



# AGENDA

## ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

February 3, 2016

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

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### I. ROLL CALL

### II. APPROVAL OF THE MINUTES

A. January 6, 2016

### III. NEW BUSINESS

#### A. Case 2016-022: 1900 John Anderson Drive, Boathouse Variance

This is a request from Mr. and Mrs. Craig Neeb, property owners of 1900 John Anderson Drive, to rebuild an existing boathouse in the same footprint on the site. Pursuant to Chapter 2, Article III of the Land Development Code, Section 2-50(e)(3)a. requires a minimum setback of 25' from the riparian lines of the adjacent owners if the length of the shoreline is sixty-five (65') or more. The shoreline is approximately 95.51'. The existing boathouse is 7' from the riparian line. However, it is proposed that the new boathouse will be reduced in size so that the setback will be 8'. The applicant is seeking approval to replace the existing boathouse requiring a 17' variance.

### IV. OTHER BUSINESS

### V. ADJOURNMENT

**MINUTES**  
**BOARD OF ADJUSTMENT**

**January 6, 2016**

**7:00 p.m.**

**Commission Chambers**  
22 South Beach Street  
Ormond Beach, Florida

**I. ROLL CALL**

Members Present

Ryck Hundredmark  
Jean Jenner  
Norman Lane  
Tony Perricelli  
Dennis McNamara

Staff Present

Lauren Kornel, Senior Planner  
Ann-Margret Emery, Deputy City Attorney  
Melanie Nagel, Minutes Technician

**II. ADMINISTRATIVE ITEMS**

**A. Election of Chairperson and Vice-Chair**

Mr. Hundredmark moved to appoint Dennis McNamara as Chair. Mr. Lane seconded the motion. Vote was called, and the motion unanimously approved.

Mr. Perricelli moved to appoint Jean Jenner as Vice Chair. Mr. Hundredmark seconded the motion. Vote was called, and the motion unanimously approved.

**B. Approval of the 2016 Rules of Procedures**

Mr. Hundredmark moved to approve the 2016 Rules of Procedures. Mr. Jenner seconded the motion. Vote was called, and the motion unanimously approved.

**C. Acceptance of the 2016 BOAA Calendar**

Mr. Jenner moved to adopt the 2016 BOAA Calendar. Mr. Perricelli seconded the motion. Vote was called, and the motion unanimously approved.

**III. APPROVAL OF THE MINUTES**

**A. November 4, 2015 Minutes**

Mr. Lane moved to approve the November 4, 2015 Minutes as submitted. Mr. Hundredmark seconded the motion. Vote was called, and the motion was unanimously approved, with Mr. Perricelli abstaining.

## IV. NEW BUSINESS

### A. Case No. 2016-020: 115 Bosarvey Drive, Side Yard Variance

Ms. Kornel, Senior Planner, City of Ormond Beach stated this is an application request for a side yard variance at 115 Bosarvey Drive. The property is zoned R-3, Single Family Density, and the Land Development Code requires a minimum side yard setback of 8'. The applicant is seeking the variance to construct two room additions at a 4.8' side yard setback along the east side of the property, consistent with the existing setback of the single family house. The existing combined side yard setback of the property is 8.6'. There are two standards within the side yard setback requirement that are not being met. The variance requested is for 3.2' to the required minimum 8' side yard setback and 11.4' to the required 20' combined side yard setback. Ms. Kornel explained the location, orientation, and characteristics of the subject property and presented the staff report. Ms. Kornel stated staff is recommending approval.

Mr. Lane stated that he couldn't tell from the pictures, but how close is the house to the east? Ms. Kornel stated that she isn't sure what the distance is, but the property owner to the east is aware of the variance and he signed that he had no objection to it.

Mr. John Hogan, 472 Wild Olive, applicant for the variance, stated that there is probably about 18' between this house and the one to the east. Mr. Hogan purchased this house for his 87 year old mother, who lives in Flagler Beach, but wants to move closer to her children. He is going to fix up this house for her.

