



**GROWTH AND RESOURCE MANAGEMENT DEPARTMENT**  
**PLANNING AND DEVELOPMENT SERVICES DIVISION**  
**CURRENT PLANNING ACTIVITY**  
 123 W. Indiana Avenue, DeLand, FL 32720  
 (386) 736-5959

**PUBLIC HEARING:** August 11, 2015 – Planning and Land Development Regulation Commission (PLDRC)

**CASE NO:** V-15-021

**SUBJECT:** Variances to the minimum yard requirements for a single-family residence and accessory structures on Urban Single-Family Residential (R-6) zoned property.

**LOCATION:** 102 Imperial Heights Drive, Ormond Beach

**APPLICANT:** Kevin Zambrana, owner

**STAFF:** Carol McFarlane, AICP, Planner II

---

## I. SUMMARY OF REQUEST

The applicant is requesting variances to account for existing conditions on their property. Variances 1 and 2 are for the existing single-family residence (built in 1963), which encroaches into the front and south side yards. Variance 3 is for a shed and outdoor kitchen that encroaches into a required side yard. This variance request is part of an effort to resolve a code enforcement violation for building accessory structures without building permits.

Specifically, the applicant is requesting the following variances:

Variance 1: A variance to the front yard from the required 25 feet to 24.7 feet for an existing single-family residence; and

Variance 2: A variance to the side yard from the required 10 feet to 5.8 feet for an existing single-family residence; and

Variance 3: A variance to section 72-277(1) to the side yard from the required 5 feet to 0.5 feet for an accessory structure (wood shed and outdoor kitchen) on Urban Single-Family Residential (R-6) zoned property.

*Staff recommendation:* Approve variances 1 and 2 subject to staff recommended conditions, but deny variance 3, as it does not meet the five criteria required for the granting of a variance. However, if the commission finds that variance 3 meets the five criteria, staff has prepared conditions of approval.

**II. SITE INFORMATION**

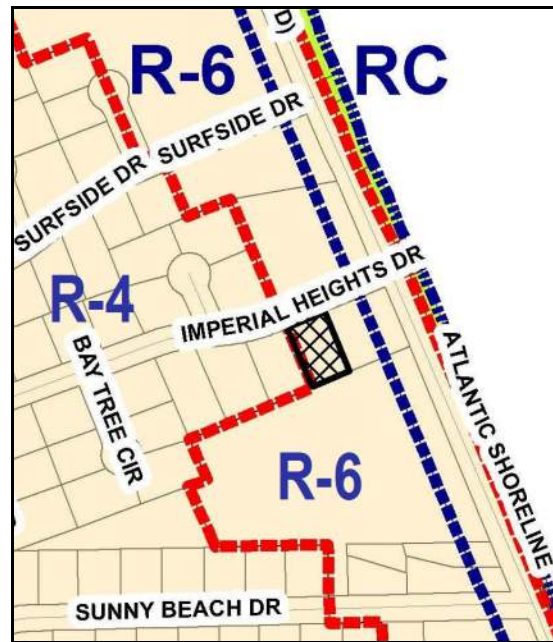
- 1. Location: The property is located on the south side of Imperial Heights Drive, approximately 150 feet west of its intersection with Ocean Shore Boulevard, in the Ormond by-the-Sea area.
- 2. Parcel No(s): 3221-07-00-0061
- 3. Property Size: ± 10,000 square feet
- 4. Council District: 4
- 5. Zoning: R-6
- 6. Future Land Use: UHI
- 7. ECO Overlay: No
- 8. NRMA Overlay: No
- 9. Adjacent Zoning and Land Use:

DIRECTION	ZONING	FUTURE LAND USE	CURRENT USE
North:	R-6	UHI	Condominiums
East:	R-6	UHI	Quad-Plex Condominium
South:	R-6	UHI	Condominiums
West:	R-4	UMI	Single-Family Residence

10. Location Maps:



AERIAL MAP



ZONING MAP

### III. BACKGROUND AND PREVIOUS ACTIONS

The subject property is a portion of a lot within the Imperial Heights subdivision, platted in 1962. According to the Property Appraiser's office, a single-family residence was constructed on the property in 1963, a pool in 1974, and a wooden deck in 1995. The current owner purchased the property in March of 2010.

In November of 2014, the county code enforcement staff served the owner with a notification of violation for building without permits. The unpermitted structures are a plastic shed near the western property line, and a wooden shed with an attached outdoor kitchen area near the eastern property line. The owner removed the plastic shed from the property in an effort to resolve the code enforcement issues. In addition, staff found that the wooden deck in the rear of the parcel was located on top of a five-foot platted utility easement. The owner has removed the portion of the wooden deck that encroached into the utility easement. Approval of this variance will allow the owner to submit a building permit for the wooden shed and outdoor kitchen located near the western property line.

#### Variance Site Plan

The variance site plan submitted with this application is a survey showing the existing conditions on the parcel. The one-story residence is 1,494 square-feet and is located 24.7 feet from the front property boundary (variance 1) and 5.8 feet from the western property boundary (variance 2). There is a plastic shed shown on the western property boundary that has been since been removed, and is, therefore, not part of this variance application. As shown in the attached pictures, the wooden shed is located 0.5 feet from the eastern property boundary (variance 3) and there is a permanent trellis over an outdoor kitchen area attached to the shed (see attached site photos). The applicant has submitted letters from his neighbors supporting this variance request.



Figure 1: Outdoor Kitchen Area and Wooden Shed (variance 3)

#### IV. REVIEW CRITERIA AND ANALYSIS

Section 72-379 (1) a. 4 *Variances* of the zoning code contains five applicable criteria by which the PLDRC may grant a variance. Staff bases its evaluation 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.***

Variances 1 and 2: This single-family dwelling already existed when the current owners purchased the subject property. As the single-family dwelling was built in 1963, it has been nonconforming to the required setbacks of its applicable zoning classification since the effective date of adoption of the zoning code. These variances meet this criterion.

Variance 3: The special condition regarding the wooden shed and outdoor kitchen is that the structures were constructed as permanent structures and would require significant demolition to remove from the current location. However, there are no special conditions relating particular to the parcel that would prevent the accessory structures from meeting the minimum yard requirements.

Staff finds that variances 1 and 2 meet this criterion. However, variance 3 does not meet this criterion.

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

Variances 1 and 2: This house was built in 1963, prior to the owner purchasing the house in 2010.

Variance 3: The current owner is responsible for building the wooden shed and outdoor kitchen area in the current location.

