



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

November 4, 2015

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. September 2, 2015

III. NEW BUSINESS

A. Case 2016-003: 40 Twelve Oaks Trail, Front Yard Variance

This is a front yard variance request from Paul Bellanca, authorized representative of the property owner of 40 Twelve Oaks Trail. The property at 40 Twelve Oaks Trail is zoned R-2 (Single Family Low Density) and Section 2-13(B)(9)(a) of the Land Development Code, requires a 30' front yard setback. The variance request seeks to allow the construction of a new single-family house to be located at a setback of 21.5' (at the closest point of the house to the front property line) to the platted Twelve Oaks Trail cul-de-sac, requiring a variance of 8.5' to the required 30' front yard setback.

IV. OTHER BUSINESS

V. ADJOURNMENT

MINUTES
BOARD OF ADJUSTMENT

September 2, 2015

7:00 p.m.

Ormond Beach Training Room
22 South Beach Street
Ormond Beach, Florida

I. ROLL CALL

Members Present

Dennis McNamara
Ryck Hundredmark
Jean Jenner
Norman Lane
Brian Nave

Staff Present

Becky Weedo, Senior Planner
Carly Meek, Assistant City Atty.
Melanie Nagel, Minutes Technician

II. APPROVAL OF THE MINUTES

A. August 5, 2015 Minutes

Mr. Jenner moved to approve the August 5, 2015 Minutes as submitted. Mr. Hundredmark seconded the motion. Vote was called, and the motion was approved (4-0) with Mr. Nave abstaining.

III. NEW BUSINESS

A. Case No. 15-110: 1309 Oak Forest Drive, Dock/Boathouse Variance

Ms. Becky Weedo, Senior Planner, stated that this is a variance request from Mr. Hurley for the replacement of the existing dock and boathouse in the same footprint. The Land Development Code requires a 25' setback from the riparian lines of the adjacent property. The existing dock is 6' from the riparian line. There is a DEP designated wetland area, and the boat dock access is just to the south, and if it would be moved, would be impacting the wetland area.

Mr. Nave stated that the letter from Florida DEP states that just the northeast portion of the property is wetlands, but there were no flags placed along the eastern boundary of the property. Mr. Nave looked at the picture that was provided, and he doesn't see any wetlands along the eastern side of the property, which goes along with the DEP letter.

Ms. Weedo stated that the DEP had a legend, with hatch marks, and they were delineating that area as the wetlands, based on the best available information that the DEP had. Mr. Nave stated that it looks to him as if the DEP is describing this area as the high watermark area, not the wetlands. So, the wetlands flags were not placed on that area, because it's not wetlands.

Mr. Jenner stated that this area is definitely wetlands. Mr. Nave continued that the letter stated that when major renovations are done, this is an opportunity to fix things that aren't right. Mr. Jenner stated that flags were placed along the wetland area, and Mr. Nave replied that the flags were only placed at the northern area, but not along the eastern side of the property. Mr. Hundredmark stated that there are flags along the eastern edge.

Ms. Weedo stated that the partial survey shows the revetment wall is just north of the access to the dock, so if the dock were moved, the wall would have to be modified. There are no objections from abutting property owners and Staff is recommending approval of the variance.

Mr. James Hurley, applicant, stated that this all started because the dock is leaning, and with each storm becomes a little worse and is unsafe. Mr. Hurley didn't really want to replace the dock, but has no choice. Mr. Nave asked Mr. Hurley if he would have to drive new pilings. Mr. Hurley stated that the ones further out seem to be o.k., but the pilings near the shore will be replaced. Mr. Nave asked if there was a reason, besides the wetlands, why Mr. Hurley didn't want to straighten out the dock. Mr. Hurley stated that he would love to straighten out the dock, but Ms. Knickerbocker with the DEP didn't want anything to interfere with the wetland area, or the coquina retention wall.

Ms. Weedo pointed out on the aerial view that the neighboring dock is also close to the property line and would have similar setbacks. It is uncertain as to when the dock was built, but Mr. Hurley has some pictures from the '70's of people getting married on the dock, so it was built prior to the pictures. Mr. Nave again stated that the paperwork indicated that there were no flags along the eastern edge of the property. Ms. Weedo stated that there are flags in that location.

Mr. Nave stated that part of the Board's job is to fix things if they aren't right anymore, and if this is wetlands, we don't want the dock there. But if it isn't wetlands, and the property owner wants the dock to be straightened out, then we should allow that. Mr. Nave wasn't out at the property, but the picture of it looks like a grassy area. Mr. Hundredmark stated that he was out to walk the property, and there is grass there, but there is no way that someone would want to build a dock closer to the wetlands area.

Mr. Jenner stated that in the great scheme of things, the applicant is asking to build the dock in the same location as before. It makes sense to build it the same.

Mr. Hundredmark moved to approve the application for the dock/boathouse variance. Mr. Jenner seconded the motion. Vote was called. Mr. Nave against; Mr. Hundredmark for; Mr. Jenner for; Mr. Lane for; Mr. McNamara for. The motion was approved (4-1).

IV. MEMBER COMMENTS

None.

VI. ADJOURNMENT

As there was no other business, the meeting was adjourned at 7:14 p.m.

Respectfully submitted,

Becky Weedo, AICP, Senior Planner

ATTEST:

Dennis McNamara, Chair

Minutes prepared by Melanie Nagel.

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: October 28, 2015

SUBJECT: 40 Twelve Oaks Trail, front yard setback variance

APPLICANT: Paul Bellanca, authorized representative of the property owner

FILE NUMBER: 2016-003

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is a front yard variance request from Paul Bellanca, authorized representative of the property owner of 40 Twelve Oaks Trail. The property at 40 Twelve Oaks Trail is zoned R-2 (Single Family Low Density) and Section 2-13(B)(9)(a) of the Land Development Code, requires a 30' front yard setback. The variance request seeks to allow the construction of a new single-family house to be located at a setback of 21.5' (at the closest point of the house to the front property line) to the platted Twelve Oaks Trail cul-de-sac, requiring a variance of 8.5' to the required 30' front yard setback.

BACKGROUND:

The subject property is currently vacant and abuts the Tomoka River within the Trails Subdivision, Unit 12. The property is designated as "Low Density Residential" and "Open Space/Conservation" on the City's Future Land Use Map (FLUM) and is zoned R-2 (Single Family Low 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 are as follows:

	Current Land Uses	Future Land Use Designation	Zoning
North	Tomoka River	NA	NA
South	Single-Family House	"Low Density Residential"	R-2 (Single-Family Low Density)
East	Trails common area	"Open Space/Conservation"	R-2 (Single-Family Low Density)
West	Single-Family House	"Open Space/Conservation" and "Low Density Residential"	R-2 (Single-Family Low Density)



Source: Bing maps

The site is currently vacant and the applicant desires to construct a single-family house. The property to the east of the subject property is common area owned by the Homeowner's Association. There are single-family residences to the south and west of the subject property.

After advertising the item, City staff did receive a telephone call from a representative of the Twelve Oaks Homeowner's Association. The representative expressed concerns that the Twelve Oaks Homeowner's Association has specific front and side yard setbacks that are required to be met in addition to the City's Land Development Code setbacks. This property, as do all properties with a Homeowner's Association, shall be required to meet the standards of the Homeowner's Association and the Land Development Code. The variance application is solely for the City's Land Development Code standards.

ANALYSIS:

The variance request seeks to allow the construction of a new single-family house to be located at a setback of 21.5' (at the closest point of the house to the front property line) to the platted Twelve Oaks Trail cul-de-sac, requiring a variance of 8.5' to the required 30' front yard setback. In the initial analysis of the subject property, staff noted two features of the property that would impact site development.

The first feature impacting site development is the platted cul-de-sac. The original subdivision design showed a platted cul-de-sac as shown in the illustration to the left below. During subdivision construction a looped ending to Twelve Oaks Trail, as picture on the right, was constructed. The cul-de-sac was never constructed as was shown on the plat. For the purpose of setbacks, the front yard setback is measured from the platted cul-de-sac regardless if the improvement is to be constructed.

REVIEW CRITERIA:

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 applicant is requesting a front yard setback of 21.5', which would require a 8.5' variance to the front yard setback standard of 30'. As stated above, this property, shall be required to meet the standards of the Homeowner's Association and the [City's](#) Land Development Code. The variance application is solely for the City's Land Development Code standards. 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. **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.**

Argument for the variance: The subject property abuts a platted cul-de-sac which will likely will never be constructed and causes the majority of the setback encroachment. Additionally, the property has a significant slope from an elevation of 18' to 11', with the top of the bluff identified on the survey and plot plan. The house is being proposed as far forward on the lot as possible, away from the bluff line and the wetlands so as to avoid encroaching into the bluff .

Argument against the variance: The subject property is a vacant lot and the new house construction should be required to respect all zoning district setbacks.

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

Argument for the variance: The subject property is part of the Trails subdivision, Unit 12 and the applicant was not involved in the platting of the lot, the cul-de-sac, or the location of the environmental constraints of the property.

Argument against the variance: The special conditions do not result from the actions of applicant, but the building footprint appears to be sufficient without the requested variance.

3. **Literal interpretation of the provisions of these zoning regulations would 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.**

Argument for the variance: The subject property is one of the last lots along Twelve Oaks to be developed. The development of the lot is challenging based on existing conditions including wetlands, the bluff line and the cul-de-sac impacting the building footprint. The proposed variance does not impact any residential lots and allows the building footprint to be pushed closer to the platted right-of-way which likely will never be constructed.

Argument against the variance: One could argue that the zoning setbacks provide the parameters of the building area of the house and should meet the zoning setbacks.

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.**

Argument for the variance: The purpose of this request is to move the house forward and away from the bluff line and the wetland area. The platted right-of-way cuts into the subject property and reduces the total buildable area for the proposed single family house.

Argument against the variance: As stated above in previous criteria, one could argue that the zoning setbacks provide the parameters of the building area of the house and should meet the zoning setbacks.

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.**

Argument for the variance: The variance is not sought to reduce the cost of the construction of the project.

Argument against the variance: None. The variance is not sought to reduce the construction cost of the project.

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

Argument for the variance: The request will not increase congestion, fire danger or public hazards. The visual appearance of the house would not be out of character with the land area that includes the platted cul-de-sac.

Argument against the variance: None. The variance will not create any hazards to the public.

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.**

Argument for the variance: The request will not diminish property values or alter the character of the surrounding area. As stated previously in the report, there is a Homeowners Association with specific requirements and any house constructed shall add to the overall value of the neighborhood.

Argument against the variance: None. The proposed structure would be consistent with other single-family constructed along Twelve Oaks Trail.

8. **Granting the 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.**

Argument for the variance: The purpose of the variance process is to confer rights that are denied to a particular applicant because of a special condition or unique circumstance for their property. Staff believes that this request is appropriate based on the platted cul-de-sac that is not likely to ever be constructed and environmental constraints of the property.