Mr. McNamara asked what the zoning was in this area for the house size. Ms. Kornel stated it was R-3, but she did not have the regulations with her for the zoning. Mr. McNamara asked if the applicant would be getting closer to the square footage that is permitted in this zone. Ms. Kornel stated that he would be well under the allowed size.

Mr. Jenner questioned if the front addition would be an extension of the porch. Mr. Hogan stated yes, he would be adding another 7' to the porch, to just square off the front of the house.

Mr. Craig Colby, 105 Bosarvey, property owner to the west, stated that he has lived at this property since 1956, and he is against the improvements to 115 Bosarvey. He doesn't believe the intentions are exactly what he thinks they are, and believes something strange is going on. He's not sure he can put his finger on it, but something's not right. Mr. McNamara asked for more definition of "something strange" going on. Mr. Colby stated that the Board will hear more when the other neighbors say what they have to say.

Ms. Laura Yancy, 81 Seton Trail, property owner of the house behind 115 Bosarvey, stated that when the applicant came to them to get signatures of approval, which she wouldn't sign, Mr. Hogan told them that he was intending to move his mother into the house, but he told another neighbor that he was going to

flip the house. Ms. Yancy is opposed to the variance because she feels the additions are way too close to other houses, and will encroach on their privacy. Mr. Perricelli stated that whether he builds the addition or not, it will be the same distance to other homes because he is not going out further than the footprint, but is just squaring up the house.

Mr. Gary Muench, 112 Bosarvey Drive, stated that he lives across the street from 115 Bosarvey, and he looks directly at the house, and Mr. Hogan has done some things around the house already to clean it up. The house is listed as having 883 square feet, and Mr. Muench does not have a problem with Mr. Hogan adding the two additions onto the house.

Mr. Hundredmark asked if the addition to the front of the house was going to be a porch, or will it be a room? Mr. Hogan stated that it is going to be an extension of the front porch, with a hard roof, and will probably all be screened in.

Mr. Perricelli asked what the back addition would be. Mr. Hogan stated that it would be a bedroom. Mr. Hundredmark asked if the air conditioning unit would be moved. Mr. Hogan stated yes.

Mr. Jenner asked when Mr. Hogan had acquired the property. Mr. Hogan stated that it was approximately two months prior. Mr. Jenner asked if it was acquired personally or by his corporation. Mr. Hogan stated that it was acquired by his corporation, Beach Side Acquisitions. He had originally purchased it to turn the property and then his mother stated that it would be a cute home for her to live in. So the plan is to renovate the home for his mother to live there.

Ms. Romana Colby, 105 Bosarvey, stated that if the home was purchased for someone who was disabled, the community would come together and make it happen, but if it is being purchased only for profit, that is not the right thing to do.

Mr. McNamara asked Ms. Kornel that if the variance is granted, and the house burnt down or was demolished, what footprint would be allowed to re-build the home. Ms. Kornel stated that it would have to be brought up to today's standards, and whatever is required in the R-3 zoning district.

Mr. Perricelli asked if this is a non-conforming lot. Ms. Kornel replied yes, it is non-conforming because it doesn't meet the side yard setbacks. The applicant is not asking to go beyond what already exists for the setback.

Mr. Warren Stenko, 81 Seton Trail, stated that he is against this variance because there are codes in place for a reason, and granting a variance for something that has already been set forth, should not be allowed. Mr. Stenko is planning to extend the house at 81 Seton Trail, and if he were to do that, the new addition would be looking on to his property.

Ms. Kornel stated that in regard to the minimum lot size, the R-3 zoning classification requires a minimum lot area of 8,625 sq. ft. The property is less than the required minimum lot size, as it is, which also makes it non-conforming. Ms. Kornel also mentioned that there is a criteria in the Land Development Code,

that does afford some concession for squaring off older homes, for the purpose of redevelopment and reinvestment in older structures.

Mr. McNamara stated that he remembers many years ago having discussion about squaring off a house and not encroaching anymore than what the existing encroachment is already at. Basically the code allows for squaring off a non-conforming structure. The code allows this to happen to bring older homes up in value and help improve the neighborhood.