Staff finds that variances 1 and 2 meet this criterion. However, variance 3 does not meet 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.***

Variances 1 and 2: Literal interpretation of this variance would require that if the house is destroyed, it would have to be rebuilt to meet current zoning requirements.

Variance 3: Literal interpretation of the code would require removal of the wooden shed and outdoor kitchen. The structures could be rebuilt in an area that meets the five-foot setback for an accessory structure.

Staff finds that variances 1 and 2 meet this criterion. However, variance 3 does not meet this criterion.

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

Variances 1 through 3: The variance requested is the minimum variance required to make use of the current structures on the property. The applicant has worked with county staff to resolve the code enforcement issues on this property by removing the plastic shed and altering the wooden deck. This request is not for new construction, and will only apply to the existing structures.

Staff finds that the variances meet this criterion with the staff recommended condition that the variances be limited to the existing conditions as shown on the variance site plan.

***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.***

Variances 1 and 2: The house in question has been in its current location since 1963. The location of the house does not cause any traffic congestion, or pose a risk to the public health, safety and welfare.

Variance 3: The wooden shed and outdoor kitchen are located within a fenced -in area of the subject property's backyard area. The neighbor that is most affected by the encroachment is the condominiums at 2760 Ocean Shore Boulevard, owned by Consolidated Properties Investments, LLC. Consolidated Properties Investments has submitted a letter of support for the variance (see attached letter). To ensure safety of the structures, staff is requesting that if variance 3 is approved, a condition of approval be that the structures be fully permitted and inspected.

Staff finds that the variance meet this criterion with the staff recommended condition that the wooden shed and outdoor kitchen are properly permitted.

## **V. STAFF RECOMMENDATION**

Staff finds that the requests for variances 1 and 2 meet the criteria for approval of a variance. Therefore, staff recommends approval of the following variances:

Variance 1: A variance to the front yard from the required 25 feet to 24.7 feet for an existing single-family residence; and

Variance 2: A variance to the side yard from the required 10 feet to 5.8 feet for an existing single-family residence on Urban Single-Family Residential (R-6) zoned property, subject to the following condition:

1. The variance is limited to the structures as depicted on the variance site plan dated January 13, 2015, prepared by Long Surveying, Inc. The house shall not be enlarged, increased, or extended further to encroach or occupy any greater area of the property without approval of a separate variance.

Staff finds that the application for variance 3 does not meet the criteria for approval of a variance; therefore, staff recommends denial of a variance to section 72-277(1) to the side yard from the required 5 feet to 0.5 feet for an accessory structure (wood shed and outdoor kitchen) on Urban Single-Family Residential (R-6) zoned property.

However, if the PLDRC decides that the variance does meet the five criteria, staff has prepared the following as conditions of approval:

1. The property owners or authorized agent(s) shall obtain and complete all required building permits and inspections for the property improvements proposed for variance 3 (wood shed and outdoor kitchen).
2. The variance is limited to the structures (wooden shed and outdoor kitchen) as they currently exist as documented in the attached photos. The structures shall not be enlarged, increased, or extended further to encroach or occupy any greater area of the property without approval of a separate variance.
3. Should the wood shed or outdoor kitchen be destroyed, removed, or damaged in excess of 50% of its value, this variance will become void, and any reconstruction of the structures shall comply with all applicable requirements of the zoning code, including setbacks.

## **VI. ATTACHMENTS**

- Variance Site Plan
- Site Photographs
- Written Petition
- Applicant Photographs
- Letters of Support
- Survey
- Reviewer Comments
- Map Exhibits

## **VII. AUTHORITY AND PROCEDURE**

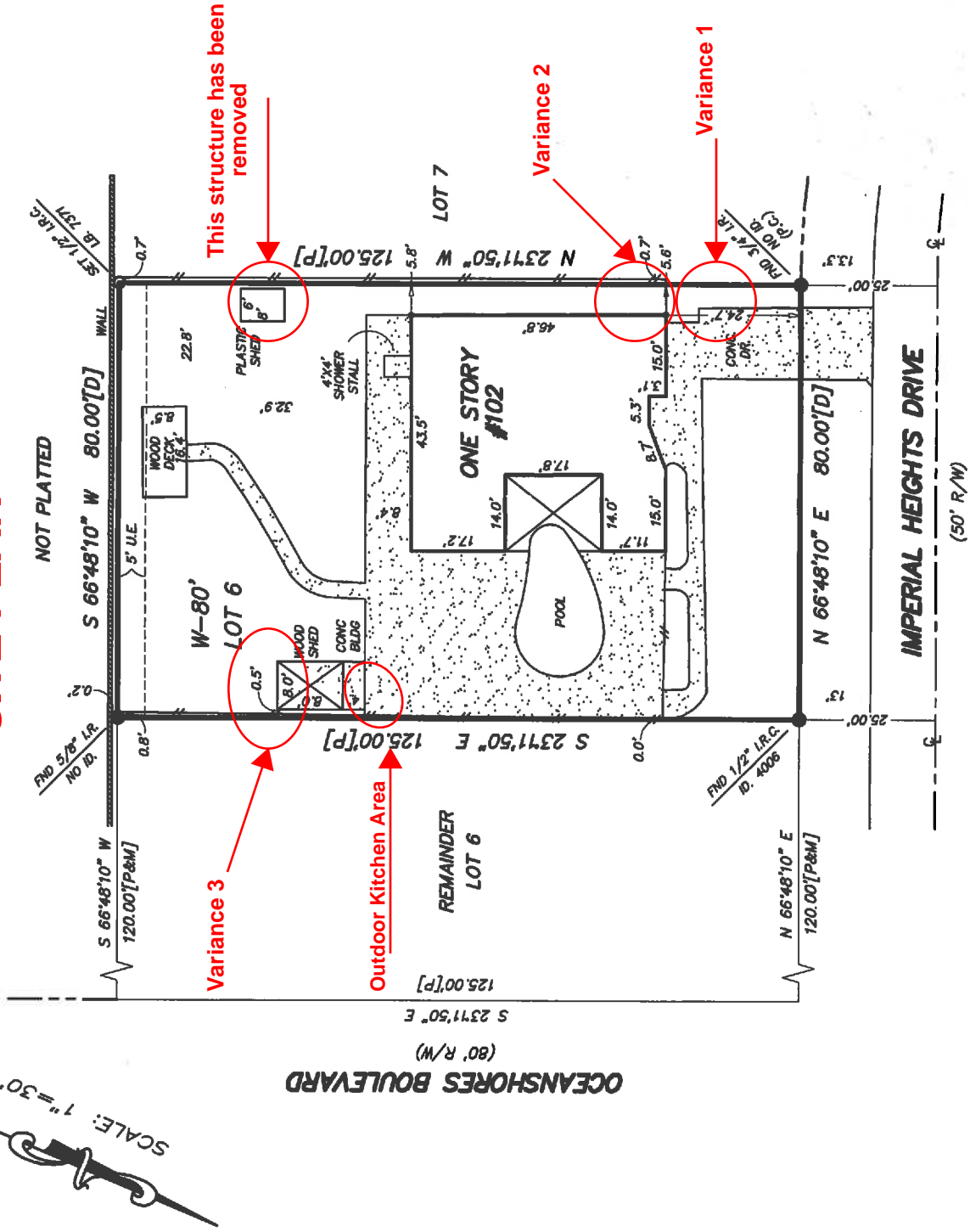
The commission may, except as otherwise provided in Section 72-379 of the zoning code, authorize, after due public notice upon application on a form prescribed by the zoning enforcement official, such variance or variances from the terms of this ordinance as will not be contrary to the public interest 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.