Argument against the variance: As stated above in the other criteria, zoning setbacks are universal and should be respected, even if the cul-de-sac is not proposed to be constructed over the long term.

RECOMMENDATION:

It is recommended that the Board of Adjustment and Appeals **APPROVE** the requested variance at 40 Twelve Oaks Trail to allow the construction of a new single-family house to be located at a setback of 21.5' (at the closest point of the house to the front property line) to the platted Twelve Oaks Trail cul-de-sac, requiring a variance of 8.5' to the required 30' front yard setback.

Attachments:

Attachment 1: Variance plot plan

Attachment 2: Maps and pictures

Attachment 3: Application

ATTACHMENT 1

Variance Exhibit

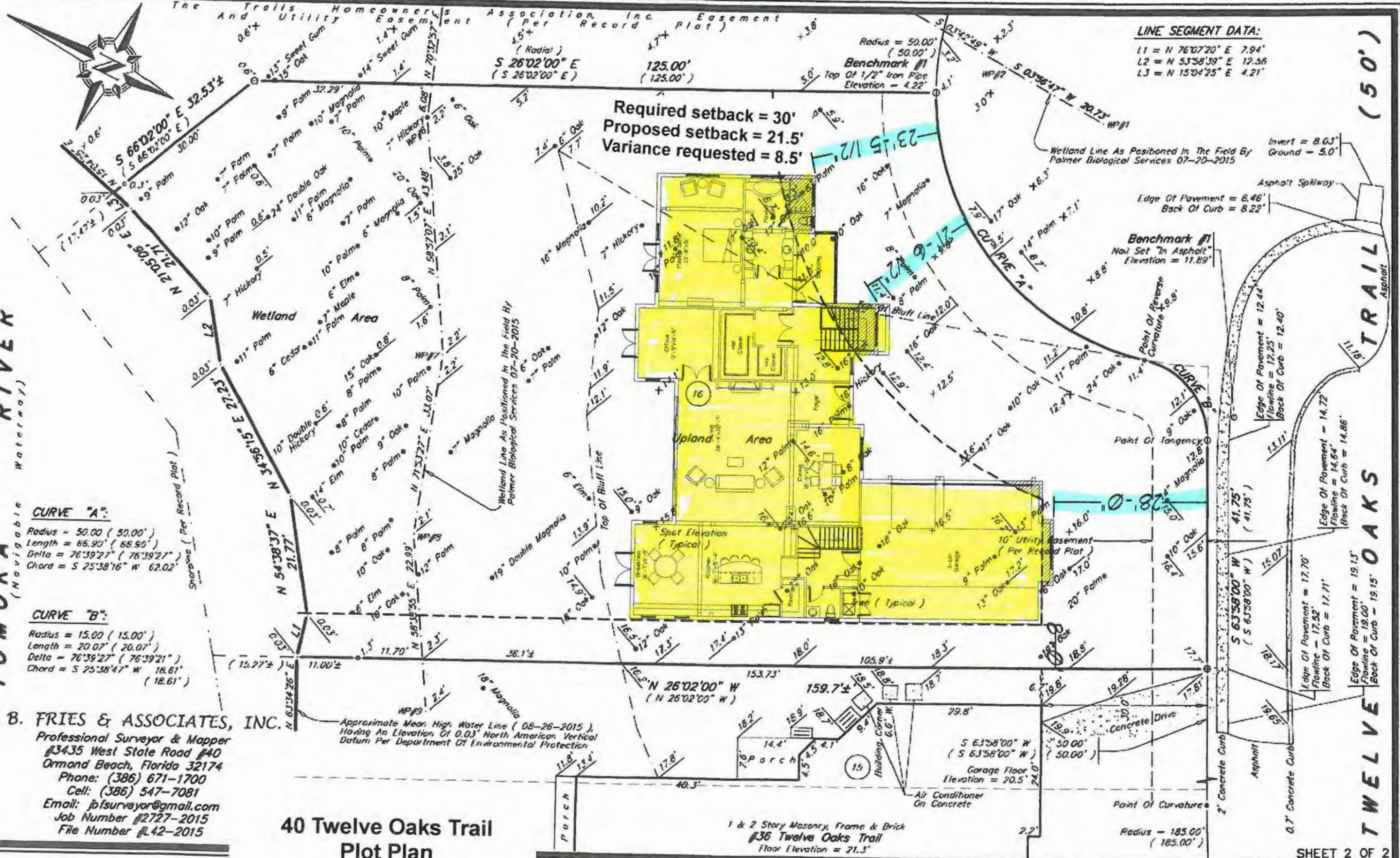


TUMUKA (Navigable Waterway)

B. FRIES & ASSOCIATES, INC.
 Professional Surveyor & Mapper
 #3435 West State Road #40
 Ormond Beach, Florida 32174
 Phone: (386) 671-1700
 Cell: (386) 547-7081
 Email: jbsurveyor@gmail.com
 Job Number #2727-2015
 File Number #42-2015

CURVE "A":
 Radius = 50.00 (50.00')
 Length = 65.90' (65.90')
 Delta = 76°39'27" (76°39'27")
 Chord = S 25°38'16" W 62.02'

CURVE "B":
 Radius = 15.00 (15.00')
 Length = 20.07' (20.07')
 Delta = 76°39'27" (76°39'27")
 Chord = S 25°38'47" W 18.61' (18.61')



Required setback = 30'
 Proposed setback = 21.5'
 Variance requested = 8.5'

LINE SEGMENT DATA:
 L1 = N 76°07'20" E 7.94'
 L2 = N 53°38'39" E 12.56'
 L3 = N 15°04'25" E 4.21'

40 Twelve Oaks Trail Plot Plan

1 & 2 Story Masonry, Frame & Brick
 #36 Twelve Oaks Trail
 Floor Elevation = 21.3'

ATTACHMENT 2

- Maps



LOCATION MAP 40 Twelve Oaks Trail

Planning Department



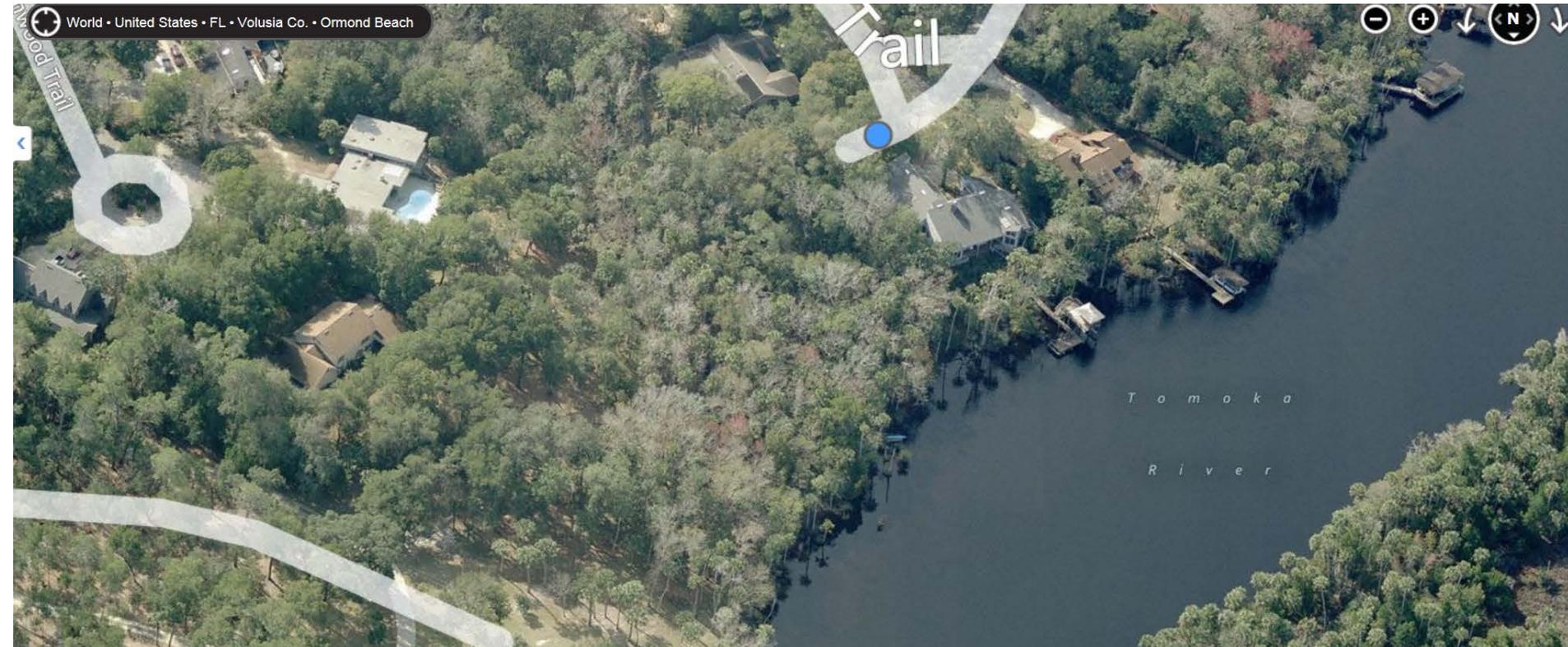


Twelve Oaks Trail, roadway abutting site



40 Twelve Oaks Trail, site picture

40 Twelve Oaks Trail, site aerial



Source: Bing maps

40 Twelve Oaks Trail, site aerial



Source: Bing maps

ATTACHMENT 3

Applicant provided
information



CITY OF ORMOND BEACH

v3.2013

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

APPLICATION TYPE AND FEES

	Application	Advertising Deposit for Advisory Board	Advertising Deposit for Commission	Total*
<input checked="" type="checkbox"/> Residential or Commercial	350	350	N/A	700
<input type="checkbox"/> After the Fact Residential or Commercial	700	350	N/A	1050

*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 Paul Bellanca

Full Address 121 Sawtooth Lane Ormond Beach, FL 32174

Telephone 386 898 7573 Email Paul@FFLLC.net

* If this application is being submitted by a person other than the property owner, please provide the following Property Owner Information as well as a notarized letter designating you as agent.

PROPERTY OWNER INFORMATION***

Name Anderson, James Trust Anderson, Diana Trust

Full Address 2250 Arabian Trail Ormond Beach FL 32174

Telephone 386 673 3511 Email KKRR@cfl.rr.com

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

PROPERTY DETAILS

Full Address Lot 16, 12 Oaks Trail Ormond Beach, FL 32174

Parcel ID Number 19-14-32-04-00-0160

Legal Description Lot 16 The Trails Sub Unit 12 MB 35 PG 106 PER OR 2362
PG 0193 PER OR 7160 PG 4291 PER OR 7160 PG 4292

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:

Empty box for request details.

ABUTTING PROPERTY OWNERS

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

Signature	Street Address	For	Against
		<input type="checkbox"/>	<input type="checkbox"/>
		<input 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.