Mr. Lane stated that without a variance, they could add everything to the home except the hatched area shown on the survey. Ms. Kornel stated that was correct.

Mr. Perricelli stated that if the applicant was adding to the footprint of the house, he would be against it. But, he isn't, and there is no reason why this addition is going to cause anyone a problem, because he is just squaring off the house.

**Following discussion, Mr. Perricelli moved to approve the variance as submitted. Mr. Hundredmark seconded the motion. Vote was called. Mr. Perricelli for; Mr. Hundredmark for; Mr. Jenner against; Mr. Lane for; Mr. McNamara for. The motion carried (4-1).**

## **V. OTHER BUSINESS**

None.

## **VI. ADJOURNMENT**

As there was no other business, the meeting was adjourned at 7:37 p.m.

Respectfully submitted,

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Lauren Kornel, AICP, Senior Planner

ATTEST:

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Dennis McNamara, Chairman

*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:** January 27, 2016

**SUBJECT:** 1900 John Anderson Drive

**APPLICANT:** Craig and Nancy Neeb, property owners

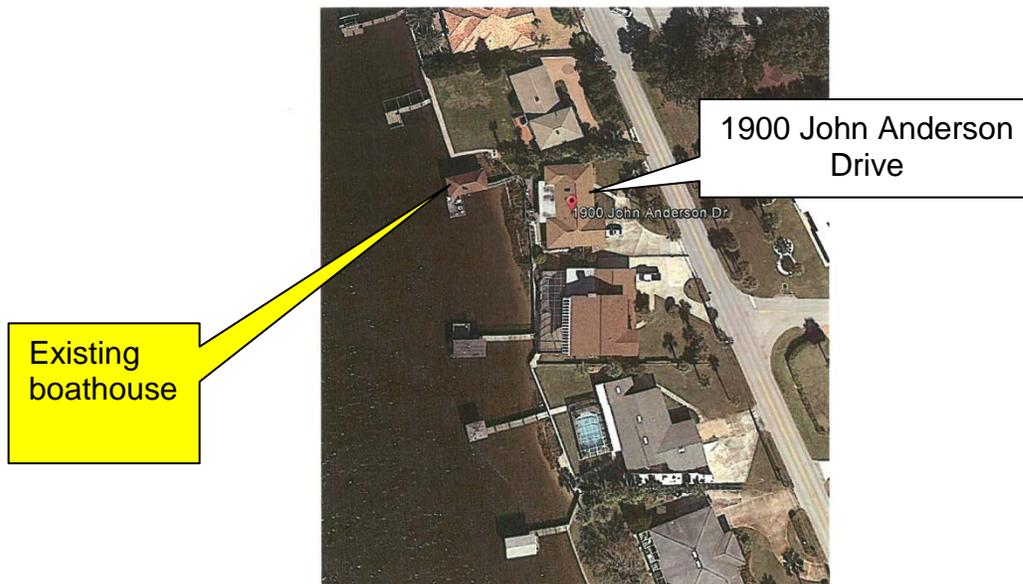
**FILE NUMBER:** V2016-022

**PROJECT PLANNER:** Becky Weedo, AICP, Senior Planner

**INTRODUCTION:** This is a request from Mr. and Mrs. Craig Neeb, property owners of 1900 John Anderson Drive, to rebuild an existing boathouse in the same footprint on the site. Pursuant to Chapter 2, Article III of the Land Development Code, Section 2-50(e)(3)a. requires a minimum setback of 25' from the riparian lines of the adjacent owners if the length of the shoreline is sixty-five (65') or more. The shoreline is approximately 95.51'. The existing boathouse is 7' from the riparian line. However, it is proposed that the new boathouse will be reduced in size so that the setback will be 8'. The applicant is seeking approval to replace the existing boathouse requiring a 17' variance.

**BACKGROUND:** This property is under two jurisdictional authorities; the land is in the unincorporated area of Volusia County and the water body is in the City of Ormond Beach limits. Thus, the variance for the boathouse is required to go through the City's process.

