



# AGENDA

## ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

May 4, 2011

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

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I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. January 12, 2011

III. NEW BUSINESS

A. **Case No. 11V-66: 604 South Ridgewood Avenue, Garage addition-Side Yard Variance**

This is a request for a side yard setback variance submitted by Philip and Michelle Cecchini, property owners of 604 South Ridgewood Avenue. The property at 604 South Ridgewood Avenue is zoned as R-3 (Single Family Medium Density) and Chapter 2, Article II of the Land Development Code (LDC), Section 2-15.9.c., requires a side yard setback of 8' minimum, totaling 20' from the property line to the principal structure. The property owners are requesting a 2.12' variance to construct a garage addition at a setback of 5.88' to match the existing house building line.

IV. ADJOURNMENT

# MINUTES

## BOARD OF ADJUSTMENT

January 12, 2011

7:00 p.m.

### City Commission Chambers

22 South Beach Street  
Ormond Beach, Florida

#### I. ROLL CALL

##### Members Present

Ryck Hundredmark  
Jean Jenner  
Norman Lane  
Dennis McNamara  
Tony Perricelli

##### Staff Present

S. Lauren Kornel, AICP, Senior Planner  
Ann-Margret Emery, Deputy City Attorney  
Chris Jarrell, Minutes Technician

Mr. McNamara welcomed Mr. Hundredmark to his first meeting of the Board; he also extended his thanks to Mr. Ron Walker for his service.

#### II. APPROVAL OF MINUTES

The minutes of the November 30, 2010 meeting were approved as presented.

#### III. ADMINISTRATIVE ITEMS

##### A. Election of Chair

Mr. Jenner nominated **Dennis McNamara to serve as Chair**. Mr. Lane seconded the motion, which was approved by unanimous vote.

##### B. Election of Vice-Chair

Mr. Jenner nominated **Tony Perricelli to serve as Vice-Chair**. Chair McNamara seconded the motion, which was approved by unanimous vote.

**C. Adoption of the 2011 Calendar and Submittal Deadlines for the Board of Adjustment and Appeals**

Ms. Kornel noted that the April meeting date would be April 6<sup>th</sup>, rather than as shown on the calendar in the Board packet. **Mr. Jenner moved to approve the 2010 calendar, as amended. Mr. Hundredmark seconded the motion, which was approved by unanimous vote.**

**D. Rules of Procedure**

Mr. Lane moved to approve the 2010 Rules of Procedure, as presented. Mr. Perricelli seconded the motion, which was approved by unanimous vote.

**IV. OLD BUSINESS**

There was no old business to be discussed.

**V. NEW BUSINESS**

**A. Case No. 11V-005: 301 Oak Drive – Side Corner Setback**

Ms. Kornel stated that request was for a four-foot setback variance, which would result in a side corner setback of 16 feet; the City's Land Development Code (LDC) requires a 20-foot side corner setback.

Ms. Kornel advised that the subject property is located at the intersection with Driftwood Avenue on the beachside and explained that when it was built 43 years earlier, the side corner setback requirement was 10 feet. She further advised that the new property owners, who purchase the house in August, 2010, were seeking to expand the structure, while maintaining the existing building plane along Driftwood Avenue.

Referencing the architectural plans included in the staff report, Ms. Kornel pointed out that the proposed L-shaped building expansion as shown in blue would connect along the current building plane a distance of ten feet and then expanding to 14 feet at the connection with the existing family room. She said that the proposed variance would allow for increased square footage in both the family room and in one bedroom.

Ms. Kornel noted that because the existing property was nonconforming, Staff utilized the specific criteria for expansion of nonconformities, which allows for the squaring off of such structures. She added that staff recognized that the request was an effort to modernize and invest in the existing structure and applying the zoning district setback of 20 feet would result in a 4-foot off-set that would be unattractive and asymmetrical. She pointed out a sloping grassy area between

the subject's property line and the Driftwood Avenue road pavement, noting that it resulted in additional buffering. She stated that Planning staff was recommending approval of the 4-foot variance, as requested, in order to construct a room addition.

Mr. Lane disclosed that he was friends with the property owner and had spoken with him about the proposal. He said he would be happy to abstain from voting.

Deputy City Attorney Emery opined that Mr. Lane did not need to abstain from voting.

Ms. Bonnie Thompson, 605 North Halifax Drive, said that she had grown up in the house at 305 Oak Drive and that the rooms were small by current standards. She said that enlarging the family room, bedroom, closet and bath would increase the value of the property and thus, would also help the neighborhood. She hoped that the Board would approve their request.

**Mr. Perricelli made a motion to approve the variance, as presented.**

**Mr. Jenner seconded the motion, which was approved by unanimous vote.**

Chair McNamara advised the applicant that the variance approval would expire in one year.

**A. Case No. 11V-008: 46 Bluebird Lane – Rear Yard Setback**

Ms. Kornel said that the request was for a 5-foot variance to allow construction of a screen room addition at a 20-foot setback, noting that the LDC requires a 25-foot setback. She displayed aerials to show the proximity of the subject property to the Tomoka Christian Church and Tuscany Shoppes along West Granada Boulevard and to abutting properties along Arrowhead Drive (larger lots zoned SR, Suburban Residential). She advised that the subject property had a lot depth of 100 feet and is zoned R-2, a low-density residential zoning.

Ms. Kornel pointed out the diagram showing the area of the variance request in yellow to be the location of the proposed screen room addition, an area 13 feet in depth and 32 feet in width. She said that the existing house was set back 33 feet from the rear property line and that because of the 25-foot rear yard setback requirement, the screen porch addition would be limited to eight feet (8'). She said that staff agreed that a room depth of less than 13 feet was not considered to be functional use of space and had the potential to de-value the property.

There had been no objections to the variance request, Ms. Kornel added, and pointed out that the neighbor to the rear had signed off on the application. She noted that 20-foot rear yard setbacks were common in newer developments within the city of Ormond Beach.

Ms. Kornel advised that staff had struggled with Criteria #4 and said that the staff recommendation of a 2.5-foot variance was deemed to be the minimum variance that would be necessary to provide a reasonable use of that space. She explained that it would allow for a room depth of 10.5 feet and would result in a rear yard setback of 22.5 feet. She noted that the applicant had already received a permit to pour a concrete slab which could then be utilized for the screen room and stated that it was separate from the variance application. She reiterated staff's recommendation and reminded the Board that the request was for a variance to allow a 13-foot screen room depth, which would result in a setback of 20-feet. She said that the addition represented a further investment in the property and would allow for an improved quality of life for the property owner.