- 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:

The original cul de sac platted many years ago was never built providing good access to the site.

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

This site is singular and does not impact surrounding lots in any way.

- 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:

The owner takes responsibility to access the site.

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:

This is correct.

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:

This variance request will not reduce the cost of developing the site.

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

This variance will in no way increase congestion on surrounding streets, or the danger of fire or other hazzards to the public.

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:

This variance will not diminish property values in, nor alter the essential character of, the area surrounding the site.

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:

The applicant will not receive any special privilege that is denied by this Code to other lands, buildings or structures in the same zoning district.

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:

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

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:

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:

[Empty box for response to question 4]

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

[Empty box for response to question 5]

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

[Empty box for response to question 6]

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 hearing.

Signature: Paul Bellanca

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 1st day of October, 2015, by Paul Bellanca as _____ (title*) for _____ (name of corporation*), who () provided Florida Drivers License as identification, or () who is personally known to me.



LAUREN CUMBER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF129531
Expires 6/16/2018

Lauren Cumber
Notary Public, State of Florida
My Commission Expires: 6-16-18

* If you are executing this document on behalf of a corporation please complete the spaces with your title and the name of your company as indicated.

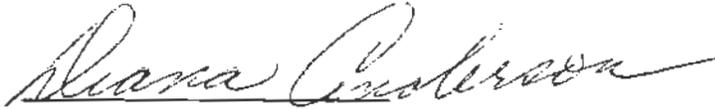
I designate Paul Bellanca as agent on my behalf for purposes of the variance application for the following property:

Lot 16, 12 Oaks Trail Ormond Beach FL, 32174

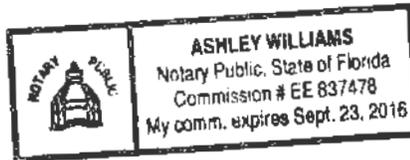
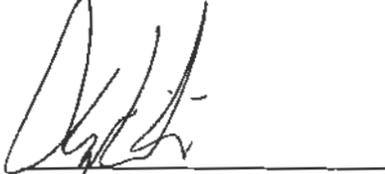
Parcel ID: 19-14-32-04-00-0160

Legal Description: Lot 16 The Trails Sub Unit 12 MB 35 PG 106 PER OR 2362 PG 0193 PER OR 7160 PG 4291 PER OR 7160 PG 4292

Property Owner
Diana Anderson



Notary



State of Florida, County of Volusia
The foregoing instrument was sworn before me
This 28 day of September 2015
by Diana S Anderson
who is personally known to me or has produced
Florida Driver license as ID
Ashley Williams
(Notary Printed Name)

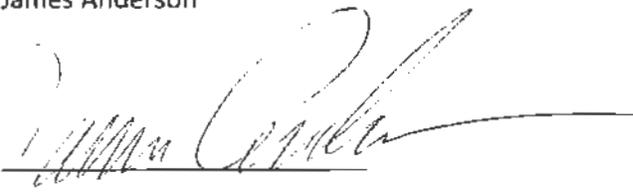
I designate Paul Bellanca as agent on my behalf for purposes of the variance application for the following property:

Lot 16, 12 Oaks Trail Ormond Beach FL, 32174

Parcel ID: 19-14-32-04-00-0160

Legal Description: Lot 16 The Trails Sub Unit 12 MB 35 PG 106 PER OR 2362 PG 0193 PER OR 7160 PG 4291 PER OR 7160 PG 4292

Property Owner
James Anderson



A handwritten signature in cursive script, appearing to read 'James Anderson', written over a horizontal line.

Notary



A handwritten signature in cursive script, appearing to read 'Stephanie Apple', written over a horizontal line.



On September 28th, 2015 James Anderson came before me and presented FL DL as identification.

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT Realty Pro Title 1275 West Granada Boulevard Suite 5A Ormond Beach, Florida 32174 386-672-3840 fax: 386-868-0245	B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FHMA 3. <input type="checkbox"/> CONV. UNINS 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. File Number: <u>151202</u> 7. Loan Number: 8. Mortgage Ins. Case No.:
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C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (bacc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer:	James Anderson, Trustee of the James M. Anderson Revocable Trust of 1998, Diana J. Anderson, Trustee of the Diana J. Anderson Revocable Trust of 1998 and Jeanette A. Anderson 2250 Arabian Trail Ormond Beach, FL 32174
E. Seller:	Sylviz N. Weeks 678 Mouring Dove Drive Sarasota, Florida 34236
F. Lender:	
G. Property:	0 Twelve Oaks Trail Ormond Beach, Volusia County, Florida 32174 Lot 16, Unit 12, The Trails Subdivision, Book 35, Page 106, Volusia County, Florida
H. Settlement Agent:	Realty Pro Title Place of Settlement: 1275 West Granada Boulevard, Suite 5A, Ormond Beach, Florida 32174 Volusia County
I. Settlement Date:	August 31, 2015

J. Summary of Buyer's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Buyer:	400. Gross Amount Due To Seller:
101. Contract Sales Price 205,000.00	401. Contract Sales Price 205,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) 399.00	403.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. Assessments Aug 31, 2015 thru Sep 30, 2015 55.60	408. Assessments Aug 31, 2015 thru Sep 30, 2015 55.60
120. Gross Amount Due from Buyer: 205,454.60	420. Gross Amount Due to Seller: 205,055.60
200. Amounts Paid by or in Behalf of Buyer:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money 5,000.00	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) 15,424.00
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes Jan 1, 2015 thru Aug 30, 2015 711.70	511. County / Parish Taxes Jan 1, 2015 thru Aug 30, 2015 711.70
212. Assessments	512. Assessments
220. Total Paid by / for Buyer: 5,711.70	520. Total Reductions in Amount Due Seller: 16,135.70
300. Cash at Settlement from / to Buyer:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Buyer (line 120) 205,454.60	601. Gross Amount due to Seller (line 420) 205,055.60
302. Less Amount Paid by/for Buyer (line 220) 5,711.70	602. Less Reductions Amount due Seller (line 520) 16,135.70
303. Cash From Buyer: \$199,742.90	603. Cash To Seller: \$188,919.90

L. Settlement Charges		Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales / Broker's Commission:			
Based on Price \$205,000.00 @ 6.00% = \$12,300.00			
Division of Commission as follows			
701.	6,150.00 to Realty Pros Assured		
702.	6,150.00 to Adams Cameron & Co		
703.	Commission Paid at Settlement		12,300.00
704.	Transaction fee to Adams Cameron & Co	125.00	
800. Items Payable in Connection with Loan:			
801.	Loan Origination Fee		
802.	Loan Discount		
803.	Appraisal Fee		
804.	Credit Report		
805.	Lender's Inspection Fee		
806.	Mortgage Insurance Application Fee		
807.	Assumption Fee		
900. Items Required by Lender to be Paid in Advance:			
901.	Daily interest charge from Aug 31, 2015		
902.	Mortgage Insurance Premium		
903.	Hazard Insurance Premium		
904.	Flood Insurance Premium		
1000. Reserves Deposited with Lender:			
1001.	Hazard Insurance		
1002.	Mortgage Insurance		
1003.	City Property Taxes		
1004.	County Property Taxes		
1005.	Annual Assessments		
1100. Title Charges:			
1101.	Settlement or Closing Fee to Realty Pro Title	99.00	295.00
1102.	Abstract or Title Search to Westcoast Land Title Insurance Company		85.00
1103.	Title Examination		
1104.	Title Insurance Binder		
1105.	Document Preparation		
1106.	Notary Fees		
1107.	Attorney Fees (includes above item numbers:		
1108.	Title Insurance to Westcoast Land Title Insurance Company (includes above item numbers:		1,100.00
1109.	Lender's Coverage 0.00		
1110.	Owner's Coverage 205,000.00 Risk Rate Premium: \$1,100.00		
1200. Government Recording and Transfer Charges:			
1201.	Recording Fees: Deed 10.00 Mortgage 0.00 Releases 0.00		10.00
1202.	City/County Tax/Stamps: Deed 0.00 Mortgage 0.00		
1203.	State Tax/Stamps: Deed 1,435.00 Mortgage 0.00		1,435.00
1204.	Intangible Tax to Clerk of the Circuit Court		
1205.	Record Death Certificate to Clerk of the Circuit Court		10.00
1206.	Record Affidavit to Clerk of the Circuit Court		10.00
1300. Additional Settlement Charges:			
1301.	Survey		
1302.	Pest Inspection		
1303.	Reimbursement of Death Certificate to Sarasota Vital Statistics to Realty Pro Title		10.00
1304.	Reimbursement of Estoppel fee to Condoservs.com to Realty Pro Title		179.00
1305.	Reimbursement of 4th Quarter HOA to Sylvia N. Weeks	165.00	
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)		\$399.00	\$15,424.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.

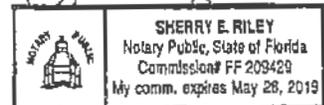
Buyer: [Signature]
James Anderson, Trustee of the James M. Anderson Revocable Trust of 1998

Buyer: [Signature]
Diana J. Anderson, Trustee of the Diana J. Anderson Revocable Trust of 1998

Buyer: [Signature]
Janelle A. Anderson

Seller: [Signature]
Sylvia N. Weeks

8-31-15



The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: [Signature]
Billie Jo J. Kaler

Date: August 31, 2015

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

TOMOKA RIVER
(Navigable Waterway)

CURVE "A":
 Radius = 50.00' (50.00')
 Length = 68.90' (66.90')
 Delta = 76°39'27" (76°39'27")
 Chord = S 25°38'16" W 62.02'

CURVE "B":
 Radius = 15.00' (15.00')
 Length = 20.07' (20.07')
 Delta = 76°39'27" (76°39'21")
 Chord = S 25°38'47" W 18.61'

J. B. FRIES & ASSOCIATES, INC.
 Professional Surveyor & Mapper
 #3435 West State Road #40
 Ormond Beach, Florida 32174
 Phone: (386) 671-1700
 Cell: (386) 547-7081
 Email: jbfsurveyor@gmail.com
 Job Number #2727-2015
 File Number #42-2015

Approximate Mean High Water Line (08-26-2015),
 Having An Elevation Of 0.03' North American Vertical
 Datum Per Department Of Environmental Protection

1 & 2 Story Masonry, Frame & Brick
 #36 Twelve Oaks Trail
 Floor Elevation = 21.3'

LINE SEGMENT DATA:
 L1 = N 76°07'20" E 7.94'
 L2 = N 53°58'39" E 12.56'
 L3 = N 15°04'25" E 4.21'

Invert = 8.03'
 Ground = 5.0'

Edge Of Pavement = 8.45'
 Back Of Curb = 8.22'

Benchmark #1
 Nail Set "In Asphalt"
 Elevation = 11.89'

Asphalt Spillway

Point Of Reverse Curvature 9.8'