CURRENT PLANNING  
ACTIVITY  
APR 29 2015  
RECEIVED

Boundary Survey

VARIANCE  
SITE PLAN



LEGAL DESCRIPTION: THE WESTERLY 80 FEET OF LOT 6, IMPERIAL HEIGHTS, AS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 211, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



102 IMPERIAL HEIGHTS DRIVE  
ORMOND BEACH, FL.

LONG  
SURVEYING,  
INC.



Long Surveying, Inc.  
"Specializing in Residential Surveying"  
L.B. No. 7371  
143 Villa Di Este Terrace #113  
Lake Mary, FL 32746  
Office 407-330-9717 or 407-330-9716  
Fax 407-330-9775  
www.longsurveying.com

DRAWN BY:  
KZR

CHECKED BY:  
BRETT

CERTIFIED TO:  
KEVIN ZAMBRANA

COMMUNITY NO:  
125155

PANEL:  
0202

SUFFIX:  
J

F.L.R.M. DATE:  
02/19/14

FLOOD ZONE:  
X

SURVEY NO.  
60529

FIELD DATE:  
01/13/15

- A/C - AIR CONDITIONER
- A - CENTRAL ANGLE
- BLK - BLOCK
- CB - CHORD BEARING
- C.B.S. - CONCRETE BLOCK STRUCTURE
- C.M. - CONCRETE MONUMENT
- CONC. - CONCRETE
- DEED
- D.E. - DRAINAGE EASEMENT
- E - EAST
- F.F.E. - FINISHED FLOOR ELEVATION
- FIND - FOUND
- ID. - IDENTIFICATION
- I.P. - IRON PIPE
- I.R. - IRON ROD
- I.R.C. - IRON ROD & CAP
- L - ARC LENGTH
- L.B. - LAND SURVEYING BUSINESS
- L.S. - LAND SURVEYOR
- M - MEASURED
- N - NORTH
- N&D - NAIL AND DISK
- P - PLAT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- P.L. - PROPERTY LINE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.L. - POINT ON LINE
- P.R.C. - POINT OF REVERSE CURVE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.T. - POINT OF TANGENT
- R - RADIUS
- R/W - RIGHT OF WAY
- S/W - SIDEWALK
- S - SOUTH
- U.E. - UTILITY EASEMENT
- W - WEST
- W.F.S. - WOOD FRAME STRUCTURE
- O - SET 1/2" I.R.C. PSM LB#7371
- RIGHT-OF-WAY LINE
- &- CENTERLINE
- x- BARB WIRE FENCE
- WOOD FENCE
- x- CHAIN LINK FENCE
- PLASTIC FENCE

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF IMPERIAL HEIGHTS DRIVE BEING N 66°48'10" E PER PLAT

NOTES:  
1) This survey is based on the legal description as provided by the Client  
2) This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title to use of the land  
3) Do not reconstruct property lines from building ties  
4) No footing or overhangs have been located except as shown  
5) No improvements or utilities have been located except as shown  
6) Not valid without a signature and the authorized electronic seal or the original raised seal of a Florida Licensed Surveyor and Mapper

Certification: I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the State Professional and Surveyors and Mappers in Chapter 472, Sections 472.027, 472.028, and 472.029, Florida Statutes.



JON M. SHOEMAKER P.S.M. NO. 5144

Site Photos  
102 Imperial Heights Drive, V-15-021



Front view of the property. House is setback 24.7 feet from the front property line (variance 1).



Western property line, depicting the 5.8-foot setback for variance 2. The plastic shed shown on the survey has been removed.

Site Photos  
102 Imperial Heights Drive, V-15-021



Eastern property line (variance 3).



Alternate view of the shed and outdoor kitchen area (variance 3).

Site Photos  
102 Imperial Heights Drive, V-15-021



Wooden deck at the rear property line. The deck has been cut so that it no longer rests directly up against the fence line.

**VOLUSIA COUNTY  
WRITTEN PETITION FOR A VARIANCE**

CURRENT PLANNING  
ACTIVITY

FEB 23 2015

RECEIVED

Section 72-379(1)(a)(4) of the Zoning Ordinance of Volusia County, as amended, requires that each applicant for a Variance submit a written petition as part of the application. The written petition must clearly describe how the Variance request satisfies all of the specific conditions necessary for the granting of the Variance, as listed in the Ordinance.

The following items must be completed in sufficient detail to allow Current Planning to determine if the application complies with the Ordinance (use additional sheets if necessary):

- 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?

I WAS NOT AWARE OF THE PROPERTY LINE RULES AS I HAVE LIVED IN NEW YORK ALL MY LIFE. IT WAS BROUGHT TO MY ATTENTION AFTER ITS CONSTRUCTION AND IT WOULD BE QUITE A HANDSHIP TO REMOVE

- 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?

I BUILD STRUCTURE WITH CONCRETE FILLED CYNDER BLOCK WITH REBAR REINFORCEMENT VERY SOLID STRUCTURE HARD TO TEAR DOWN

- 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:

THE STRUCTURES' LOCATION ALLOWS FOR EASY ACCESS TO BACKYARD. ADJACENT TO CONCRETE PATIO FOR ACCESS

CURRENT PLANNING  
ACTIVITY

FEB 23 2015

D. The general intent and purpose of the Zoning Ordinance and the Volusia County Comprehensive Plan Ordinance No. 90-10 is to lessen 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?