Mr. Scott Jenkins, 46 Bluebird Lane, stated that the 5-foot variance would allow them to expand, building a larger screen room in the rear. He said that since moving to Ormond Beach in 1994, and subsequently purchasing their home 2002, they had continually made investments to their property (both interior and exterior) in order to improve their quality of life. He said they loved the neighborhood in which they lived and planned to remain for a long time. He said that their neighbors also took pride in their properties and worked to maintain their property values.

Mr. Jenkins felt that allowing the encroachment would result in their continued enjoyment of their property and the best utilization of the space. He pointed out that their 6-foot privacy fence, as well as the existing trees and vegetation, would adequately buffer the view of the proposed improvement from the neighbors. In response to Chair McNamara, Mr. Jenkins said that the septic system was located in the front yard and would not be an issue.

Mr. Scott Losey, 65 Bluebird Lane, stated that he was and neighbor as well as the project contractor. He reported that they had obtained signatures of no objection from the owners of the two properties most likely to be impacted by the variance. He also pointed out that by Code, they were allowed to install the concrete hardscape with a pool enclosure to within ten feet of the property line; he felt that scenario would have been more likely to impact the neighbors than would the variance requested.

Chair McNamara agreed that accessory structures can be closer to the property line.

Mr. Craig Albright, 3 Arrowhead Drive, and the abutting property owner to the rear, stated that the applicants had done nothing but improve their property since moving to the neighborhood. He felt the proposed addition would be a plus and asked that the Board grant the variance.

Mr. Perricelli pointed out that the space had already been formed out and footers dug.

Mr. Losey confirmed that they it had and said that the applicants had originally wanted to improve the property by creating air-conditioned space, but then decided on a screen room in order to maximize the square footage. He said that they had applied in December for a permit to pour the slab over the dirt in that location because the applicants had family coming for Christmas. He said they decided to pour the concrete at 13' X 32' in hopes that that the variance for the screen enclosure would be approved. He also confirmed that the City had inspected the job and had signed off on it.

Chair McNamara thought the issue was the size of the variance that would be acceptable.

Mr. Perricelli stated that with the slab already poured at 13 feet, putting a 10-foot room on it did not sense.

Mr. Lane expressed concern with Criteria #1, noting no special condition of the property. He questioned whether or not the 100-foot lot depth was unusual for the neighborhood.

Ms. Kornel replied that a lot depth of 100 feet was less than the typical for a single-family lot in the city, but was unsure if was atypical for the specific neighborhood. She thought that Senior Planner Steven Spraker's research indicated that the variance request was reasonable and noted that the location of the house on the lot impacted the setback.

Chair McNamara estimated that the depth of the abutting lot to the rear of the subject to be about 300 feet, significantly greater than the depth of the subject lot.

**Mr. Jenner made a motion to approve the request, as stated by the applicant, for a five-foot variance for a screen room, resulting in a 20-foot setback.**

**Mr. Hundredmark seconded the motion, which was approved by unanimous vote.**

Chair McNamara advised the applicant that the variance approval was valid for one year.

#### **IV. DISCUSSION**

The Board members had no additional comments.

## V. ADJOURNMENT

As there was no other business, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,



S. Laureen Kornel, AICP, Senior Planner

ATTEST:

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Dennis McNamara, Chair

*Minutes prepared by Betty Ruger.*

Pursuant to section 286-0105, Florida Statutes, if any person decides to appeal any decision made by the board of adjustment with respect to any matter considered at this public meeting, 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.

All persons appealing to the board of adjustment must be present, or represented at the public hearing scheduled for the consideration of his request. Failure to be present or to be represented, results in the automatic refusal by this board to grant permission for any variance. In order to allow the meeting to proceed in an orderly fashion, the board, by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for city staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the board.

Persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance and who wish to attend city commission meetings or any other board of committee meeting may contact the city clerk in writing, or may call 677-0311 for information regarding available aids and services.

# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** April 27, 2011

**SUBJECT:** 604 South Ridgewood Avenue

**APPLICANT:** Philip and Michelle Cecchini, property owners

**FILE NUMBER:** V-11-66

**PROJECT PLANNER:** Steven Spraker, AICP, Senior Planner

### **INTRODUCTION:**

This is a request for a side yard setback variance submitted by Philip and Michelle Cecchini, property owners of 604 South Ridgewood Avenue. The property at 604 South Ridgewood Avenue is zoned as R-3 (Single Family Medium Density) and Chapter 2, Article II of the Land Development Code (LDC), Section 2-15.9.c., requires a side yard setback of 8' minimum, totaling 20' from the property line to the principal structure. The property owners are requesting a 2.12' variance to construct a garage addition at a setback of 5.88' to match the existing house building line.

### **BACKGROUND:**

The property is designated as "Medium Density Residential" on the City's Future Land Use Map (FLUM) and is zoned R-3 (Single Family Medium Density) on the City's Official Zoning Map. The existing use of the property is consistent with the FLUM designation and zoning district. The adjacent land uses and zoning for the surrounding properties are that of the subject property.

### **Adjacent land uses and zoning:**

	<b>Current Land Uses</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>
<b>North</b>	Single-Family House	"Medium Density Residential"	R-3 (Single Family Medium Density)
<b>South</b>	Single-Family House	"Medium Density Residential"	R-3 (Single Family Medium Density)
<b>East</b>	Single-Family House	"Medium Density Residential"	R-3 (Single Family Medium Density)
<b>West</b>	Single-Family House	"Medium Density Residential"	R-3 (Single Family Medium Density)

**Area of proposed addition:**



Staff's research indicates that the house at 604 South Ridgewood Avenue was built in 1955 utilizing the 1942 zoning code which had a 5' setback for side interior lot lines. In 1956, the zoning code was amended to require a minimum of 8' on one side to total 20' on both sides combined. The structure is considered non-conforming based on the existing side yard setback of 5.88' where 8' is required. The Volusia County Property Appraiser's website shows that the property owners purchased the property in August of 2004.

In the pre-application meeting the property owners detailed the investment to date that they have made into the existing structure. The property owners have stated that the garage addition would assist in the function of the house. They have also indicated that they intend to modify the flat roof to a sloped roof with insulation and storage. Staff views this request as an effort to invest into an older structure with the goal to upgrade and maintain the value of the neighborhood.