**Site Aerial**



The Volusia County Property Appraiser's records show that the seawall was built in 1978. The dock, boathouse and boat lift were originally built in 1988. The existing boathouse location has several unique qualities as listed below:

1. Geographically, the boathouse is tucked into the seawall to the north providing the best view of the river for the subject property as well as the adjacent property owners.



2. The docks and boathouses in the vicinity appear to be built to maximize views and minimize impact from boat traffic. Adjacent neighbor's dock and boathouse appear to have a similar setback.



**ANALYSIS:**

The applicant's request is to replace the existing boathouse in the exact same location. The applicant is seeking to allow the existing boathouse setback of 8' requiring a 17' variance to the riparian line of the adjacent owner on the north.

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. **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.**

Case for the variances: The special condition relates to the location of the boathouse and dock tucked in along the seawall to the north providing the best view for the subject property and the adjacent neighbors. Moving the boathouse to meet the 25' setback will obstruct the river view of the property located at 1900 John Anderson Drive and the neighboring property to the south.

Case against the variances: Given the location of the existing boathouse and the regulations in the Land Development Code, the property owner could rebuild the boathouse to meet the setback requirements.

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

Case for the variances: The applicant purchased the property after the boathouse was constructed. The special conditions did not result from the actions of the applicant.

Case against the variances: The property owner bought the property knowing the boathouse was in a deteriorated condition. Had the property owner performed a due diligence, it would have been known that either a variance was needed to replace the boathouse in the existing location or relocation was needed to meet the code.

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.**

Case for the variances: The literal interpretation of the zoning regulations will require the boathouse to be built on the south side of the dock obstructing the river view of the property located at 1900 John Anderson Drive as well as the adjacent neighbors potentially reducing property values.

Case against the variances: Compliance with the setbacks would recognize the setbacks that other properties were required to meet when docks were approved by the city.

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.**

Case for the variances: There is no practical alternative if a boathouse is to be reconstructed. As stated previously, applying the setbacks would require the boathouse to be relocated to the center of the property on the south side substantially blocking the view of the Halifax River thus reducing the property value. The new boathouse is proposed to be reduced in size to decrease the setback to minimize the amount of relief needed. Staff has received signatures of no objections from the adjacent property owners.

Case against the variances: The boathouse could be rebuilt if it were located in the center of the property. The existing terminal platform would need to be demolished and replaced by the boathouse or possibly reconfigured so that the terminal platform is moved to a different location on the southside of the dock walkway.

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.**

Case for the variances: The variance is not sought to reduce the cost of the construction of the boathouse. It is to keep from impacting the view of the river and potential property values.

Case against the variances: The added cost to relocate the boathouse is not sufficient proof of unnecessary hardship

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

Case for the variances: The request will not increase congestion, fire danger or public hazards.

Case against the variances: Denial of the case and placing the boathouse where a variance would not be needed would also not increase congestion, fire danger, or public hazards.

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.**

Case for the variances: The request will not diminish property values or alter the character of the surrounding area. Instead, the variance request will keep the boathouse in the best location for the view of the intercoastal and improve property values. One purpose of the variance process is to measure the impact

of the improvement subject to the variance on adjoining properties. The boathouse is around 28 years old and in need of replacement for safety and aesthetic purposes. Staff has received signatures from the adjoining property owners approving the variance.

Case against the variances: Relocation of the boathouse would impact the view and property values.