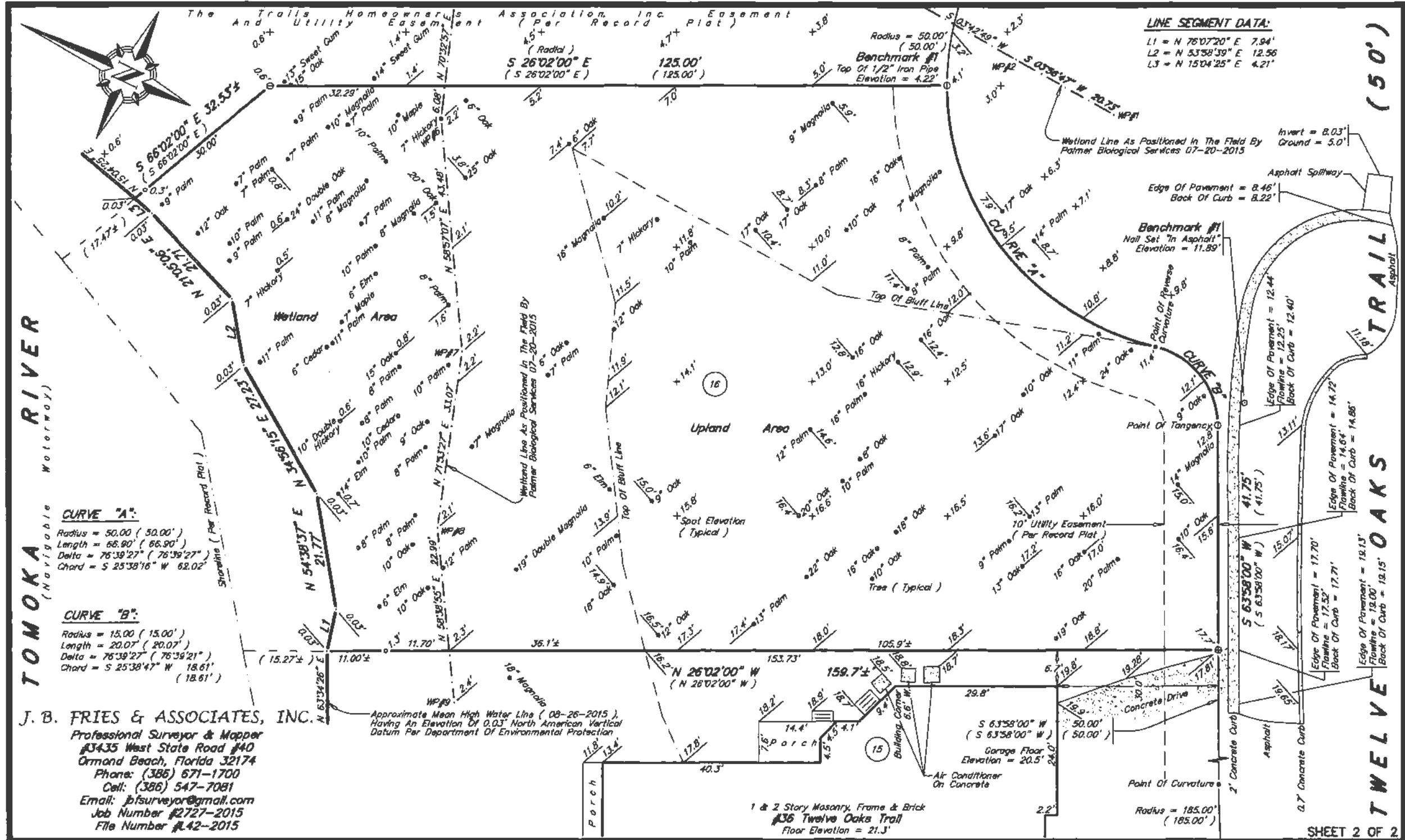
Edge Of Pavement = 12.44'
 Flowline = 12.25'
 Back Of Curb = 12.40'

Edge Of Pavement = 14.72'
 Flowline = 14.64'
 Back Of Curb = 14.86'

Edge Of Pavement = 17.70'
 Flowline = 17.52'
 Back Of Curb = 17.71'

Edge Of Pavement = 19.13'
 Flowline = 19.00'
 Back Of Curb = 19.15'

Radius = 185.00'
 (185.00')



GENERAL NOTES :

No overhead or underground features shown except as noted.

Record dimensions are shown in parenthesis - field measurements are not.

This survey and plat not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

There may be additional restrictions and/or other matters not shown hereon that may be found in the Public Records of Volusia County, Florida.

The expected land use, as classified in the Minimum Technical Standards (5J-17, Florida Administrative Code) is "Suburban". The minimum relative distance accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

Bearing are assumed, based on the Northerly Line of Twelve Oaks Trail shown hereon, bearing S 63°58'00" W, and are based on the Record Plat.

Field Survey Date: 11 July, 2015.

This survey not complete without both sheets 1 & 2.

Mean High Water Line Elevation furnished by Department Of Environmental Protection, Alvin Gloer. Published Elevation = 0.03' North American Vertical Datum.

Tree location shown hereon incorporates all trees 6" and above over entire property.

Total Parcel Area = 16,656.947± Square Feet, 0.382± Acres.

Upland Parcel Area = 12,919.197± Square Feet, 0.296± Acres.

Wetland Parcel Area = 3,737.750± Square Feet, 0.086± Acres.

Elevations are on North American Vertical Datum.

LEGEND :

- o - 1 1/4" Iron Pipe & Cap #7222 Set (Witness Corner)
- - 5/8" Iron Rod Found
- ⊕ - 1/2" Iron Pipe Found
- ⊗ - 5/8" Iron Rod & Cap #3464 Found
- ⊖ - 1" Iron Pipe Found
- WP = Wetland Point

PLAT OF BOUNDARY SURVEY OF:

LOT 16, THE TRAILS SUBDIVISION, UNIT 12, OF RECORD IN MAP BOOK 35, PAGE 106, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

The property described hereon is in Zone "AE" per the Flood Insurance Rate Map, Community Panel Number 125136 0213 J, Map Number 12127C0213J, dated 19 February, 2014. Base Flood Elevation for said Zone "AE" is 8' North American Vertical Datum per said map.

CERTIFIED TO:

Realty Pro Title, Westcar Land Title Insurance Company, Jim Anderson, Trustee, Diano J. Anderson, Trustee, and Jeonette A. Anderson

Certifications Amended
Tree Location & Topographic Information added

08-28-2015
08-31-2015

CERTIFICATE:

This is to certify that the plat delineated hereon is in compliance with the Minimum Technical Standards per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

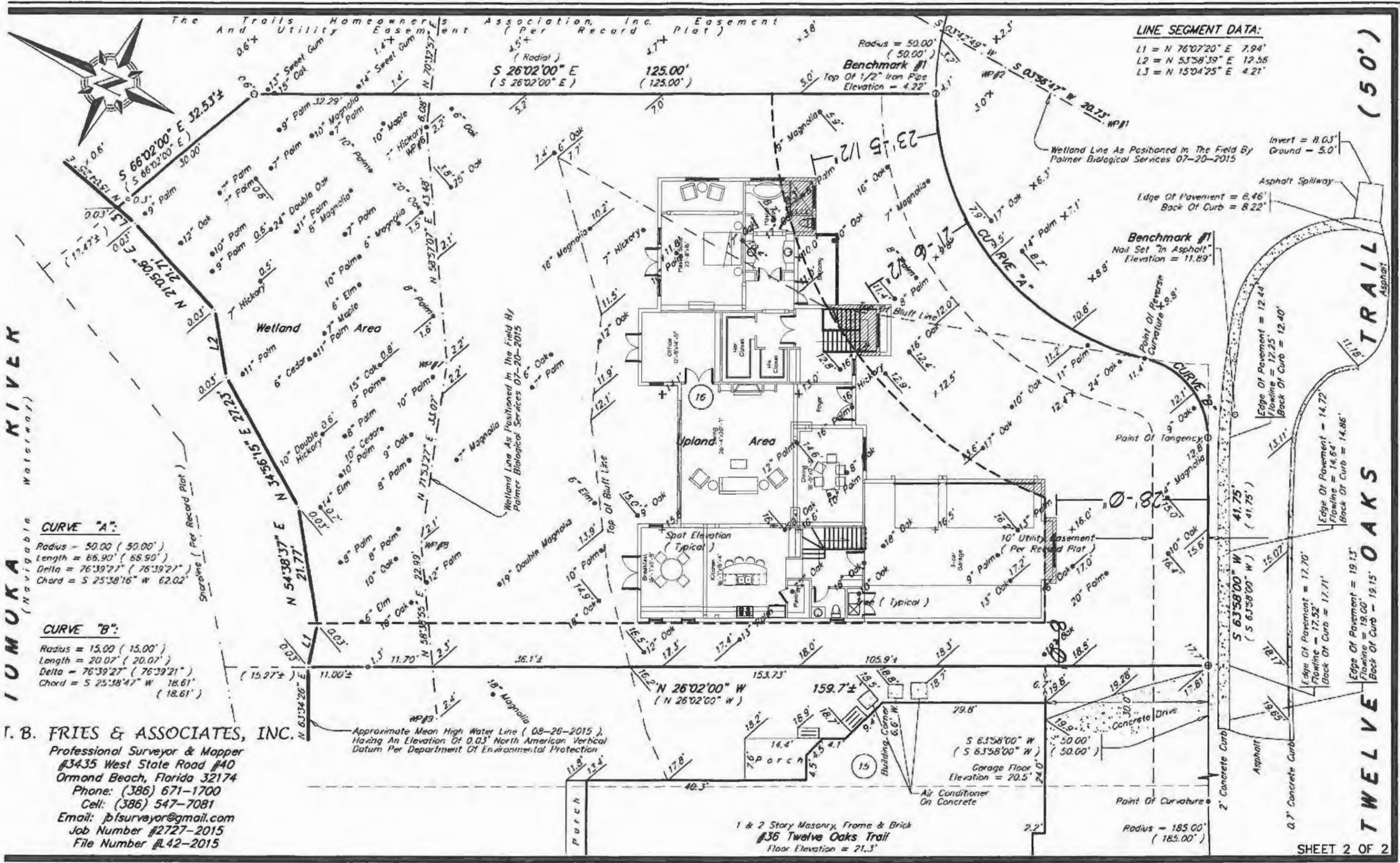
14 July, 2015
(Signature Date)

[Signature]
Bryan E. Fries, P.S.M. #5602
Licensed Business #7222

LOCATION: THE TRAILS SUBDIVISION, UNIT 12, LOT 16		
PREPARED FOR: JIM ANDERSON 2250 ARABIAN TRAIL ORMOND BEACH, FLORIDA	PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 20'
	DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: 2727-2015
	CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L42-2015

J. B. FRIES & ASSOCIATES, INC.

Professional Surveyor & Mapper
#3435 West State Road #40
Ormond Beach, Florida 32174
Phone: (386) 571-1700
Cell: (386) 547-7081
Email: jbfsurveyor@gmail.com



