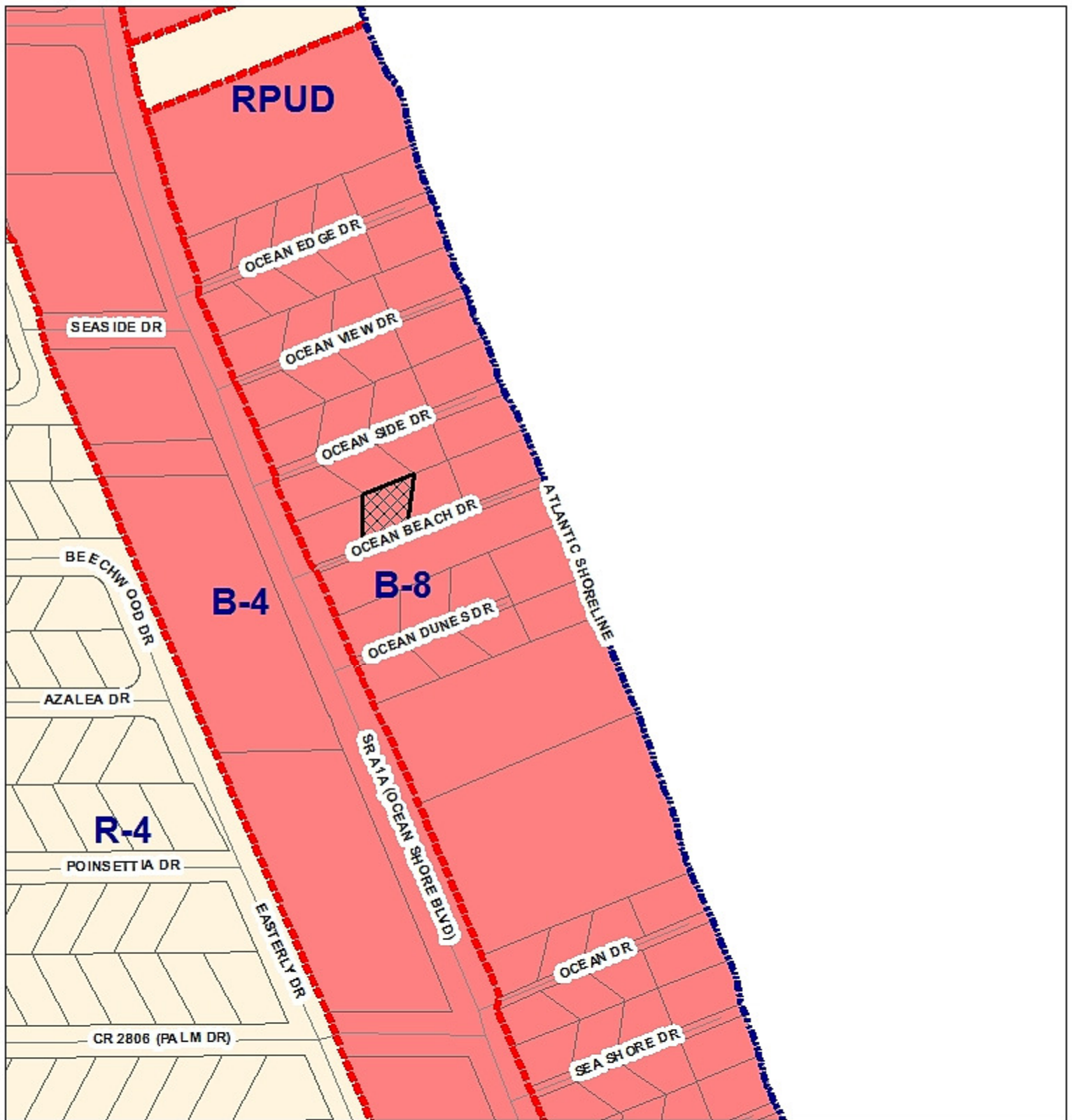
ECO/NRMA

 ECO
  NRMA
  REQUEST AREA

1 inch = 300 feet



VARIANCE
CASE NUMBER
V-14-042



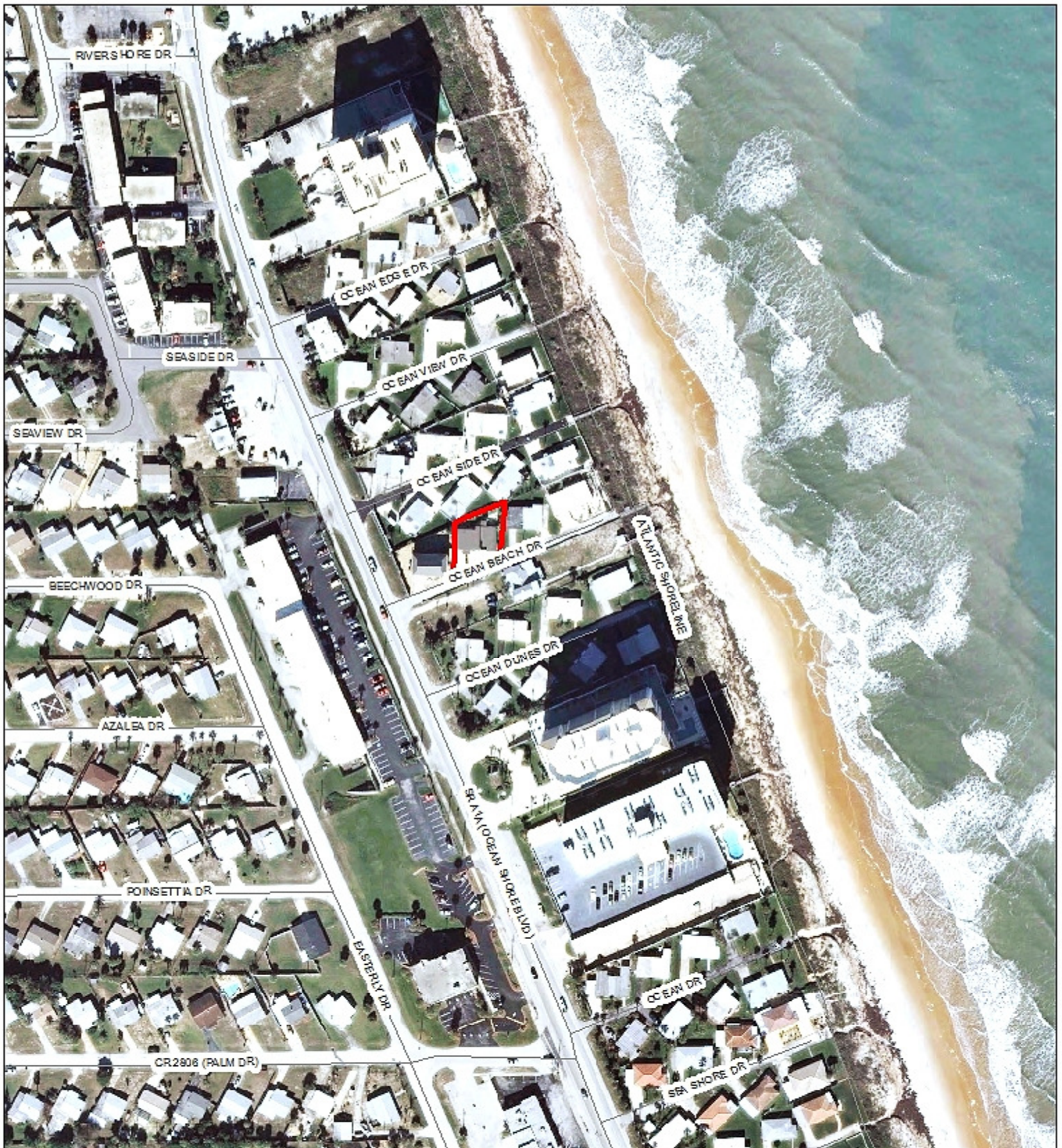
ZONING CLASSIFICATION

- COMMERCIAL
- RESIDENTIAL
- REQUEST AREA