**ANALYSIS:**

The applicant is requesting a side yard setback of 5.88' for a garage addition, requiring a side yard variance of 2.12' to the required 8' setback. Per Chapter 2, Article V, Sec. 2-63. F., the City's Board of Adjustment and Appeals may review variance requests to allow for the expansion of the nonconforming portion of a structure. The proposed garage addition is 20.58' wide and 19' deep.

Potential Alternatives:

1. **Grant the applicant's request and permit a 5.88' setback, granting a 2.12' variance to the required 8' side corner yard setback.**

The existing garage has a 5.88' setback to the side property line and the property owners are seeking to enlarge the garage consistent with the existing building plane. This option would allow the property owner to customize their home to suit their needs and allow them to invest in their home. The width of 20.58' is a minimum to provide adequate width to store vehicles in the garage and align with the existing house.

2. **Deny the request as presented and approve a permit for the construction of the addition that is within the required side corner yard set back offset from the original principal structure.**

This option would require that the garage addition be offset 2.12' feet from the existing garage. This option would reduce the garage width to 18.46' to align with the existing house and would be only wide enough for one car.

Neighbor Input:

The applicant has secured a letter of no objection from the property at 610 South Ridgewood Avenue, Mr. Street, where the garage is proposed to be setback 5.88' from the property line. The applicant has also secured a letter from the property owner across the street, Mr. Partington II at 607 South Ridgewood Avenue.

**CONCLUSION:**

Chapter 1, Article II, Section 1-16.D.2, of the Land Development Code states, "The Board of Adjustment and Appeals shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved and are not the result of the actions of the applicant. If the basis for the request is the unique quality of the site, the Board shall make the following required findings based on the granting of the variance for that site alone. If, however, the condition is common to numerous sites so that requests for similar variances are likely to be received, the Board shall base its findings on the cumulative effect of granting the variance to all who may apply."

The Board must consider the following criteria established in Chapter 1, Article II, Section 1-16.D.4, of the Land Development Code for the expansion of the non-conforming structure:

1. **The property where the structure is located meets the minimum lot area standards for the zoning district, as specified in Chapter 2, Article II.**

The R-3 zoning classification requires a 75 foot lot width and a total lot area of 8,625 square feet. The lot exceeds both the width and square footage requirements.

2. **There are no other ways of altering the structure that will not result in increasing the nonconforming cubic content of the structure.**

The applicant can perform a garage expansion of 18.46' in width rather than the requested 20.58'. The alternative would not match the existing building and roof plane and would cause issues with construction. Additionally the offset of 2.12' would impact the function of the garage expansion and would limit the use of the addition. Staff reviewed different locations and alternatives and is unable to find another method that would meet the required dimensional setbacks.

3. **The proposed expansion will be consistent with the use of the structure and surrounding structures, given that the use is permitted by right, conditional use or Special Exception in the zoning district within which the structure is located.**

The existing single-family residential use is a permitted use in the R-3 zoning district and is consistent with the purpose of this zoning district. One point that is made in the applicant's cover letter is their desire to stay at this location and attempt to invest and improve the quality of this home.

4. **The proposed expansion effectively "squares-off" an existing building, or does not extend beyond the furthest point of an adjacent building on the site.**

The proposed expansion does not extend beyond the adjacent buildings on surrounding properties. There is an existing tree and vegetation line between the expansion area and the property at 610 South Ridgewood Avenue and the expansion would not impact viewing angles.

5. **The proposed expansion is in scale with adjacent buildings.**

The proposed addition has no impact to the scale with adjacent buildings. Adjoining property owners have provided their signature that they have no issue with the expansion of the existing building at the proposed location.

6. **The proposed expansion will not impact adjacent properties by limiting views or increasing light and/or noise.**

The expansion will not impact adjacent properties by limiting views or increasing light or noise. The property owner has provided no objection signatures from the surrounding property owners stating that they have no objection with the granting of this variance.