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.**

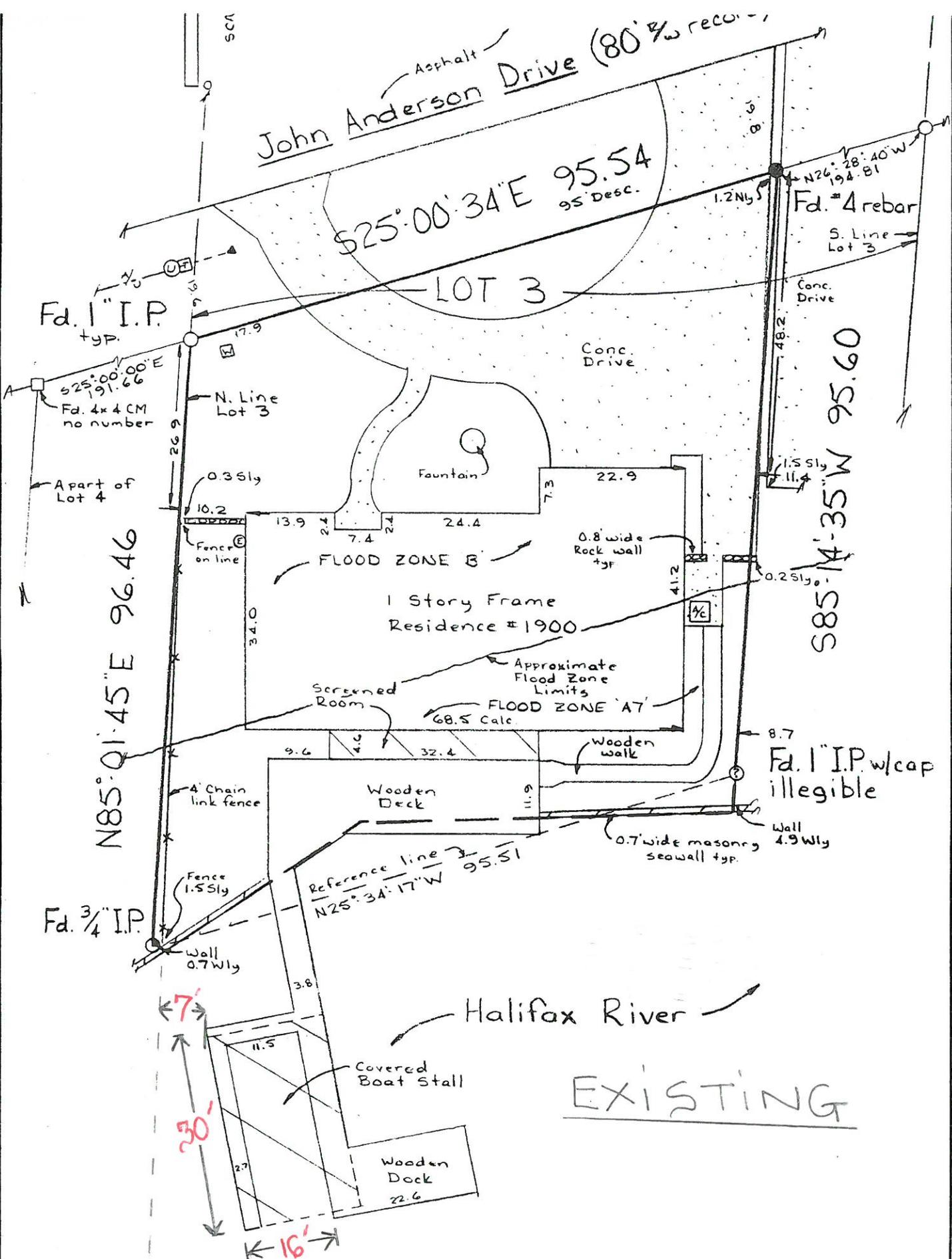
Case for the variances: By approving the subject variance the city is not conferring a special privilege on the applicant that is denied by other property owners in the same zoning district.

Case against the variances: Nonconforming structures mean the structure does not comply with current standards. The purpose of standards within the zoning ordinance is to ensure conformance when opportunities occur such as demolition. Approval of the case would extend the nonconforming structure's reprieve from the regulation that governs all boathouses within the City of Ormond Beach.

**RECOMMENDATION:** It is recommended that the Board of Adjustments and Appeals **APPROVE** the reconstruction of an existing boathouse in the exact same location. The reconstruction requires a variance of 17' to the riparian line of the adjacent owner on the northside instead of the required minimum setback of 25' with a final setback of 8'.