YES ABSOLUTELY WHEN I PURCHASED  
THE HOME IT WAS NOT ATTRACTIVE  
I HAVE RECEIVED MANY COMPLIMENTS  
FROM MY NEIGHBOR WHO THANK ME  
FOR IMPROVING THE NEIGHBORHOOD.

and

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

THE STRUCTURE IS THE BACKYARD AWAY  
FROM ANY POSSIBILITY OF HARMING  
ANYONE. IT IS A SOUND STRUCTURE  
WELL BUILT AND WELL MAINTAINED

  
Applicant's Signature

2/23/15  
Date

Applicant's Signature

Date











January 7, 2015

2760 Oceanshore Blvd.  
Ormond Beach, FL 32176

To whom it may concern,

Mr. Kevin Zambrana, owner of property at 102 Imperial Heights Dr. Ormond Beach, FL 32176 and next door neighbor to our property at 2760 Ocean Shore Blvd. Ormond Beach, FL 32176, has constructed an outdoor kitchen and related structures within his property line dividing his east-side yard and our west-side yard. These structures in no way impeded upon us and our operations as a vacation property. His construction is visually pleasing addition to the overall architecture of the neighborhood and Mr. Zambrana has taken careful consideration of his neighbor when constructing the outdoor kitchen and other related structures within his pool area. We have no issues.

If you have any questions or concerns about the contents of this letter, feel free to contact me at 904-536-8036.

Respectfully yours,



John H. Avera  
Consolidated Properties Investments, LLC  
904-536-8036



Jan 5, 2015

To Whom It May Concern,

We the home owners  
of 104 Imperial Hghts Dr.  
do not have any  
problem with the  
improvements to  
102 Imperial Hghts Dr.

Linda K. Packer  
of Henry M. Packer

CURRENT PLANNING  
ACTIVITY

FEB 23 2015

RECEIVED

To whom it may concern,

Mr. Kevin Zambrana, the owner of the home at 102 Imperial Heights Dr. Ormond Beach, Fl. and the across the road neighbor to Court Of Palms Condominiums, a property that we are the community association manager for, has built an outdoor kitchen and structure on his property. He has not impeded the views, access, or anything else with this construction. I have contacted the president of the association board, Shanan Mazelow, and he has instructed me that the board has no problem with the construction and his property is very appealing in the neighborhood.

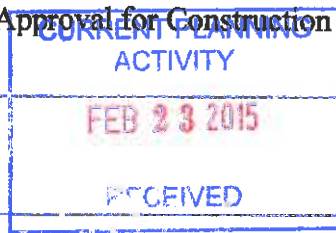
Thank you,

Jim Lamb

Preferred Management Services, Inc.

P.O. Box 353187

Palm Coast,Fl. 32135



Wednesday, Jan 28 at 2:00 PM

**From:** "debkreinest@aol.com" <debkreinest@aol.com>  
**To:** zambrana.productions@verizon.net  
**Subject:** Letter for Approval for Construction

**To Whom It May Concern,**

The owner, Kevin Zambrana, of 102 Imperial Heights, Ormond Beach, has contacted us about the construction of a outside structure. We are the management company at 2750 Ocean Shore Blvd., Villa Sereno Condominium Association, Inc., on the South side of the property. The Board has agreed to construction of the outside structure.

Sincerely,

Debbie Kreinest  
Intracoastal Bookkeeping and Management, Inc.  
386-441-0320

CURRENT PLANNING  
ACTIVITY  
APR 29 2015  
RECEIVED

# Boundary Survey

LEGAL DESCRIPTION: THE WESTERLY 80 FEET OF LOT 6, IMPERIAL HEIGHTS, AS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 211, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



102 IMPERIAL HEIGHTS DRIVE  
ORMOND BEACH, FL.

LONG  
SURVEYING,  
INC.



Long Surveying, Inc.

"Specializing in Residential Surveying"

LB No. 7371  
143 Villa Di Este Terrace #113  
Lake Mary, FL 32746  
Office 407-330-9717 or 407-330-9716  
Fax 407-330-9775  
www.longsurveying.com

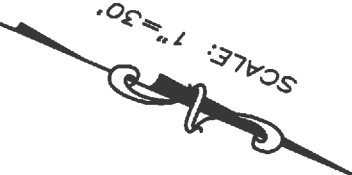
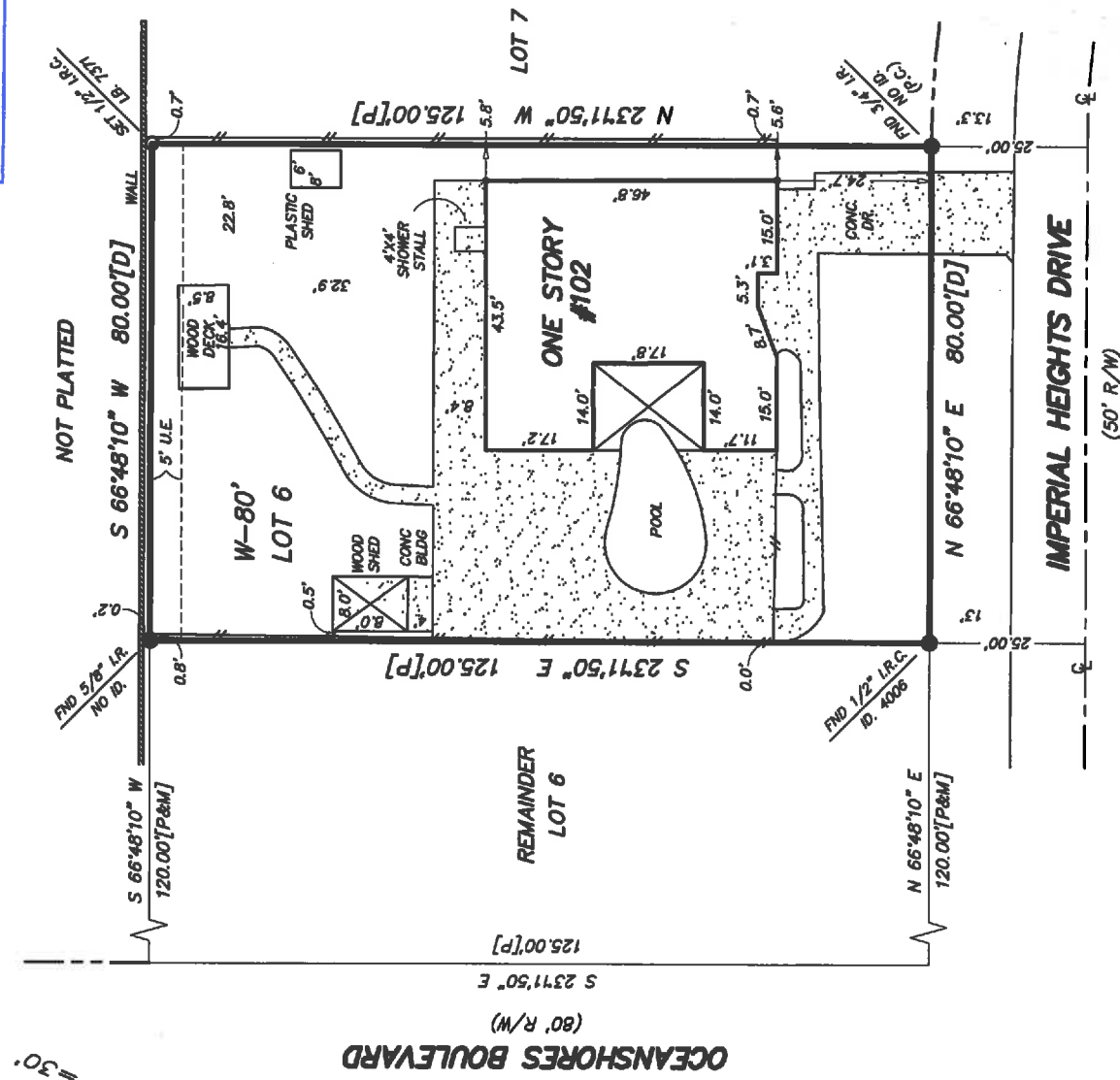
DRAWN BY:  
KZR