LINE SEGMENT DATA:

L1	= N 76°07'20" E	7.94'
L2	= N 53°58'39" E	12.55'
L3	= N 15°04'25" E	4.21'

CURVE "A":

Radius = 50.00 (50.00')
 Length = 66.90' (66.90')
 Delta = 76°39'27" (76°39'27")
 Chord = S 25°38'16" W 62.02'

CURVE "B":

Radius = 15.00 (15.00')
 Length = 20.07' (20.07')
 Delta = 76°39'27" (76°39'27")
 Chord = S 25°38'47" W 18.61' (18.61')

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1 & 2 Story Masonry, Frame & Brick
 #36 Twelve Oaks Trail
 Floor Elevation = 21.3'

IOMUKA RIVER
(Navigable Waterway)

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CURVE "A":

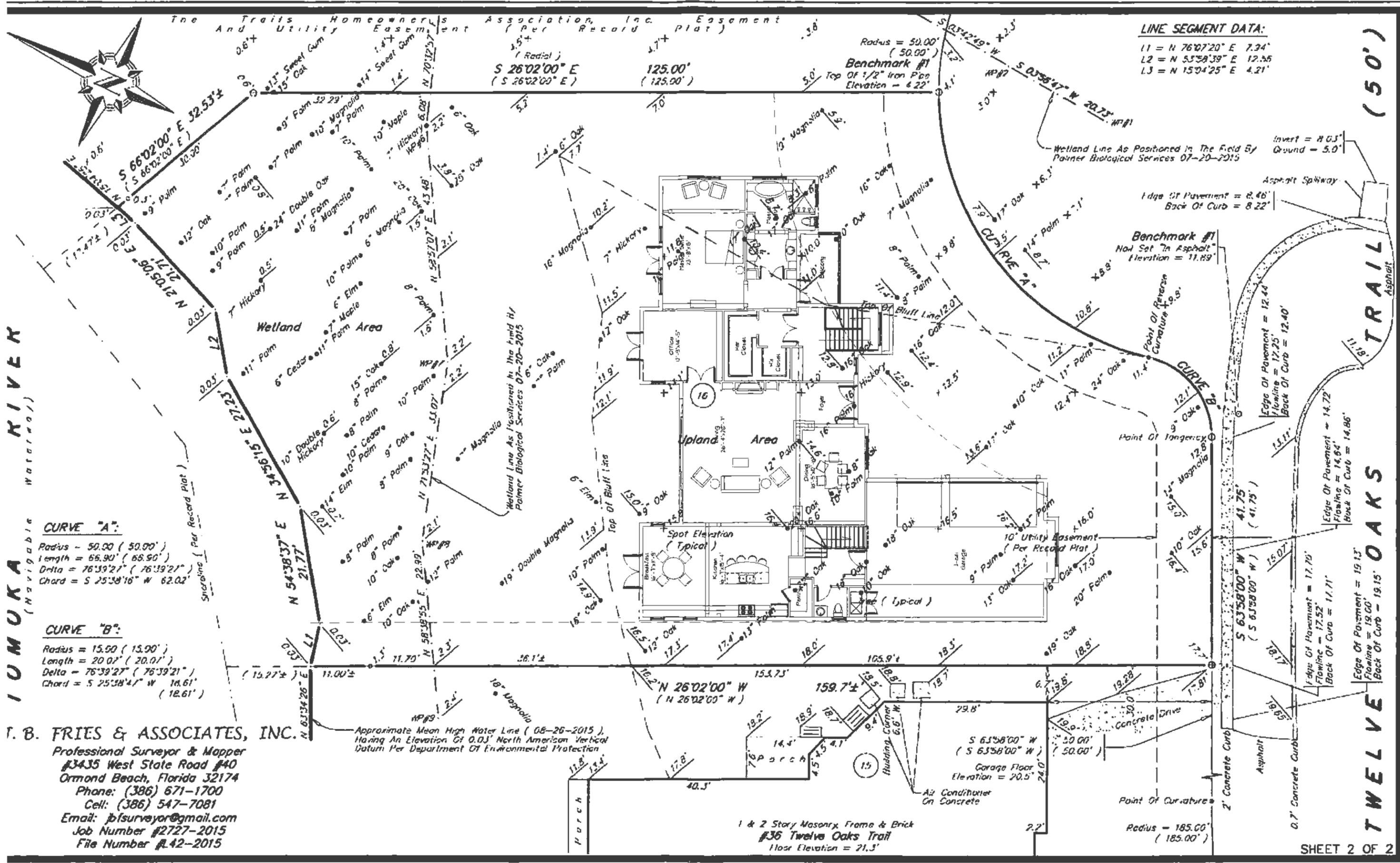
Radius = 50.00 (50.00')
Length = 66.90' (66.90')
Delta = 76°39'27" (76°39'27")
Chord = S 25°38'16" W 62.02'

CURVE "B":

Radius = 15.50 (15.50')
Length = 20.07' (20.07')
Delta = 76°39'27" (76°39'27")
Chord = S 25°38'41" W 18.61'
(18.61')

LINE SEGMENT DATA:

L1 = N 76°07'20" E 7.34'
L2 = N 55°28'39" E 12.36'
L3 = N 15°04'25" E 4.21'



Invert = 8.03'
Ground = 5.0'

Edge Of Pavement = 8.46'
Back Of Curb = 8.22'

Benchmark #1
Not Set In Asphalt
Elevation = 11.89'

Point Of Reverse Curvature = 9.9'

Point Of Tangency

Edge Of Pavement = 12.44'
Flowline = 12.25'
Back Of Curb = 12.40'

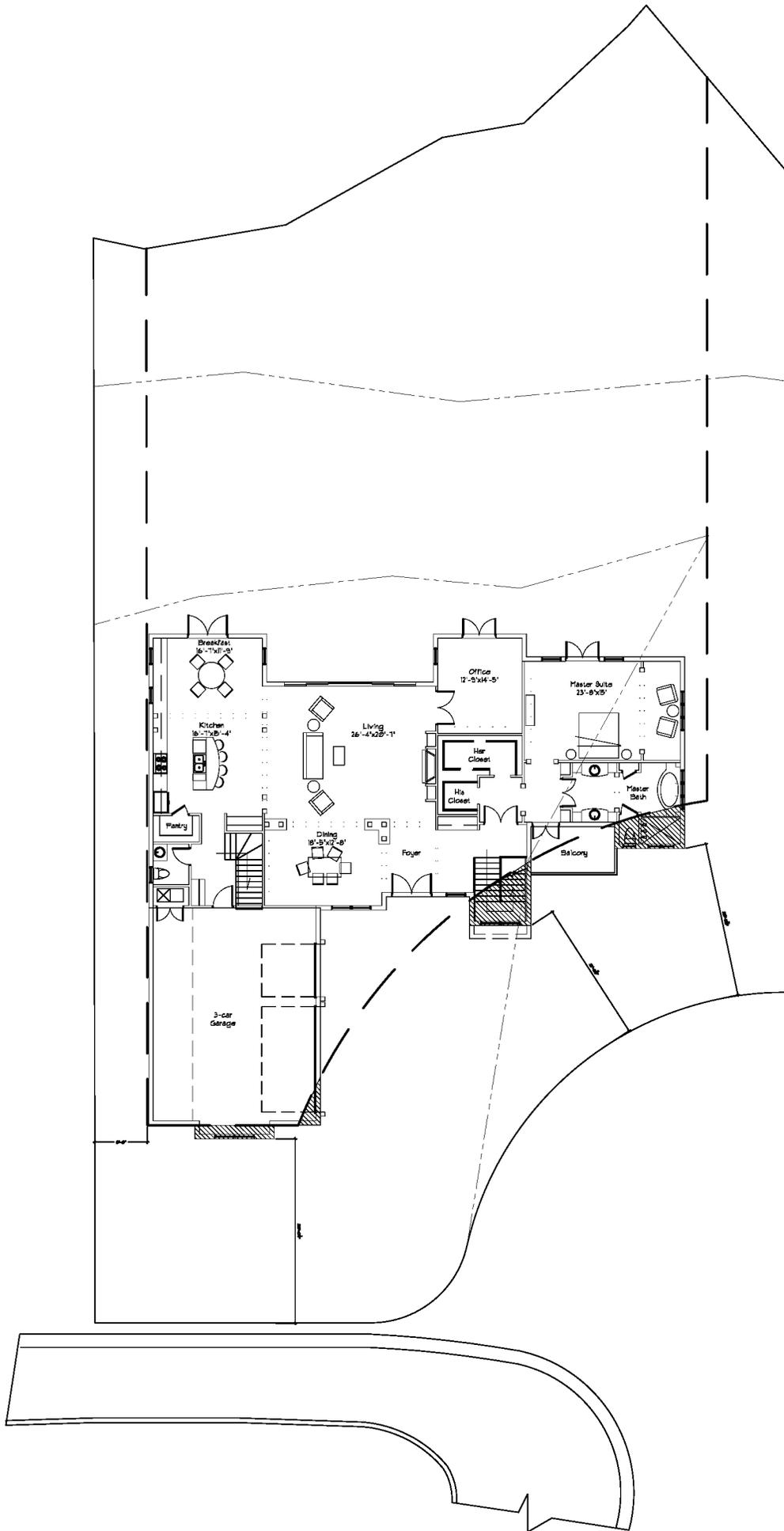
Edge Of Pavement = 14.72'
Flowline = 14.64'
Back Of Curb = 14.86'