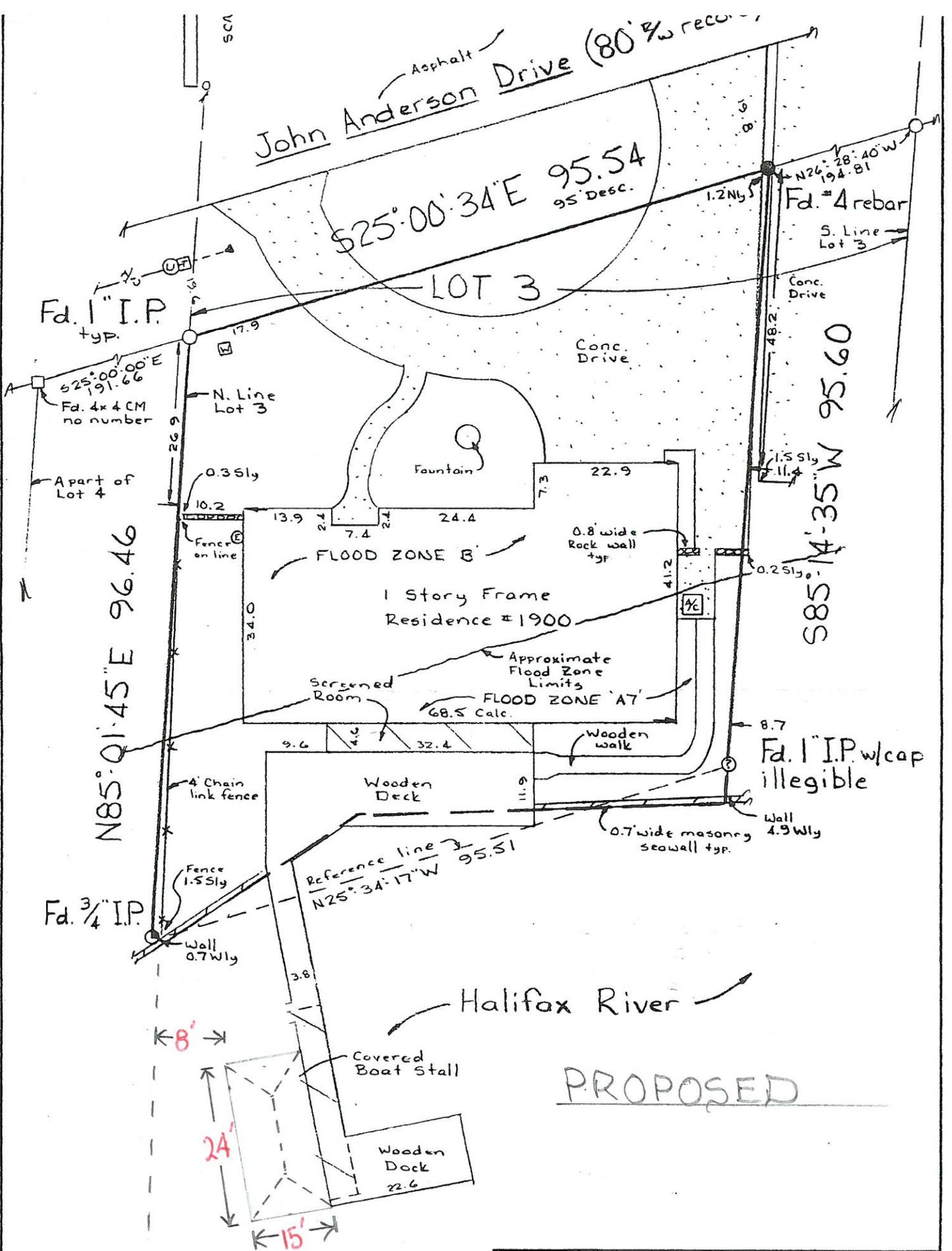
Attachments:

- 1: Two partial surveys showing the existing and proposed boathouse dimensions.
- 2: Maps and Photos
- 3: Variance Application



(Not valid unless accompanied by sheet 2, Survey Report)