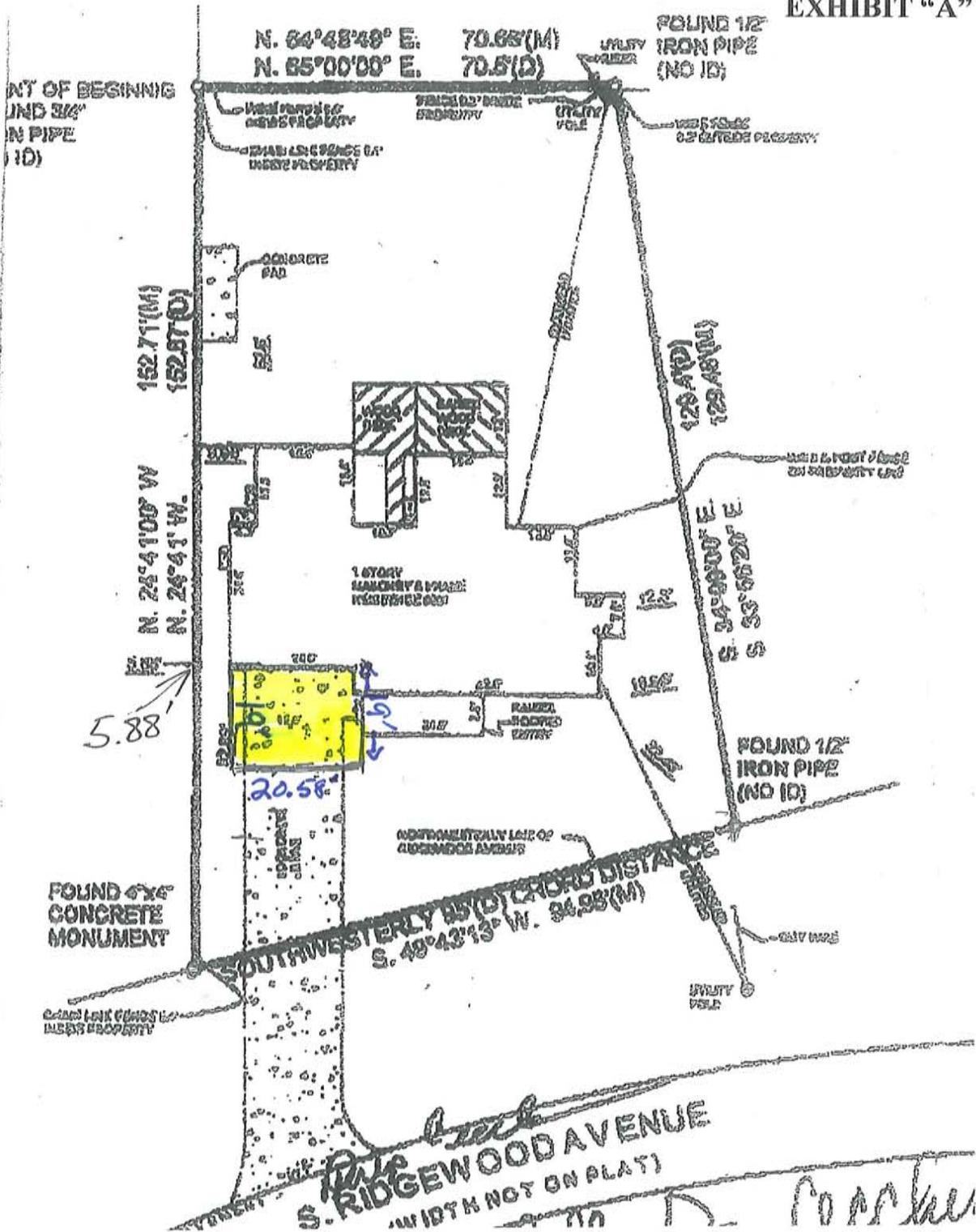
**RECOMMENDATION:**

It is recommended that the Board of Adjustments and Appeals **APPROVE** a 2.12' side yard variance from the required 8 setback (Section 2-15.9.c. of the LDC) to allow a 20.58' by 19' garage addition to the existing house at 604 South Ridgewood Avenue.

# Exhibit A

## Variance Exhibit

EXHIBIT "A"



Required Side Yard Setback:	8'
Side Yard Setback Requested	5.88'
Variance Requested	2.12'

# Exhibit B

- Map and Pictures





Subject  
Property



100 feet 25 m

© AND © 2010 NAVTEQ © 2011 Microsoft Corporation  
Pictometry Bird's Eye © 2010 Pictometry International Corp



**Request is to extend garage out 19' towards the street, consistent with the existing building line setback 5.88' from the side interior lot line.**



Note existing vegetation along the property line.

**Width of  
addition is the  
same as  
existing  
garage at  
20.58'**

604

**Proposed addition depth is 19'**

# Exhibit C

## Applicant Provided Information

4-4-2011

City Of Ormond Beach  
Planning Department  
22 S. Beach Street  
Ormond Beach, FL 32174

We are submitting a variance request to you for consideration to construct a garage addition to match our existing garage. The variance request is for 2.12 feet side yard setback, leaving 5.88 between building and property line.

Our home was built in 1955 using the building codes of 1942. The codes changed in 1956 and the side setbacks became 8 foot.

Our home has a flat rolled roof, there is no insulation between the ceiling and the outside roof. Our heating and cooling bills are not economical and most of our heat and air just goes out the roof.

We have considered moving to a newer home and making this residence a rental but after thinking this through we decided to attempt to make improvements for our home to be more energy efficient. The process begins with you.

We need and want to do a new roof with insulation but before doing so would like to add the garage where we will be able to make storage above and have it insulated.

We have included 2 letters, one from our neighbor at 610 and another from 607. Neither owner has an objection to the proposed addition. They also have been informed of our intent to put a pitched metal roof on after the addition.

Also I have included a photo of the view our neighbor has of our property as we have an 8' forest buffer.

Sincerely,

Philip L. Cecchini

Michelle D. Cecchini



**CITY OF ORMOND BEACH**

v5.3

Planning Department  
22 South Beach Street, Ormond Beach, FL 32174  
Tel: (386) 676-3238  
www.ormondbeach.org      comdev@ormondbeach.org

**VARIANCE - APPLICATION**

*For Planning Department Use*

Application Number

Date Submitted

**VARIANCE TYPE**

Please select appropriate application type

Residential

**FEES**

	<u>Application</u>	<u>Advisory Board</u>	<u>Commission</u>	<u>Total*</u>
Residential and Commercial	350	354	N/A	704
After-the-Fact	700	354	N/A	1054

\*The total is calculated as the Application plus approximate Advisory Board and Commission Public Notification Fees. Depending on the actual costs, Staff shall refund any remaining balance or require additional payment.

**APPLICANT INFORMATION**

This application is being submitted by  Property Owner       Agent, on behalf of Property Owner

Name

Address

City, State, Zip Code

Telephone

Email Address

If this application is being submitted by person other than the property owner, please provide the following Property Owner Information.

**PROPERTY OWNER INFORMATION**

Name	same as above
Address	
City, State, Zip Code	
Telephone	
Email Address	

If the property owner does not reside on the property for which the application refers, please provide the following Property Details.

**PROPERTY DETAILS**

Address	
Zip Code	
Parcel I.D.	4242-03-08-0112
Legal Description	W PART OF LOTS 10 11 & 12 BEING 70.5 FT ON NLY SIDE & S152.8 7 FT ON W/S & 95 FT ON RIDGEWOOD BLK 8 HAND TRACT FITCHGRANT D B 26 PG PER OR 5149 PG 4073 PER OR 5356 PG 0895

**REQUEST**

For the Board of Adjustment and Appeals to grant a variance, there must be special conditions or circumstances existing which are peculiar to a particular piece of land, structure or building. The variance should not request special privilege denied to other lands, buildings or structures, and must prove deprivation of rights commonly enjoyed by other property owners in the subject property area that results in an unnecessary hardship. The request should be the minimum possible to make reasonable use of the land and, if granted, should not be injurious to the area or materially diminish the value of the surrounding properties, alter the essential characteristics of the neighborhood or otherwise be detrimental to the public welfare or create a public nuisance. A purely financial hardship does not, except under extreme circumstances, constitute sufficient grounds for hardship.

Request	The building code requires a 8' setback for side yard. 5.88 proposed. 2.12 variance to the side yard setback.
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**ABUTTING PROPERTY OWNERS**

Please provide abutting property owner signatures or provide letters indicating position toward the request.

Signature	Street Address	For	Against
See attached letter	607 S. Ridgewood Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>
See attached letter	610 S. Ridgewood Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

**CRITERIA: CONFORMING**

Section 1-16.D.3 of the Land Development Code requires that the Board of Adjustment and Appeals make a finding based on substantial competent evidence on each of the following 8 criteria. Additional pages, photographs, surveys, plot plans or other materials may be attached as exhibits.