CHECKED BY:  
BRETT

CERTIFIED TO:  
KEVIN ZAMBRANA

COMMUNITY NO:  
125155  
PANEL:  
0202  
SURFIX: J  
F.L.R.M. DATE: 02/19/14  
FLOOD ZONE: X

SURVEY NO:  
60529  
FIELD DATE:  
01/13/15



- A/C - AIR CONDITIONER
- A - CENTRAL ANGLE
- BLK - BLOCK
- CB - CHORD BEARING
- C.B.S. - CONCRETE BLOCK STRUCTURE
- C.M. - CONCRETE MONUMENT
- CONC. - CONCRETE
- D - DEED
- D.E. - DRAINAGE EASEMENT
- E - EAST
- F.F.E. - FINISHED FLOOR ELEVATION
- FND - FOUND
- ID. - IDENTIFICATION
- I.P. - IRON PIPE
- I.R. - IRON ROD
- I.R.C. - IRON ROD & CAP
- L - ARC LENGTH
- L.B. - LAND SURVEYING BUSINESS
- L.S. - LAND SURVEYOR
- M - MEASURED
- N - NORTH
- N&D - NAIL AND DISK
- P - PLAT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- P.L. - PROPERTY LINE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.L. - POINT ON LINE
- P.R.C. - POINT OF REVERSE CURVE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.T. - POINT OF TANGENT
- R - RADIUS
- R/W - RIGHT OF WAY
- S/W - SIDEWALK
- S - SOUTH
- U.E. - UTILITY EASEMENT
- W - WEST
- W.F.S. - WOOD FRAME STRUCTURE
- O - SET 1/2" I.R.C. PSM LB#7371
- RIGHT-OF-WAY LINE
- &- CENTERLINE
- x- BARB WIRE FENCE
- WOOD FENCE
- x- CHAIN LINK FENCE
- PLASTIC FENCE

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF IMPERIAL HEIGHTS DRIVE BEING N 66°48'10" E PER PLAT

NOTES:  
1) This survey is based on the legal description as provided by the Client  
2) This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title to any of the land  
3) Do not reconstruct property lines from building ties  
4) No footing or overhangs have been located except as shown  
5) No improvements or utilities have been located except as shown  
6) Not valid without a signature and the authenticated electronic seal or the original raised seal of a Florida Licensed Surveyor and Mapper

Certification: I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Florida Professional Land Surveyors and Mappers in Chapter 472, Sections 472.027, 472.028, and 472.029, Florida Statutes.



JON M. SHOEMAKER P.S.M. NO. 5144

**Inter-Office**  
**Memorandum**



**TO:** Carol McFarlane, Planner II    **DATE:** May 12, 2015

**FROM:** Danielle Dangleman, Environmental Specialist III

**SUBJECT:** Planning & Land Development Regulation Commission meeting for  
Date: July 14, 2015  
Parcel #: 3221-07-00-0061  
Case #: V-15-021

Environmental Permitting (EP) has reviewed the variance application and conducted a site visit. EP has no objection to this variance request.

**STAFF REVIEW COMMENTS**

**PLDRC Hearing Date: July 14, 2015  
Zambrana  
V-15-021**

**BUILDING AND ZONING**

**Michael Campbell, Plans Examiner III**

**Comments:**

A permit shall be required to construct, enlarge, alter, repair, demolish or move a structure. The construction shall comply with the 2010 Florida Building Code. The following will need to be addressed when submitting for the Building Permit:

As-built plans for the accessory structures shall include floor plan(s); site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration penetrations; flashing; dimensions; and all exterior elevations. In general, the plans will need to be of professional grade/ quality, meet the minimum submission requirements of 107.3.5 2010 FBC (as applicable) and will need to be reviewed for code requirements by a FL registered architect or engineer (requires raised seal).

Certification shall be provided by the Architect or Engineer that the installation(s) were constructed in accordance with as-built plans and the Florida Building Code.

\* \* \* \* \*

**BUILDING AND ZONING**

**Beverly Abrahamson, Zoning Compliance Officer**

**Comments:**

Violation consists of detached structures, structural, plumbing, mechanical, other work in-progress and or complete with no evidence of required permits and inspection approvals. Pictures taken from rear of structure, several detached structures east side of rear property appears to be on property line, new outside shower, new condensing unit.