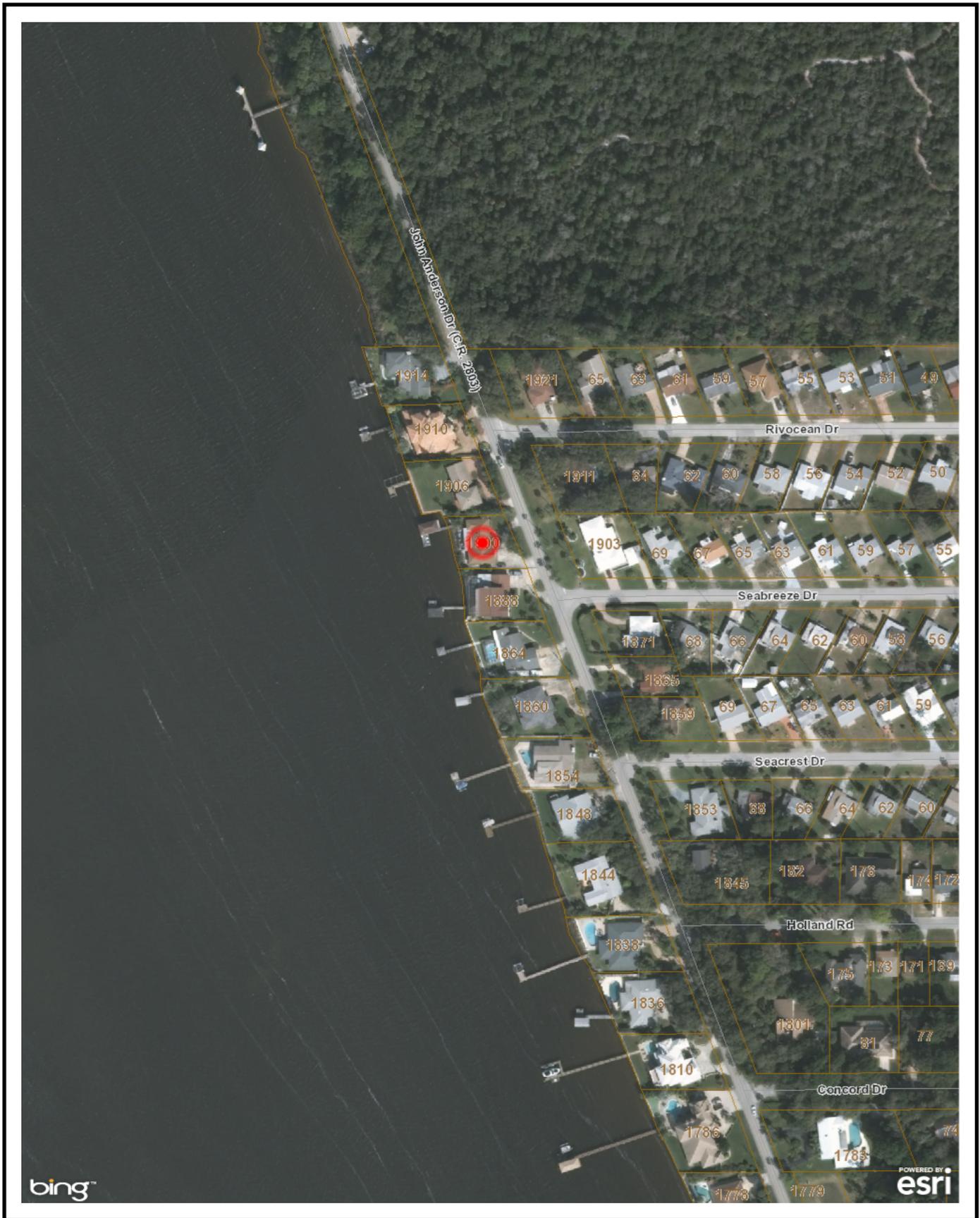
<b>MYER LAND SURVEYING, INC.</b> LICENSED BUSINESS #6877 MICHAEL M. MYER #LS 4006 PROFESSIONAL LAND SURVEYOR 1617 RIDGEWOOD AVE. SUITE B, HOLLY HILL, FLORIDA 32117				
SCALE	DESIGNED	DRAWN	CHECKED	DATE
1" = 20'		KATREK		11/6/00