1 inch = 200 feet




**VARIANCE
CASE NUMBER
V-14-042**



AERIAL

IMAGE YEAR: 2012

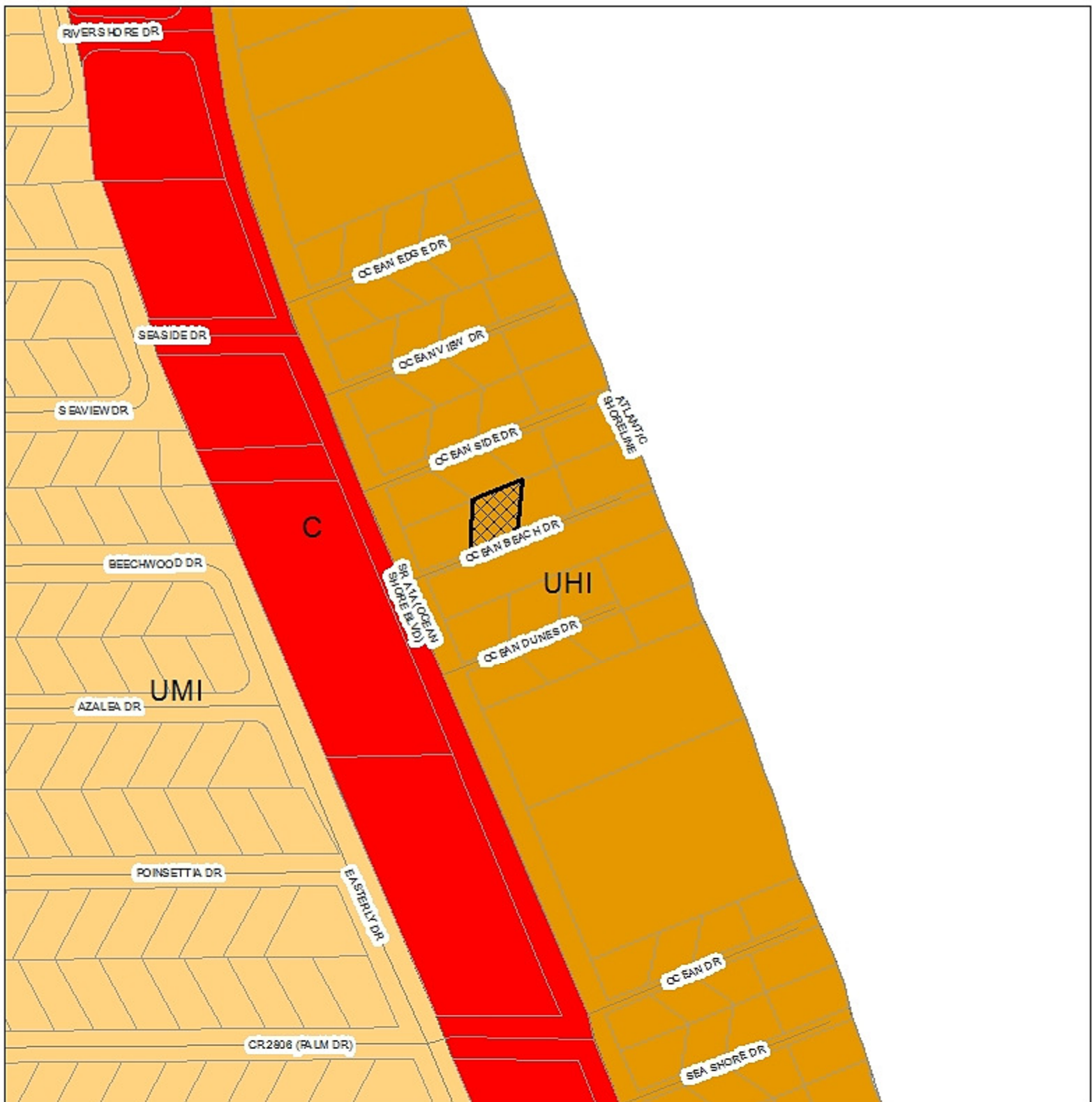
1 inch = 200 feet

 REQUEST AREA



**VARIANCE
CASE NUMBER**

V-14-042



FUTURE LAND USE DESIGNATION

1 inch = 200 feet

VARIANCE
CASE NUMBER
V-14-042

- | | | | |
|--|--------------------------|---|----------------------------|
|  | COMMERCIAL (1) |  | URBAN MEDIUM INTENSITY (1) |
|  | URBAN HIGH INTENSITY (1) |  | REQUEST AREA |