**NOTE:** If the existing structure or property is nonconforming, complete the nonconforming criteria (page 4).

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

NA

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

NA

3. Literal interpretation of the provisions of these zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these zoning regulations and would work unnecessary and undue hardship on the applicant:

NA

4. No practical alternative exists and the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure:

NA

**CRITERIA: CONFORMING (continued)**

- 5. The variance request is not based exclusively upon a desire to reduce the cost of developing the site. Financial disadvantages or physical inconvenience to the applicant shall not in and of themselves constitute conclusive proof of unnecessary hardship:

NA

- 6. The proposed variance will not substantially increase congestion on surrounding streets, or the danger of fire or other hazard to the public:

NA

- 7. The effect of the proposed variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code and will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site:

NA

- 8. Granting this variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings or structures in the same zoning district:

NA

**CRITERIA: NONCONFORMING**

Section 1-16.D.4 of the Land Development Code establishes separate criteria for the expansion of an existing nonconforming structure or portion of that structure. The Code requires that the Board of Adjustment and Appeals make a finding based on substantial competent evidence on each of the following 6 criteria. Additional pages, photographs, surveys, plot plans or any other materials may be attached as exhibits.

- 1. The property where the structure is located meets the minimum lot area standard for the zoning district, as specified in Chapter 2, Article II:

Lot meets guidelines at 85X137  
11,475 total square feet

**CRITERIA: NONCONFORMING (continued)**

2. There are no other ways of altering the structure that will not result in increasing the nonconforming cubic content of the structure:

If we used the current 8' setback guidelines our 2 car garage addition would be only 17' wide and would not be wide enough for 2 cars.

3. The proposed expansion will be consistent with the use of the structure and surrounding structures, given the use is permitted by right, conditional use or special exception in the zoning district within which the structure is located:

Investment in the property that will enhance the property as well as the neighborhood.

4. The proposed expansion effectively "squares-off" an existing building, or does not extend beyond the furthest point of an adjacent building on the site:

The proposed expansion will extend off the existing building. There is a large buffer of natural forest between subject and 610 S. Ridgewood neighboring property of approximately 8' (see photo) There is approximately 30 feet between subject building and 610 S. Ridgewood neighboring building.

5. The proposed expansion is in scale with adjacent buildings:

Yes in scale, subject property has a very large front yard and proposed expansion meets front yard setback requirements of 25 feet.

6. The proposed expansion will not impact adjacent properties by limiting views or increasing light and/or noise:

There will not be any limiting of views, increase in light or noise. There will be a more pleasant view in having the additional space to store cars.

**CERTIFICATION**

By submitting this application, I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize City of Ormond Beach Staff to place legal notice on my property and to take pictures pertaining to my request. I am aware of the required pre-application meeting and am aware that if all the submittal requirements are not provided, my application will be continued to the next regularly scheduled meeting.

Signed By: Philip R. Cecchini

Date: 4-14-2011

**Corporation**

**STATE OF FLORIDA)**  
**COUNTY OF VOLUSIA) SS**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, in their capacity as the \_\_\_\_\_, of \_\_\_\_\_ who is personally known to me or has provided identification.

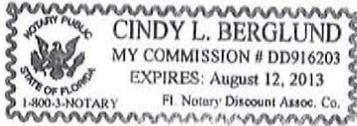
\_\_\_\_\_  
 Notary Public  
 State of Florida  
 My Commission Expires:

ATTEST: \_\_\_\_\_

**Individual**

**STATE OF FLORIDA)**  
**COUNTY OF VOLUSIA) SS**

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2011, by Philip Cecchini, who provided FC DL, as identification or is personally known to me.

 Cindy L. Berglund  
 Notary Public  
 State of Florida  
 My Commission Expires: 8/12/13

April 1, 2011

Dear Sir,

After talking with Michelle & Phil Cecchini, and seeing the proposed addition to their home, I believe it well enhance the neighborhood. I'm looking forward to the competition of this up-grade.

*Richard Street*

Richard Street  
610 S. Ridgewood Ave.  
Ormond Beach, FL 32174-7078  
386-676-2354  
rjezstreet@yahoo.com

W.E. "Bill" Partington II  
1284 Fernway Dr.  
Ormond Beach, Fl. 32174  
cell 386-566-3004

April 1, 2011

City of Ormond Beach  
Board of Adjustments and Appeals  
City Hall  
22 South Beach St.  
Ormond Beach, Fl. 32174

Re: Building Addition at 604 S. Ridgewood Ave., Ormond Beach

To: Members of the Board of Adjustments and Appeals:

I own the property at 607 S. Ridgewood Ave., directly across from 604 S. Ridgewood Ave.

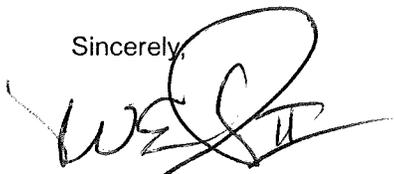
The purpose of this letter is to support the owners application to put an addition on their home.

I understand that this proposed addition, while it would comply with every other setback requirement, would exceed the current setback requirements by 2-1/2 feet along the south property line, and that their property met the "then current" requirements when it was built.

I believe their proposed improvements will be complementary to the neighborhood.

Please contact me if I may be of any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'W.E. Partington II', written over a horizontal line.

W.E. "Bill" Partington II



**View of subject lot from neighbor's lot.**



The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the [History of Values](#) section within the property record card below.