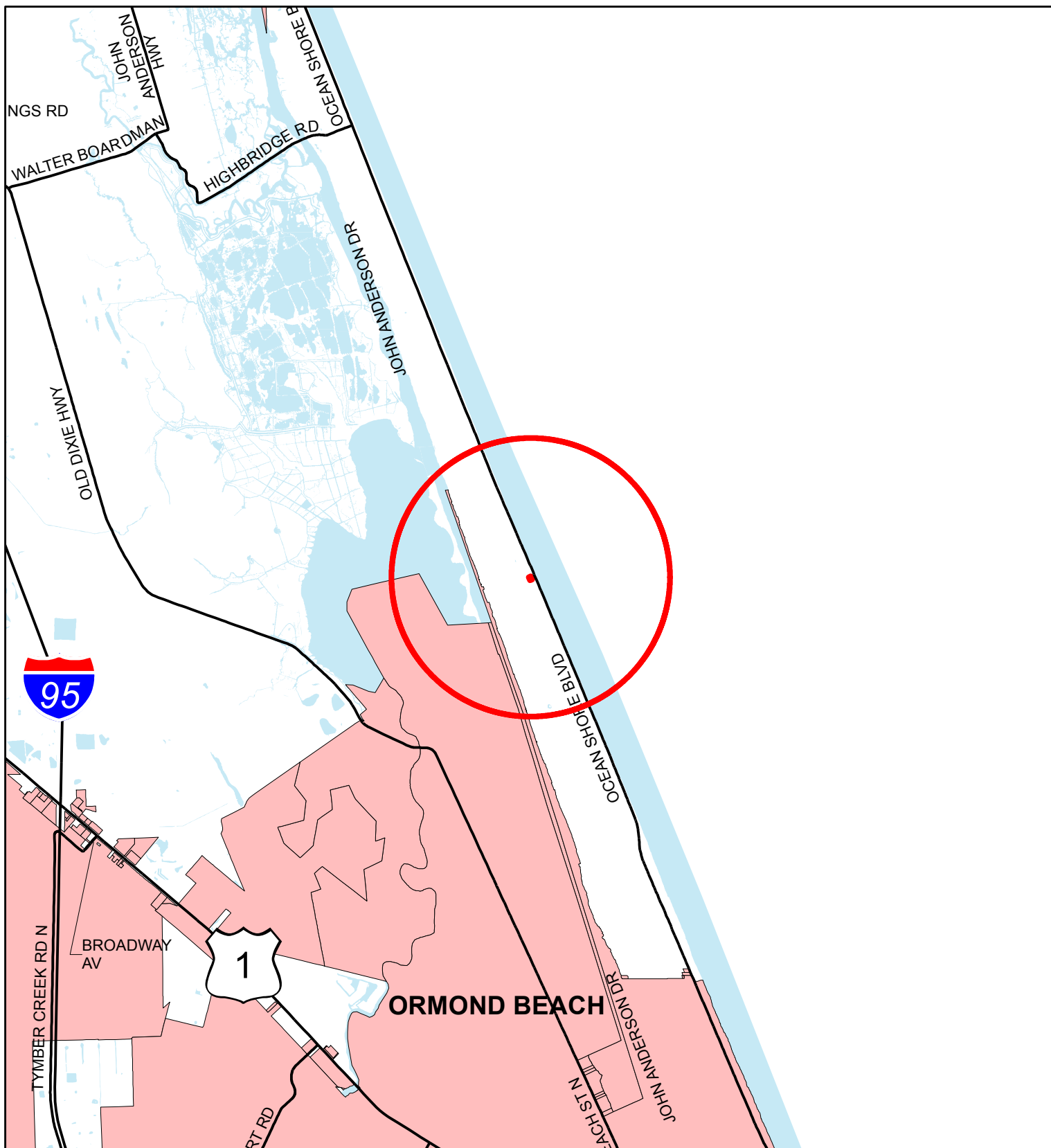
\* \* \* \* \*

Code Enforcement Photos



Code Enforcement Photos



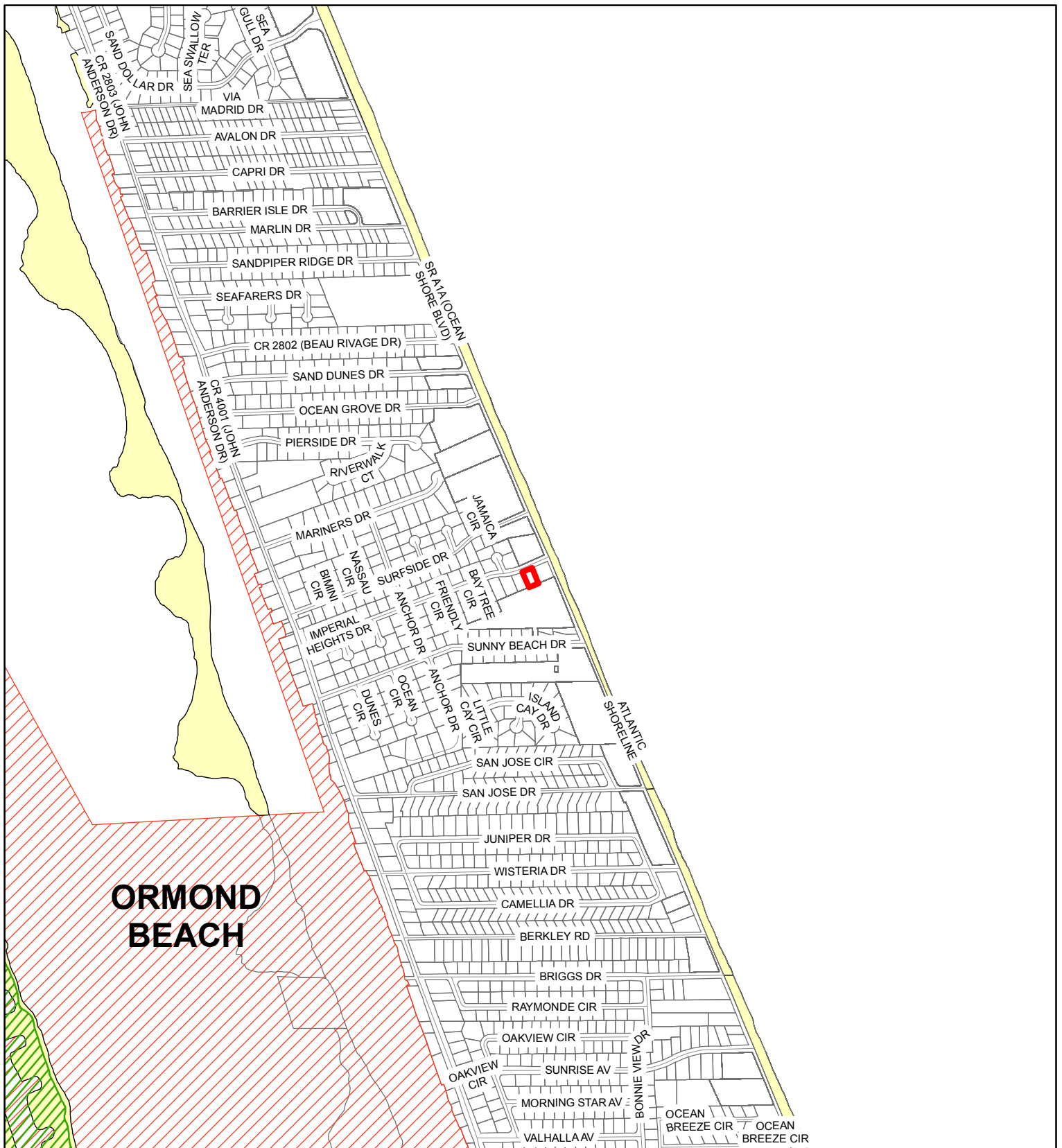


**REQUEST AREA LOCATION**

1" = 1 MILE



**VARIANCE  
CASE NUMBER  
V-15-021**



**ORMOND  
BEACH**

**ECO/NRMA**

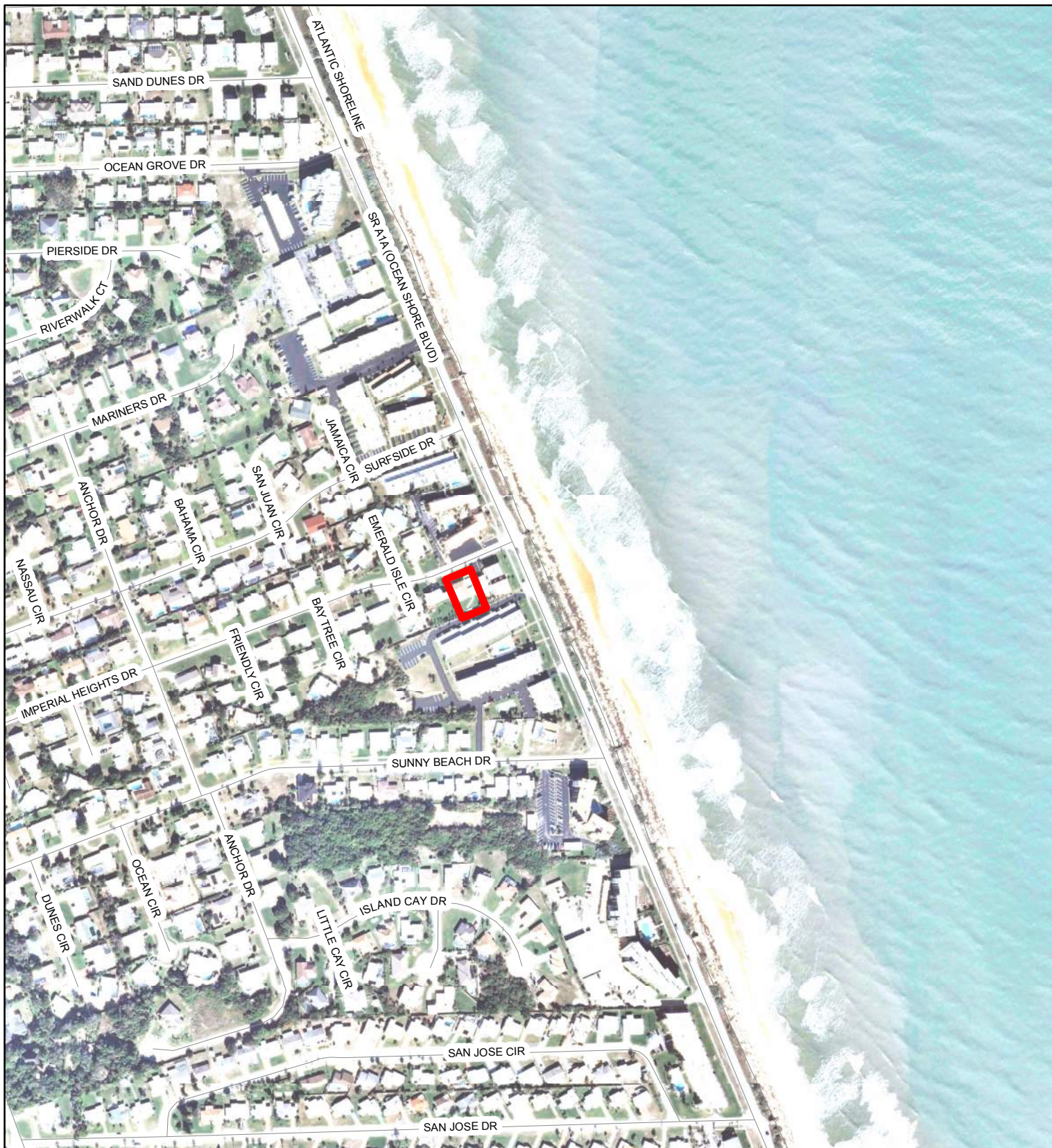
-  ECO