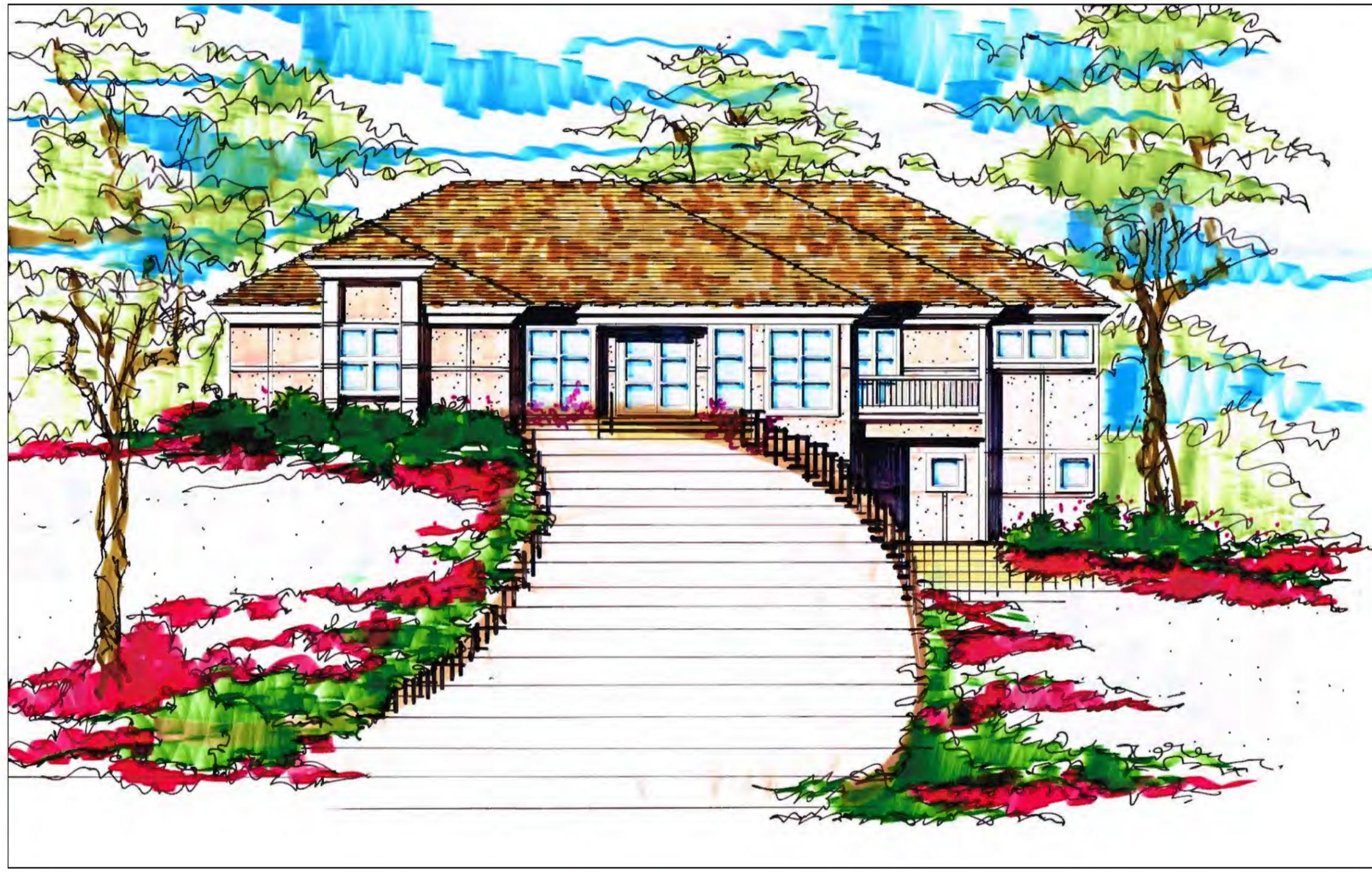
Edge Of Pavement = 17.76'
Flowline = 17.52'
Back Of Curb = 17.71'

Edge Of Pavement = 19.13'
Flowline = 19.00'
Back Of Curb = 19.15'

Point Of Curvature

Radius = 185.00'
(185.00')





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BELLANCA RESIDENCE
10/15/2015



BENJAMIN P. BUTERA A. I. A.

51 W GRANADA BLVD ORMOND BEACH, FL 3274 BUTERADESIGNS.COM P 386 676 2789 AA2600445

Variance Summary - updated 10.22.2015

#	Case Number	Address	Board Action	Hearing Date	Date Signed	Expiration Date	Permit		CO/CC Issued	Questys		Variance Request								
							Date Issued	Number		Prepped	In	Request	Yard	Required	Setback Requested	Setback Granted	Variance Granted	Book	Page	
Fiscal Year 2014-2015																				
1	15	110	1309 Oak Forest Drive	Approved	09.02.15	09.02.15	09.02.16	09.22.15	15-5223	Under Construction			Dock	Side	25'	6'	6'	19'	7161	2637
2	15	103	69 Abacus Avenue	Approved	08.05.15	08.05.15	08.05.16	09.17.15	15-6160	Under Construction			Pool Screen Enclosure	Rear	5'	0'	0'	5'	7149	2463
3	15	95	7 Oriole Circle B	Approved	07.01.15	07.07.15	07.01.16	08.12.15	15-5500	09.10.15			Screen Enclosure	Side	20'	11'	11'	9'	7139	1127
4	15	94	542 John Anderson Drive	Approved	07.01.15	07.07.15	07.01.16	Not issued	15-5050	Under review			House	Front	120.93'	70'	70'	50.93'	7139	1122
													Pool	Rear	49.91'	25'	25'	24.91'		
5	15	93	32 Foxfield Look	Approved	07.01.15	07.07.15	07.01.16	09.02.15	15-6067	Under Construction			Screen Room	Side	7.5'	4.38'	4.38'	3.12'	7139	1134
6	15	80	56 Chippingwood Lane	Approved	05.06.15	05.29.15	05.06.16	06.09.15	15-4039	07.28.15			Room addition	Rear	20'	10'	10'	10'	7125	236
7	15	78	27 Highland Avenue	Approved	05.06.15	05.29.15	05.06.16	06.08.15	15-4401	Under Construction			Carport	Rear	20'	2'	2'	18'	7125	232
8	15	66	920 Buena Vista Ave.	Approved	03.04.15	03.05.15	03.04.16	07.08.15	15-4608	Under Construction			Detached Garage	Rear	20'	2.4'	2.4'	17.6	7092	1221
														Interior Side	8'	1.4'	1.4'	6.6		
9	15	64	241 S. Halifax Drive	Approved	03.04.15	03.05.15	03.04.16	04.02.15	15-2972	05.12.15			Pool and pool deck	Rear	7.5'	2.5'	2.5'	5'	7092	1211
														Rear	5'	2.5'	2.5'	2.5'		
														Side	7.5'	2.5'	2.5'	5'		
														Side	5%	2.5'	2.5'	2.5'		
10	15	63	359 Ocean Shore Boulevard	Approved	03.04.15	03.05.15	03.04.16	04.07.15	15-0441	06.26.15			Fence Height	Rear (SE Corner, #1)	3'	6'	6'	3'	7092	1206
														Front (SW Corner #2)	3'	6'	6'	3'		
														Front (NW Corner, #3)	3'	6'	6'	3'		
														Rear (NE Corner, #4)	3'	6'	6'	3'		
11	15	61	830 W River Oak Drive	Approved	03.04.15	03.05.15	03.04.16	03.26.15	15-2840	04.23.15			Pool screen enclosure	Rear	10'	6'	6'	4'	7092	1216
														Interior Side	7.5	2.5	2.5	5'		
12	15	044	417 Cherrywood Drive	Approved	02.04.15	02.13.15	02.12.16	03.06.15	15-1445	04.09.15			Pool screen enclosure	Rear	10'	5'	5'	5'	7088	2009
13	15	043	711 S Atlantic Avenue	Approved	02.04.15	02.13.15	02.12.16	Existing	Existing	Existing			Porte cochere	Front	30'	6.73'	23.27'	6.73		
14	15	034	185A Cardinal Drive	Approved	02.04.15	02.13.15	02.12.16	03.26.15	15-2292	Under Construction			Room addition	Side	20'	6'	6'	14'	7088	2014
15	15	036	511 Laurel Drive	Approved	01.07.15	01.07.15	01.06.16	04.07.15	15-2944	07.07.15	Yes		Pool screen enclosure	rear	10'	5'	5'	5'	7072	4642
16	15	010	1 London Lane	Approved	12.03.14	12.04.14	12.03.15	04.01.15	15-3080	9.1015	Yes		Room addition	Rear	20'	10.2'	10.2'	9.8'	7061	2535
														Side	20'	14'	14'	6'		

#	Case Number	Address	Board Action	Hearing Date	Date Signed	Expiration Date	Permit		CO/CC Issued	Questys		Variance Request								
							Date Issued	Number		Prepped	In	Request	Yard	Required	Setback Requested	Setback Granted	Variance Granted	Book	Page	
Fiscal Year 2014-2015 (continued)																				
17	15	009	759 South Atlantic Avenue	Approved	12.03.14	12.04.14	12.03.15	08.07.15	15-3736	Under Construction	Yes		Gazebo	Oceanfront Yard	52.97'	31'	31'	21.97'	7061	2530
18	15	003	62 Chippingwood Lane	Approved	11.05.14	12.04.14	11.05.15	None	None	None	Yes		Room addition	Rear	20'	10'	10'	10'	7061	2535
														Side	20'	1.67'	1.67'	18.33'		
19	14	128	1190 N. US HWY 1	Approved	10.01.14	10.13.14	10.01.15	03.02.15	15-2788	03.30.15	Yes		Building Addition	Rear	20'	0'	0'	20'	7044	3224
20	14	127	368 Tymber Run	Approved	10.01.14	10.13.14	10.01.15	11.06.14	14-5858	11.18.14	Yes		Pool screen enclosure	rear	10'	5.16'	5.16'	4.84'	7044	3219
21	14	126	1320 N Beach Street	Approved	10.01.14	10.13.14	10.01.15	Varinace not used, constructed house meeting SF requirement			Yes		House minimum SF	house SF	2,100 SF	1,700 SF	1,700 SF	400 SF	7044	3212
22	14	125	869 South Atlantic Avenue	Approved	10.01.14	10.13.14	10.01.15	01.05.15	15-1393	04.21.15	Yes		Roofed awning	Front	30'	6.5'	6.5'	23.5'	7044	3206
23	14	118	29 River Ridge Trail	Approved	10.01.14	10.13.14	10.01.15	05.11.15	14-4339	None	Yes		Driveway	Side	3'	0'	0'	3'	7044	3201
Fiscal Year 2013-2014																				
1	14	113	12 Tanglewood Circle	Approved	09.03.14	09.12.14	09.12.15	10.07.14	14-6153	No final	Yes		Pool Screen Enclosure	Rear and Side	10', 7.5'	1.9', 2.5'	1.9', 2.5'	8.1', 5'	7037	4110
2	14	106	1190 N. US hwy 1	Approved	08.06.14	08.13.14	08.06.15	11.21.14	15-376	10.07.15	Yes		New Boilers	Rear	20'	9.45'	9.45'	10.55'	7029	3995
3	14	91	11 Kingsbridge Crossing Drive	Denied	07.09.14	07.01.14	07.09.15	01.14.15	15-1518	06.10.15	Yes		Hard Roof Screen Porch	Waterfront	30'	14'	14'	16'	7010	3193
4	14	84	707 S. Atlantic Avenue	Approved	06.04.14	06.06.14	06.04.15	11.25.14	14-5922	02.03.15	Yes		Balconies Addition	Front	30'	12.75'	12.75'	17.25	6998	2658
													Balconies Addition	Side	25'	2.1'	2.1'	22.9'		
5	14	66	341 Forest Hills Boulevard	Approved	04.02.14	04.23.14	04.02.15	08.07.14	14-5086	03.31.15	Yes	Yes	Building Addition	Side	8'	7'	7'	1'	6982	1480
													Sidewalk	Side	5'	1'	1'	4'		
6	14	65	200 Neptune Avenue	Approved	04.02.14	04.23.14	04.02.15	07.24.14	14-2540	Expired Permit	Yes	Yes	Building Addition	Rear	20'	16.8'	16.8'	3.2'	6982	1476
7	14	60	224 Arlington Way	Approved	04.02.14	04.23.14	04.02.15	Expired	Expired	Expired	Yes	Yes	Building Addition	Front	20'	19.7'	19.7'	5.3'	6982	1485
													Building Addition	Side	8', total 20'	5', combined 11.1'	5', combined 11.1'	3', combined 8.9'		
8	14	17	31 Amsden Road	Approved	12.04.13	12.11.13	12.11.14	02.04.14	14-1944	No final	Yes	Yes	Fence height	Front	3'	6'	6'	3'	6942	2486