Last Updated: 03-29-2011 Today's Date: 4-4-2011		<b>Volusia County Property Appraiser's Office</b>  Property Record Card (PRC) Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A. Property Appraiser			
Full Parcel ID	42-14-32-03-08-0112	Mill Group	201 Ormond Beach		
Short Parcel ID	4242-03-08-0112				
Alternate Key	3166990	Millage Rate	21.10030		
Parcel Status	Active Parcel	PC Code	01		
Date Created	26 DEC 1981				
Owner Name	CECCHINI PHILIP L & MICHELLE D		<a href="#">GO TO ADD'L OWNERS</a>		
Owner Name/Address 1			<a href="#">ESTIMATE TAXES</a>		
Owner Address 2	604 S RIDGEWOOD AVE				
Owner Address 3	ORMOND BEACH FL				
Owner Zip Code	32174				
Location Address	604 S RIDGEWOOD AV ORMOND BEACH 32174				

<b>LEGAL DESCRIPTION</b>	<a href="#">GO TO ADD'L LEGAL</a>
W PART OF LOTS 10 11 & 12 BEING 70.5 FT ON NLY SIDE & S152.8	
7 FT ON W/S & 95 FT ON RIDGEWOOD BLK 8 HAND TRACT FITCHGRANT D	

SALES HISTORY							
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE
1	5356	0895	7/2004	Warranty Deed	Qualified Sale	Yes	167,000
2	5149	4073	8/2003	Warranty Deed	Qualified Sale	Yes	143,000
3	3945	4675	6/1994	Quit Claim	Affiliated Parties	Yes	100

HISTORY OF VALUES												<a href="#">GO TO ADD'L HISTORY</a>
YEAR	LAND	BLDG(S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2010	20,781	69,380	0	90,161	90,161	90,161	90,161	25,000	65,161	65,161	25,000	40,161
2009	37,406	85,271	0	122,677	122,677	122,677	122,677	25,000	97,677	97,677	25,000	72,677

LAND DATA												
TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL		
IMP PVD THRU .49 AC	85.0	137.0	85.00	FRONT FEET	250.00	98	100	100	100	20,781		
NEIGHBORHOOD CODE	3404	LINDAS SUB.(4222-13)										
TOTAL LAND CLASSIFIED										0		
TOTAL LAND JUST										20,781		

BUILDING CHARACTERISTICS									
BUILDING 1 OF 1					<a href="#">GO TO BLDG SKETCH</a>				
Physical Depreciation %	23	Next Review	2007	Obsolescence	Functional	0%			
		Year Built	1955		Locational	0%			
Quality Grade	300	Architecture			Base Perimeter	172			
Improvement Type	Single Family								
Roof Type	FLAT			Bedrooms	3		7FixBath	0	

Roof Cover	Asphalt / Composition Rolled	Air Conditioned	Yes	6FixBath	0
Wall Type	Plastered	Fireplaces	0	5FixBath	0
Floor Type	Hardwood	XFixture	0	4FixBath	0
Foundation	Concrete Block	Heat Method 1	Forced Ducted	3FixBath	2
Heat Source 1	Electric	Heat Method 2		2FixBath	1
Heat Source 2		Year Remodeled			

SECTION #	AREA TYPE	EXTERIOR WALL TYPE	NUMBER OF STORIES	YEAR BUILT	ATTIC FINISH	% BSMT AREA	% BSMT FINISH	FLOOR AREA
1	Heated Living Area (BAS)	CONCRETE OR CINDER BLOCK	1.0	1955	N	0.00	0.00	1340 Sq. Feet
3	Finished Enclosed Porch (FEP)	Non-Applicable	1.0	1955	N	0.00	0.00	208 Sq. Feet
4	Finished Garage (FGR)	Non-Applicable	1.0	1955	N	0.00	0.00	480 Sq. Feet
5	Finished Open Porch (FOP)	Non-Applicable	1.0	1955	N	0.00	0.00	154 Sq. Feet
6	Wood Deck (WDK)	Non-Applicable	1.0	1990	N	0.00	0.00	312 Sq. Feet

MISCELLANEOUS IMPROVEMENTS								
TYPE	NUMBER UNITS	UNIT TYPE	LIFE	YEAR IN	GRADE	LENGTH	WIDTH	DEPR. VALUE

PLANNING AND BUILDING							
PERMIT NUMBER	PERMIT AMOUNT	DATE ISSUED	DATE COMPLETED	DESCRIPTION	OCCUPANCY NBR	OCCUPANCY BLDG	
NONE							

**TOTAL VALUES**      The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the [History of Values](#) section above.

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Land Value	20,781	New Construction Value	0
Building Value	63,520	City Econ Dev/Historic Taxable	0
Miscellaneous	0		
<b>Total Just Value</b>	<b>84,301</b>	Previous Total Just Value	90,161
School Assessed Value	84,301	Previous School Assessed	90,161
Non-School Assessed Value	84,301	Previous Non-School Assessed	90,161
Exemption Value	25,000	Previous Exemption Value	25,000
Additional Exemption Value	25,000	Previous Add'l Exempt Value	25,000
School Taxable Value	59,301	Previous Taxable	0
Non-School Taxable Value	34,301	Previous Non-School Taxable	40,161

- [MapIT](#)
- [PALMS](#)
- [Map Kiosk](#)

[Parcel Notes](#)

MapIT: Your basic parcel record search including sales.

PALMS: Basic parcel record searches with enhanced features.

Map Kiosk: More advanced tools for custom searches on several layers including parcels.



PT OF BEGINNING  
AND 2 1/2"  
IN PIPE  
(10)

N. 64°48'49" E. 70.85'(M)  
N. 65°00'00" E. 70.51'(M)  
FOUND 1/2"  
IRON PIPE  
(NO ID)

152.71'(M)  
152.87'(M)