-  NRMA
-  REQUEST AREA

1 inch = 1,000 feet




**VARIANCE  
CASE NUMBER**

**V-15-021**



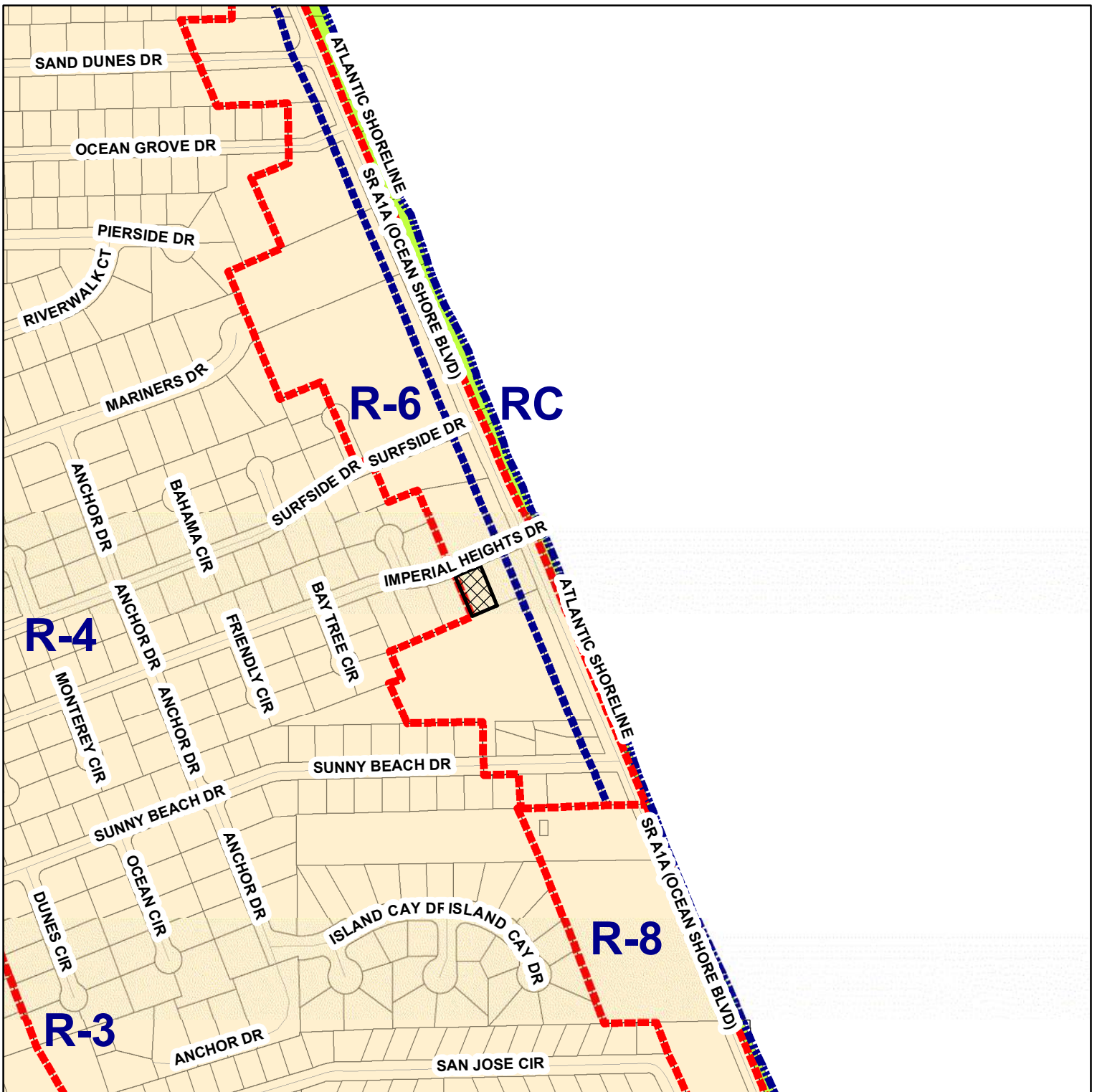
**AERIAL 2012**

1 inch = 400 feet

 REQUEST AREA



**VARIANCE  
CASE NUMBER  
V-15-021**



**ZONING CLASSIFICATION**

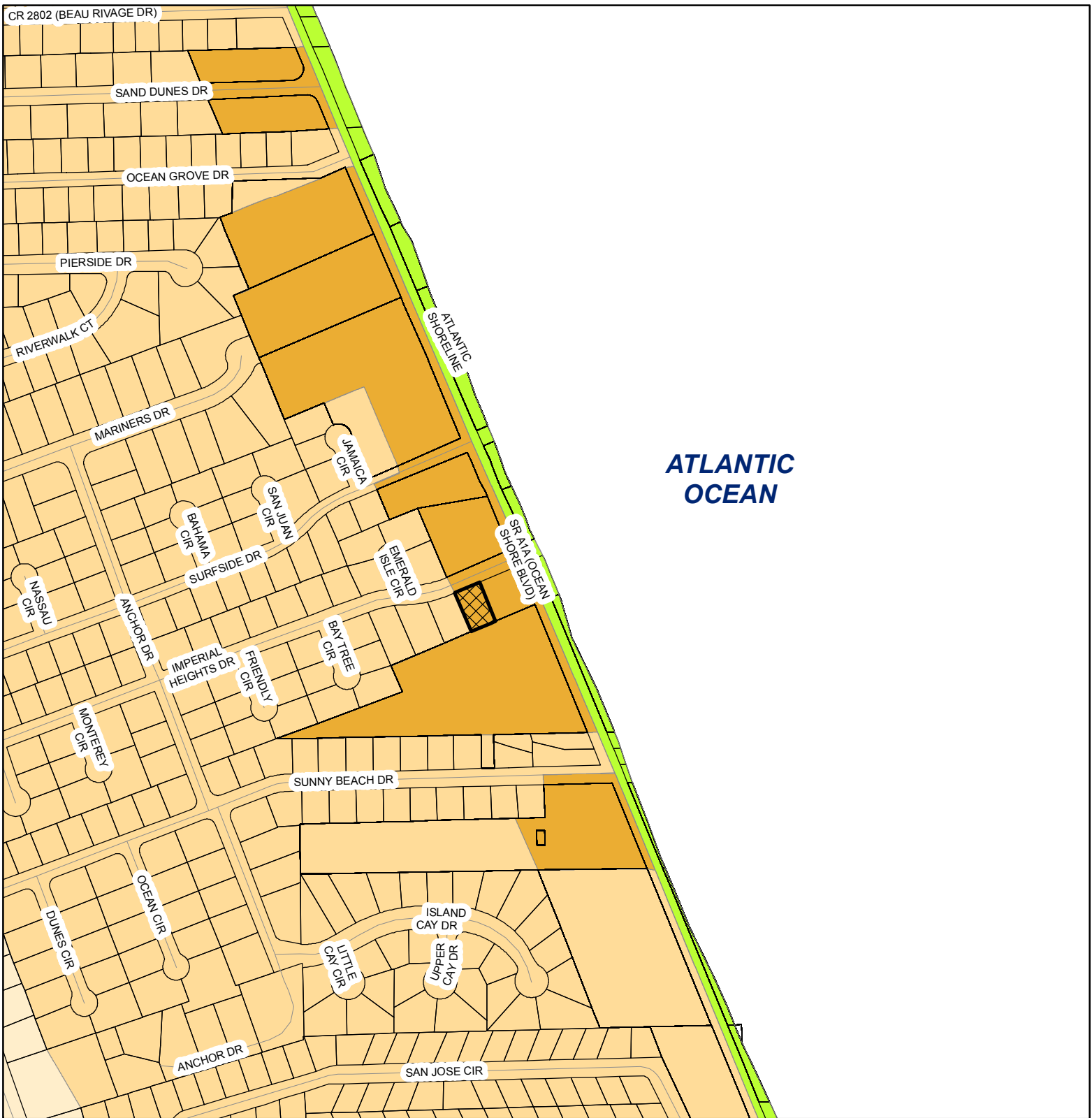
1 inch = 400 feet



**VARIANCE  
CASE NUMBER**






- RESOURCE CORRIDOR
- RESIDENTIAL
- REQUEST AREA

**V-15-021**



**FUTURE LAND USE DESIGNATION**

1 inch = 400 feet

-  ENVIRONMENTAL SYSTEMS CORRIDOR
-  URBAN LOW INTENSITY
-  URBAN HIGH INTENSITY
-  URBAN MEDIUM INTENSITY
-  REQUEST AREA

**VARIANCE CASE NUMBER**



**V-15-021**