#	Case Number	Address	Board Action	Hearing Date	Date Signed	Expiration Date	Permit		CO/CC Issued	Questys		Variance Request									
							Date Issued	Number		Prepped	In	Request	Yard	Required	Setback Requested	Setback Granted	Variance Granted	Book	Page		
Fiscal Year 2013-2014 (continued)																					
9	14	13	51 Ocean Shore Boulevard	Approved	12.04.13	12.11.13	12.11.14	12.03.14	15-965	Under Construction	Yes	Yes	new house - side yard	Side yard	12', combined 20'	5' combined 13'	5' combined 13'	5' combined 13'	6942	2491	
													new house - height	Height	30'	35.2'	35.2'	5.2'			
10	13	125	11 Bridget Terrace	Approved	11.06.13	11.06.13	11.06.14	12.10.13	14-1211	02.24.14	Yes	Yes	Pool Screen Enclosure	Rear	10'	4.16'	4.16'	5.84			
Fiscal Year 2012-2013																					
1	13	77	711 South Atlantic Avenue	Approved	07.31.13	08.08.13	07.31.13	10.18.13	13-5733	11.27.13	Yes	Yes	Porte cochere	Front	30'	10'	20'	20'	6895	1455	
2	13	72	141 Cardinal Avenue	Approved	07.31.13	08.09.13	07.31.13	Lot split approved 08.19.13, no building permit needed for split			Yes	Yes	Lot Width	Lot Width	100'	91'	91'	9'	6895	1450	
												Lot split	Side	20'	9.98' & 17.98'	9.98' & 17.98'	10.02' & 2.02'				
3	13	45	7 Oriole Circle A	Approved	03.06.13	03.21.13	03.06.14	11.12.13	14-722	03.17.14	Yes	Yes	Addition	Rear	20'	0'	0'	20'	6840	3259	
												Addition	Side	20'	5'	5'	15'				
4	13	43	272 Putnam Avenue	Approved	03.06.13	03.21.13	03.06.14	02.01.13 (project under construction when variance applied for)	13-1229	09.18.13	Yes	Yes	House addition/remodel	Waterfront yard	30'	15'	15'	15'	6840	3263	
5	13	37	1387 West Granada Boulevard	Approved	02.06.13	02.19.13	02.06.14	04.26.13	13-2955	08.27.13	Yes	Yes	new building	Side	20'	10'	10'	10'	6827	3618	
												Parking	Parking	10 spaces	9 spaces	9 spaces	1 space				
6	13	17	1520 West Granada Boulevard	Approved	12.05.12	12.05.12	12.05.13	02.13.13	12-4877	04.24.13	Yes	Yes	Replace gas	Front	40'	0'	0'	40'	6793	2418	
7	13	14	305 Thackery Road	Approved	12.05.12	12.05.12	12.05.13	12.11.12	13-57	01.24.13	Yes	Yes	Screen Room	Rear	20	9'	9'	11'	6793	2414	
8	12	139	21 Ocean Shore Boulevard	Approved	11.07.12	11.14.12	11.28.13	03.11.13	13-1819	10.07.13	Yes	Yes	Building	Front	30'	14.5'	14.5'	15.5'	6787	4162	
9	12	135	394 Idlewood Drive	Approved	10.10.12	10.11.12	10.19.13	Expired	Expired	Expired	Yes	Yes	Building Addition	Rear	25'	19.5'	19.5'	5.5'	6772	4117	
												Screen Room	Rear	25'	22.60'	22.60'	2.4'				
												Porch Overhang	Side Corner	20'	12'	12'	8'				
Fiscal Year 2011-2012																					
1	12	129	200 John Anderson Drive	Approved	09.13.12	09.20.12	09.28.13	07.11.13	13-4376	04.30.15	Yes	Yes	Building Addition	Waterfront	71,4'	52.61'	52.61'	18.79	6763	3447	
2	12	121	10 Oriole Circle B	Approved	08.01.12	08.15.12	08.01.13	10.30.12	13-215	12.28.12	Yes	Yes	Building Addition	Front	25'	8.5'	8.5'	16.5'	6748	3992	
3	12	96	121 East Granada Boulevard	Approved	06.27.12	07.03.12	06.27.13	06.27.13	13-4279	Expired	Yes	Yes	Building Addition	Rear	30'	22.75'	22.75'	7.25'	6731	2552	
												Side		10'	6.2'	6.2'	3.8'				
												Side landscape		6'	0'	0'	6'				
4	12	79	90 Raintree Lane	Denied	05.02.12	05.09.12	Denied	Denied	Denied	Denied	Yes	Yes	Pool and deck	Waterfront (pool)	54.17'	2.9'	Denied	Denied	6712	2143	
												Deck		5'	2.9'	Denied	Denied				
5	12	77	176 Woodland Avenue	Approved	05.02.12	05.09.12	05.02.13	07.18.12	12-3851	08.21.12	Yes	Yes	Pool Screen Enclosure	Rear	10'	1.58'	1.58'	8.42'	6712	2138	
												Side		7.5'	1.75'	1.75'	5.75'				

#	Case Number	Address	Board Action	Hearing Date	Date Signed	Expiration Date	Permit		CO/CC Issued	Questys		Variance Request								
							Date Issued	Number		Prepped	In	Request	Yard	Required	Setback Requested	Setback Granted	Variance Granted	Book	Page	
Fiscal Year 2011-2012 (continued)																				
6	12	64	325 South Atlantic Avenue	Approved (4-1)	03.07.12	03.14.12	03.07.13	Demo issued 03.04.13	Demo 13-1963	Expired	Yes	Yes	Accessory dwelling	Front	30'	15'	15'	15'	6693	2326
													New house	Sides	min 8' total 20'	7' north, 7' south, 14'	7' north, 7' south, 14'	5' north, 1' south, 6'		
7	12	58	26 Chippingwood Lane	Approved	03.07.12	03.14.12	03.07.13	12.19.12	13-1121	01.11.13	Yes	Yes	Sun room addition	Rear	25'	15.44'	15.44'	9.56'	6693	2331
8	12	21	739 Alazcar	Approved	01.04.12	01.06.12	01.04.13	03.16.12	12-2049	05.02.12	Yes	Yes	Garage Addition	Sides	min 8' total 20'	5.68', 14.63' combined	5.68', 14.63' combined	2.32', 5.37' combined	6670	1156
Fiscal Year 2010-2011																				
1	11	103	831 East Lindenwood Circle	Denied (3-2)	09.07.11	09.16.11	NA	Denied	Denied	Denied	Yes	Yes	Playhouse	Side	7.5'	3'	7.5' required	Denied	6635	444
2	11	100	198 South Atlantic Avenue	Approved	09.07.11	09.16.11	09.07.12	12.15.11	12-823	02.20.12	Yes	Yes	Addition	Side	10'	1.3'	1.3'	8.7'	6635	448
3	11	94	103 Oceanshore Boulevard	Approved	08.08.11	08.08.11	08.08.12	04.03.11	12-1853	12.21.12	Yes	Yes	Porch Addition	Oceanfront Yard	39.70'	32.68'	32.68'	7.02'	6620	3583
4	11	86	530 South Atlantic Avenue	Approved	07.06.11	07.14.11	07.06.12	08.29.11	11-4155	10.12.11	Yes	Yes	Enclose car wash	Rear	20'	5.1'	5.1'	14.9'	6612	2303
5	11	66	604 South Ridgewood Avenue	Approved	05.04.11	05.13.11	05.04.12	08.05.11	11-4336	09.01.11	Yes	Yes	Garage Addition	Side	8'	5.88'	5.88'	2.12'	6594	2080
6	11	8	46 Bluebird Lane	Approved	01.12.11	01.20.11	01.12.12	03.18.11	11-2263	No final	Yes	Yes	Screen Porch	Rear	25'	20'	20'	5'	6559	2682
7	11	5	301 Oak Drive	Approved	01.12.11	01.20.11	01.12.12	02.11.11	11-257	02.09.12	Yes	Yes	Addition	Side Corner	20'	16'	16'	4'	6559	2687
Fiscal Year 2009-2010																				
1	10	146	44 South Halifax Drive	Approved	12.01.10	01.20.11	12.01.10	01.02.11	11-1212	01.13.11	Yes	Yes	Shade Structure	Rear - Commercial	20'	15'	5'	15'	6559	2677
2	10	140	141 Country Club	Approved	10.06.10	10.25.10	10.06.11	11.10.11	10-3972	11.18.10	Yes	Yes	Pool Screen Enclosure	Rear -Pool	10'	5'	5'	5'	6532	361
														Side -Pool	7.5'	5'	5'	2.5'		
3	10	116	232 South Beach Street	Approved	07.07.10	07.14.10	07.07.11	10.25.10	10-4573	01.04.11	Yes	Yes	Dock	North Side	25'	17'	17'	8'	6496	4080
														South Side	25'	20'	20'	5'		
4	10	104	175 B Cardinal Drive	Approved	06.02.10	06.11.10	06.02.11	09.15.10	10-4595	03.23.11	Yes	Yes	Addition	Side Yard	20'	8'	8'	12'	6485	3724
5	10	103	175 A Cardinal Drive	Approved	06.02.10	06.11.10	06.02.11	09.15.10	10-4594	03.23.11	Yes	Yes	Addition	Side yard	20'	12.83'	12.83'	7.17'	6485	3720
6	10	83	16 Rio Pinar Trail	Approved	04.07.10	04.08.10	04.07.11	05.10.10	10-2527	05.11.10	Yes	Yes	Driveway	Driveway	40'	22'	22'	18'	6464	4760
7	10	75	116 Wildwood Avenue	Approved	04.07.10	04.08.10	04.07.11	08.20.10	10-4302	11.30.11	Yes	Yes	Addition	Rear Yard	25'	17.7'	17.7'	7.3'	6464	4756
8	10	72	494 Riverside Drive	Approved	04.07.10	04.08.10	04.07.11	05.11.10	10-1446	12.01.10	Yes	Yes	Addition	Waterfront Yard	47.5'	32.3'	32.3'	15.2'	6464	4752
9	10	64	559 Sandy Oaks Boulevard	Approved	03.02.10	03.03.10	03.02.11	07.20.10	10-3567	09.14.10	Yes	Yes	Addition	Rear Yard	20'	16'	16'	4'	6458	3139
10	10	59	901 North Beach Street	Approved	02.03.10	02.05.10	02.03.11	03.11.10	10-1111	09.12.11	Yes	Yes	Rear yard addition	Waterfront Yard	118'	81'	81'	37'	6445	2286