N. 24°41'00" W  
N. 24°41' W.

5.88

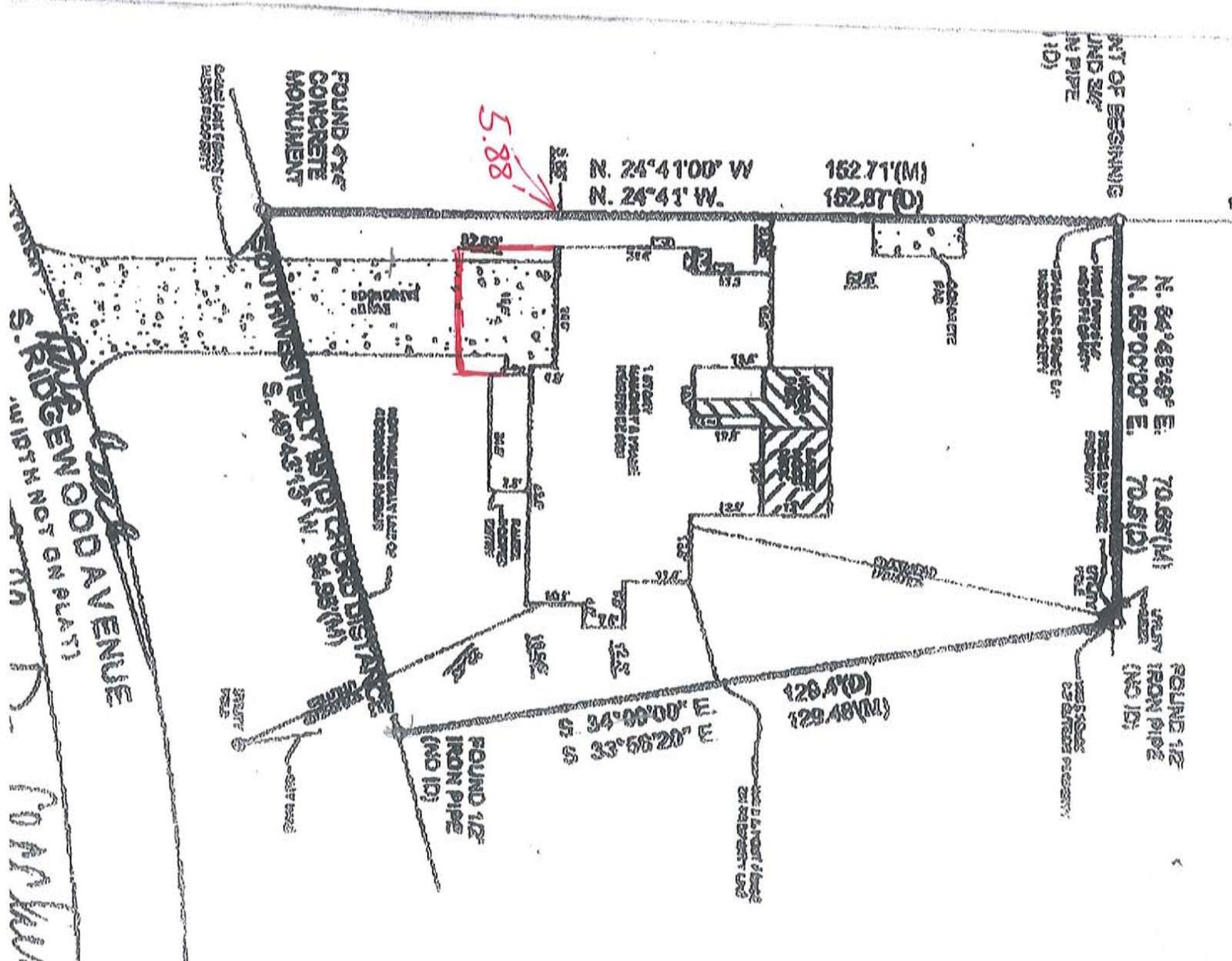
FOUND 6"x6"  
CONCRETE  
MONUMENT

SOUTHWESTERLY 95.12' (29.89(M))  
S. 48°43'13" W. 94.93'(M)

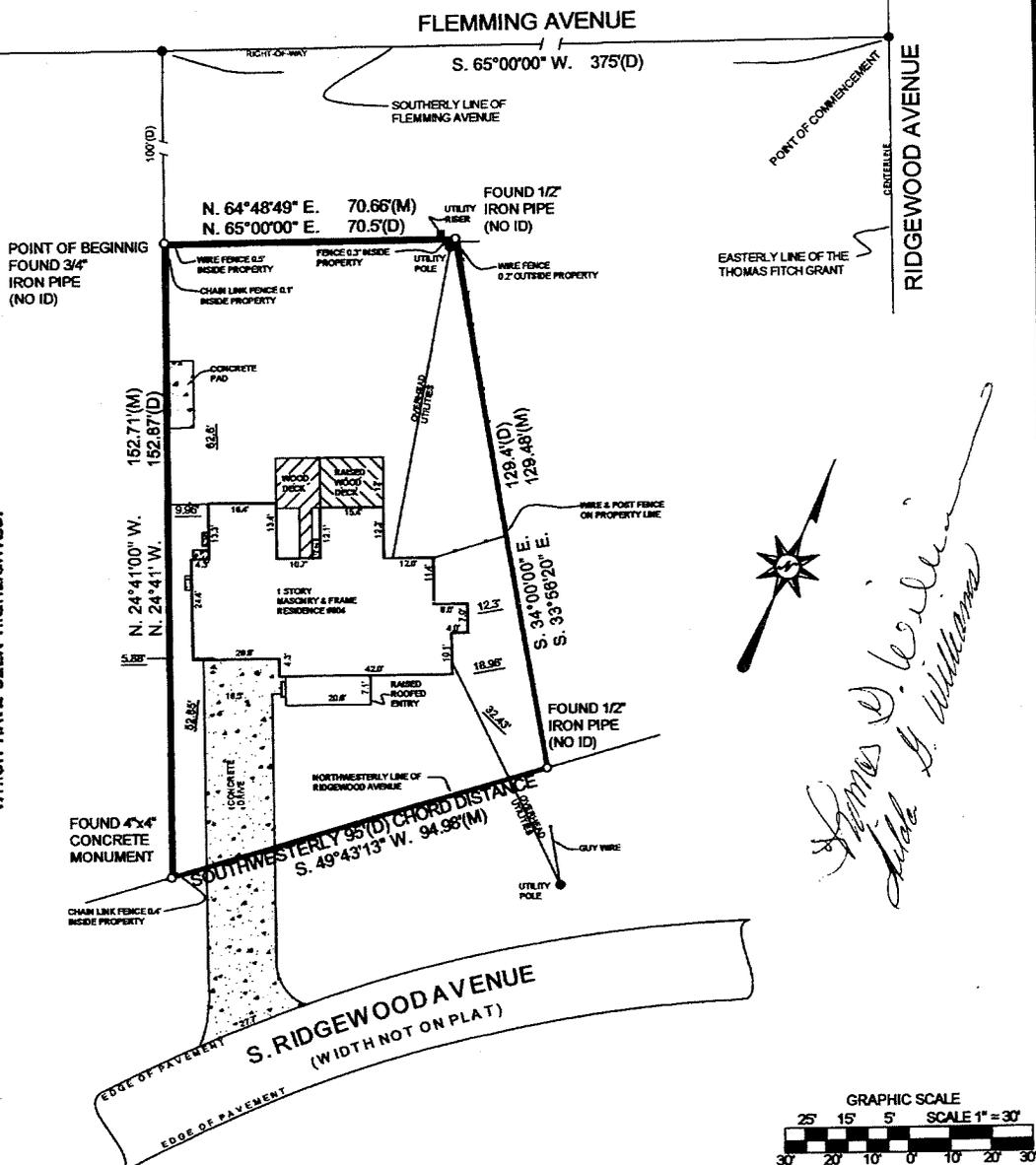
Scale 1/4" = 100'

WOLF AVENUE  
RIDGEWOOD PLAT 1  
S. 118°17' N. NOT ON PLAT 1

COM PLAN



WE THE UNDERSIGNED DO HEREBY ACCEPT AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS SURVEY AND FURTHER STATE THAT IT HAS BEEN FULLY DISCLOSED TO THEM SPECIFICALLY THOSE AREAS WHICH HAVE BEEN HIGHLIGHTED.