#	Case Number	Address	Board Action	Hearing Date	Date Signed	Expiration Date	Permit		CO/CC Issued	Questys		Variance Request								
							Date Issued	Number		Prepped	In	Request	Yard	Required	Setback Requested	Setback Granted	Variance Granted	Book	Page	
Fiscal Year 2009-2010 (continued)																				
11	10	53	469 Druid Circle	Approved	02.03.10	02.05.10	02.03.11	03.24.10	10-1818	04.19.10	Yes	Yes	Screen room (hard roof)	Rear	25'	17'	17'	8'	6445	2277
12	10	43	Gaff's Sign (663 South Nova Road)	Approved	01.06.10	01.12.10	01.06.11	05.04.10	10-2521	06.10.10	Yes	Yes	Re-establish non-conforming sign	Sign square footage (S.F.)	28 S.F.	32 S.F.	32 S.F.	32 S.F.	6438	1687
														Setback	5'	1'	1'	1'		
														Reader Board	white	yellow	yellow	yellow		
														% of reader board	50%	over 50%	over 50%	50%		
13	10	28	5 S YONGE ST - TEXACO	Approved	01.06.10	01.12.10	NA	Taking occurred		Yes	Yes		Landscape buffer	20%	1' to 10'	1' to 10'	10' to 19'	6438	1681	
14	9	28000004	63 Carriage Creek	No variance required																
15	9	28000003	36 Twelve Oaks Trail	Approved	10.07.09	10.15.09	10.07.09	Expired	Expired	Expired	Yes	Yes	Rear yard Addition	Waterfront rear yard	62.5'	25.98'	30.99'	31.51	6410	1906
Fiscal Year 2008-2009																				
1	9	28000002	5 Creeksbridge Court	Approved (3 requests), Denied (1 request)	06.03.09	06.23.09	06.03.10	06.03.10	10-3244	06.29.11	Yes	Yes	Front Yard addition	Front	20'	5.62'	5.62'	14.38'	6368	1872
													North Side Yard	Side	7.5'	0.59'	0.59'	6.91'		
													Rear yard addition	Rear	20'	10.29'	10.29'	9.71'		
													South Side Yard	Side	7.5'	1.32'	Denied	Denied		
2	9	28000001	587 North Beach Street	No variance required																
3	8	28000012	485 South Atlantic Avenue	Approved	03.11.09	03.13.09	Completed	04.23.09	9-1165	08.25.09	Yes	Yes	Canopy Encroachment	Front	30'	8'	8'	22'	6333	4821
4	8	28000011	75 Melrose Avenue	Denied	11.05.08	11.19.08	Denied	NA	NA	NA	Yes	Yes	Detached Garage	Rear	20'	10'	Denied	Denied	6298	4642
Fiscal Year 2007-2008																				
1	8	28000010	139 South Atlantic Avenue	Approved	09.03.08	09.10.08	Expired	10.10.08	08-4452	Expired	Yes	Yes	Building Addition	Side	8'	6.08'	6.08'	1.92'	6277	4337
2	8	28000009	2001 North Beach Street	Denied	08.06.08	08.22.08	Denied	NA	NA	NA	Yes	Yes	Building Addition	Side	8'	7.56'	7.56'	Denied	6270	3176
3	8	28000008	16 Reflection Village	Approved	08.06.08	08.22.08	NA	08.18.08	8-4393	08.27.08	Yes	Yes	Generator Placement	Side	7.5'	5.0'	5.0'	2.5'	6270	3179
4	8	28000007	2 Springwood Trail	Approved	06.04.08	06.10.08	NA	02.04.09	8-4360	05.06.09	Yes	Yes	Pool Screen Enclosure	Side Corner	20'	17'	17'	3'	6219	2389
														Rear (pool screen)	5'	0'	0'	5'		
5	8	28000006	171 Rosewood Avenue	Approved	06.04.08	06.09.08	NA	07.22.08	8-2264	07.23.08	Yes	Yes	Carport	Side Street Corner	20	15.65'	15.65'	4.35'		
6	8	28000005	25 Pine Valley Circle	Approved	05.07.08	05.07.08	NA	11.14.08	9-580	09.08.09	Yes	Yes	Building Addition	Rear	25'	15.25'	15.25'	9.75'	6231	4257
7	8	28000003	41 Herringbone Way	Withdrawn																
8	8	28000002	1245 West Granada Boulevard	Approved	05.07.08	05.07.08	Expired				Yes	Yes	Building addition	Side	20'	14'	14'	6'	6231	4261
9	8	28000001	11 Raintree Court	Approved	04.02.08	04.09.08	NA	10.03.08	8-4340	04.23.09	Yes	Yes	Building Addition	Front	20'	10.93'	10.93'	9.07'	6219	2389
														Rear	20'	14.90'	14.90'	5.10'		
														Side	7.5'	0.55'		0' - 34' from property line		
10	7	1224	229 Ann Rustin Drive	Denied	02.06.08	02.14.08	Denied	07.25.08	7-3834	07.28.08	Yes	Yes	After the fact - rear	Rear	25'	5'	Denied	Denied	6195	2175

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Fiscal Year 2007-2008 (continued)																				
11	7	1219	6 Old Canyon Way	Approved	12.05.07	12.12.07	NA	02.11.08	8-1404	07.14.08	Yes	Yes	Rear lanai	Rear	20'	12'	12'	8'	6171	1581
12	7	1218	5 Prairieview Lane	Approved	12.05.07	12.12.07	NA	02.27.08	8-1810	04.25.08	Yes	Yes	Pool Screen Enclosure	Rear	10'	3'	3'	7'	6171	1585
13	7	1213	6 Saddlers Run	Approved	11.07.07	11.20.07	NA	06.19.08	8-1508	01.06.09	Yes	Yes	Rear addition	Rear	20'	14.17'	14.17'	5.83'	6162	2061
14	7	1210	107 Driftwood Avenue	Approved	11.07.07	11.20.07	NA	12.07.07	8-642	06.04.08	Yes	Yes	Garage Addition	Front	30'	28.3'	28.3'	1.7'	6162	2065
15	7	1203	154 Warwick Avenue	Approved	10.03.07	10.08.07	NA	04.23.08	08-2432	06.04.10	Yes	Yes	Two-story Addition	Side	8'	4.06'	4.06'	3.94'	6167	1591
Fiscal Year 2006-2007																				
1	7	1188	335 S. Atlantic Avenue	Approved	09.05.07	09.13.07	NA	02.15.08	8-1379	09.25.08	Yes	Yes	Detached Garage & Accessory Apt.	Front	30'	15'	15'	15'	6127	772
														Side	8'	4.8'	4.8'	3.2'		
2	7	1187	24 Queen Ann Court	Approved	09.05.07	09.13.07	Expired	09.08.08	8-4322	No Inspections -	Yes	Yes	Pool Enclosure	Pool screen enclosure	10'	5'	5'	5'	6127	777
3	7	1182	116 Hilldale Avenue	Approved	08.01.07	08.07.07	Expired	11.13.07	8-388	No Inspections -	Yes	Yes	Porch addition	Front	30'	22'	22'	8'	6111	4480
4	7	1179	93 Warwick Avenue	Denied	08.01.07	08.07.07	Denied	08.31.07	7-4317	Demo	Yes	Yes	Addition- After the fact	Rear	25'	8'	Denied	Denied	6111	4484
5	7	1173	749 B Flamingo Drive	Approved	07.11.07	07.18.07	NA	08.07.07	7-2806	09.25.07	Yes	Yes	Screen Room	Rear	25'	15'	15'	10'	6098	4223
6	7	1151	44 Briggs Drive	Approved	04.11.07	04.23.07	Constructed	05.29.07	6-5192	07.24.07	Yes	Yes	Dock	Setback	25'	10'	10'	15'	6050	690
														Dock Width	8.6'	19' wide	19' wide	10.4' width		
7	7	1145	907 N. Halifax Drive	Approved	02.07.07	02.20.07	Constructed	03.20.07	7-2003	07.25.07	Yes	Yes	In ground pool	Front	30'	10'	10'	20'	6014	1220
8	7	186	227 Putnam Avenue	Approved	02.07.07	02.20.07	Constructed	06.29.07	7-3422	05.08.08	Yes	Yes	Garage	Front	25'	18.46'	18.46'	6.54'	6014	1216
9	7	185	75 Wye Drive	Approved	01.07.07	01.31.07	Constructed	03.06.07	7-1651	07.31.07	Yes	Yes	Addition	Rear	25'	19'	19'	6'	6004	3693
10	7	173	559 Cameo Drive	Denied	02.07.07	02.20.07	Denied	NA	NA	NA	Yes	Yes	Addition	Rear	20'	5'	Denied	Denied		
11	6	165	403 Idlewood Drive	Approved	11.01.06	11.01.06	Constructed	03.12.07	6-3772	03.03.08	Yes	Yes	New house	Front	30'	24'	24'	6'	5959	2474
12	6	163	750 West Granada Blvd.	Denied	11.01.06	11.01.06	Denied	NA	NA	NA	Yes	Yes	Addition	Side	20'	10'	Denied	Denied	5959	2461
13	6	162	171 Country Club Drive	Approved	11.01.06	11.01.06	Constructed	05.25.07	7-2811	03.13.08	Yes	Yes	Garage	Front	30'	20'8"	20'8"	9'4"	5959	2469
14	6	161	153 Arroyo Parkway	Approved	11.01.06	11.01.06	Expired	None	None	Expired	Yes	Yes	Addition	Rear	25'	16'	16'	9'	5959	2463
														Side	20'	17'	17'	3'		
15	6	160	116 Fairview Avenue	Approved	11.01.06	11.01.06	Constructed	04.03.07	7-1316	08.24.07	Yes	Yes	New House	Rear	25'	16'	16'	9'	5959	2466

OVERALL VARIANCE SUMMARY

Summary	Total Cases	Approved	Denied	Expired	Completed	Open	Approval %
Fiscal Year 2014-2015	23	23	0	1	14	8	100%
Fiscal Year 2013-2014	10	9	1	2	6	2	90%
Fiscal Year 2012-2013	9	9	0	1	8	0	100%
Fiscal Year 2011-2012	8	7	1	2	5	0	88%
Fiscal Year 2010-2011	7	6	1	0	6	0	86%
Fiscal Year 2009-2010	14	14	0	1	13	0	100%
Fiscal Year 2008-2009	3	2	1	0	2	0	67%
Fiscal Year 2007-2008	14	12	2	1	11	0	86%
Fiscal Year 2006-2007	15	12	3	3	9	0	80%
TOTALS	103	94	9	11	74	10	91.26%