*James D. Williams*  
*Hilda G. Williams*

**SURVEYORS REPORT AND GENERAL NOTES:**

**LEGAL DESCRIPTION:** THAT PART OF HERRICK TOWNSITES, ACCORDING TO MAP IN MAP BOOK 5, PAGE 39, BEING ALSO A PART OF LOTS 7 TO 12 INCLUSIVE, BLOCK 7 AND LOTS 7 TO 12 INCLUSIVE, BLOCK 8 AND A 30 FOOT STREET LYING BETWEEN SAID BLOCKS 7 AND 8, H. P. HAND'S PURCHASE OF THE FITCH GRANT, ACCORDING TO MAP IN DEED BOOK "P", PAGE 1 DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF FLEMMING AVENUE, EXTENDED EASTERLY, WITH THE CENTER LINE OF RIDGEWOOD AVENUE (AND/OR THE EASTERLY LINE OF THE THOMAS FITCH GRANT) AS SAID STREETS ARE NOW LAID OUT; THENCE SOUTH 65 ° WEST AND ALONG THE SAID SOUTHERLY LINE OF FLEMMING AVENUE A DISTANCE OF 375 FEET TO A POINT; THENCE SOUTH 24 ° 41' EAST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING TO NORTH 85 ° EAST A DISTANCE OF 70.5 FEET TO A POINT; THENCE SOUTH 34 ° EAST A DISTANCE OF 129.4 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID RIDGEWOOD AVENUE; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID RIDGEWOOD AVENUE, SAID LINE BEING A CURVE, TO A POINT IN SAID CURVE WHICH IS 95 FEET, AS MEASURED ON A CHORD LINE, FROM THE LAST DESCRIBED POINT; THENCE NORTH 24 ° 41' WEST A DISTANCE OF 152.87 FEET TO THE POINT OF BEGINNING.

LEGEND	
RAW	RIGHT OF WAY
R&C	REBAR AND CAP
I.P.	IRON PIPE
C.M.	CONCRETE MONUMENT
L.S.	LAND SURVEYOR
L.B.	LICENSED BUSINESS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
EP	EDGE OF PAVEMENT
OU	OVERHEAD UTILITIES
EW	EDGE OF WATER
P.O.B.	POINT OF BEGINNING
CONC.	CONCRETE
A.C.	AIR CONDITIONER
L.	ARC LENGTH
DE	DELTA
CH	CHORD LENGTH
R.	RADIUS
RAD	RADIAL
N.R.	NOT RADIAL
U.P.	UTILITY POLE
CL	CENTER LINE
P.	PLAT
M.	MEASURED
D.	DESCRIPTION
RES.	RESIDENCE
C.B.	CONCRETE BLOCK
U.S.C. & G.S.	UNITED STATES COASTAL & GEODESIC SURVEY

- GENERAL NOTES:**
1. THIS IS AN ASSULT SURVEY PERFORMED IN THE FIELD ON 13 AUG. 2003
  2. UNDERGROUND FEATURES AND/OR UTILITIES HAVE NOT BEEN LOCATED (UNLESS OTHERWISE NOTED)
  3. DESCRIPTION SHOWN ABOVE HAS BEEN FURNISHED BY CLIENT, OR REPRESENTATIVES OF CLIENT, NO SEARCH OF PUBLIC RECORDS HAS BEEN DONE BY THIS OFFICE.
  4. SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHT OF WAYS, EITHER RECORDED, PRIVATE, AND/OR VERBAL.
  5. THIS PROPERTY LIES IN ZONE(S) X PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 1212702216 H DATED 02-19-2003
  6. BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF PARCEL, AS BEING N. 64°48'49" E.
  7. MARKERS FOUND ARE WITHIN REASONABLE LOCATION OF PLAT OR DESCRIPTION DIMENSION, ANY "SIGNIFICANT" DIFFERENCE WILL BE SHOWN AND NOTED.
  8. MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
  9. ENVIRONMENTALLY SENSITIVE AREAS (IF ANY) NOT LOCATED BY THIS OFFICE.

**DIMARSCO SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
OFFICES IN EDGEWATER AND PALM COAST  
SUITE A-2, 927 S. RIDGEWOOD AVE, EDGEWATER FLA.  
PHONE: (386) 426-1329, FAX (386) 426-1324  
SUITE 206, 2285 E. MOODY BLVD, PALM COAST, FLA  
PHONE: (386) 586-1274, FAX (386) 586-1275

PREPARED FOR: HILDA G. & THOMAS G. WILLIAMS

CERTIFIED TO: HILDA G. & THOMAS G. WILLIAMS  
INDEPENDENT MORTGAGE  
SOUTHERN TITLE OF NORTH FLORIDA LLC.  
STEWART TITLE GUARANTY COMP.

SCALE: 1" = 30'      FINAL: \_\_\_\_\_  
DATE: 14 AUG. 2003      DRAWN BY: T.L.  
FOUNDATION: \_\_\_\_\_      FILE NUMBER: 768-03

**CERTIFICATE OF AUTHORIZATION NUMBER LB 7184**

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATES SHOWN HEREON. I FURTHER CERTIFY THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN F.A.C. RULE 61G17-6, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES CH. 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

*Edwin H. Hall*  
RALPH DIMARSCO (PROFESSIONAL SURVEYOR AND MAPPER NO. 5180, STATE OF FLORIDA)  
EDWIN H. HALL (PROFESSIONAL SURVEYOR AND MAPPER NO. 5244, STATE OF FLORIDA)  
927 S. RIDGEWOOD, UNIT A2, EDGEWATER FLORIDA, 32132  
SURVEY NOT VALID WITHOUT SURVEYORS SIGNATURE AND EMBOSSED SEAL.