(Not valid unless accompanied by sheet 2, Survey Report)

**MYER LAND SURVEYING, INC.**  
 LICENSED BUSINESS #6877  
 MICHAEL M. MYER #LS 4006  
 PROFESSIONAL LAND SURVEYOR  
 1617 RIDGEWOOD AVE. SUITE B, HOLLY HILL, FLORIDA 32117

SCALE 1" = 20'	DESIGNED	DRAWN KATREK	CHECKED	DATE 11/6/00
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LOCATION MAP  
1900 John Anderson Dr







**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 Craig & Nancy Neeb

Full Address 1900 John Anderson Drive Ormond Beach, FL 32176

Telephone 386-451-0546

Email cneeb\_99@yahoo.com

\* 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

Full Address

Telephone

Email

\*\*\*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 1900 John Anderson Drive, Ormond Beach, FL 32176

Parcel ID Number 3241-03-00-0034

Legal Description N 95 FT OF LOT 3 W OF JA HWY KINGSTON PARK MB 7 PG 30 PER OR 4612 PG 3765

**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:

We are requesting the ability to replace the existing boat house in the same location as it exists today. The boat house will be smaller than the current boat house taking up less square footage. *See attached drawings.*

*Current boathouse has significant wood rot (Exhibit C)*

**ABUTTING PROPERTY OWNERS**

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

Signature	Street Address	For	Against
<i>AM Weston</i>	<i>1906 John Anderson Dr</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Mario Bertolani</i>	<i>1888 John Anderson Dr.</i>	<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.

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:

Per the Volusia County Property Appraiser's records, the seawall was originally built in 1978. The dock, boathouse, and lift were built in 1988. Geographically, the boathouse is tucked into the seawall to the north providing the best view shed for the subject property as well as for the adjacent property owners (See Aerial, Exhibit B).

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

When the property was purchased in 2000, the boathouse and dock were already existing in the current layout.

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 25' setback will require the boathouse to be built on the south side of the dock obstructing the river view of the property located at 1900 John Anderson Drive as well as the adjacent neighbors.

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:

The only practical alternative would be to move it to the center of the property on the south side of the existing dock. Moving it to this location would substantially block the view of the Halifax river thus reducing the property value.

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:

The cost of replacing the boat house in an alternative location would have a slight increase on the construction cost but is not the primary reason for the variance request.

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

The inter-coastal waterway comes close to the existing dock and boathouse. In the current location it is slightly protected from the sea wall to the north and protected from most of the boat traffic. Moving the boat house to the center of the property would cause the structure to be closer the channel.

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:

Keeping the location of the boat house in the existing location maintains the value of the property. Moving to another location would impede the view of the Halifax river thus reducing property value. (see attached photo - exhibit A)

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 variance would not grant any special privilege and support existing precedence regarding the location of docks in the neighborhood. Looking at the attached aerial photo (exhibit B) there are several docks to the north and south of the property with docks and or boat houses that are close proximity to property boundaries.

**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:

Not applicable

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

Not applicable

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:

Not applicable

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:

Not applicable

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

Not applicable

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

Not applicable

**CERTIFICATION**

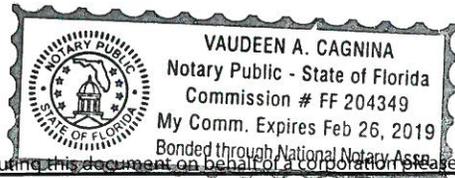
By submitting this application, I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize City of Ormond Beach Staff to place legal notice 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: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of Dec, 2015, by Craig Alan Neeb as owner (title\*) for 1900 John Anderson Dr (name of corporation\*), who  provided M100101601020 as identification, or  who is personally known to me.

Notary Public, State of Florida  
My Commission Expires:



FLDL#

\* 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.

Exhibit A



Exhibit B

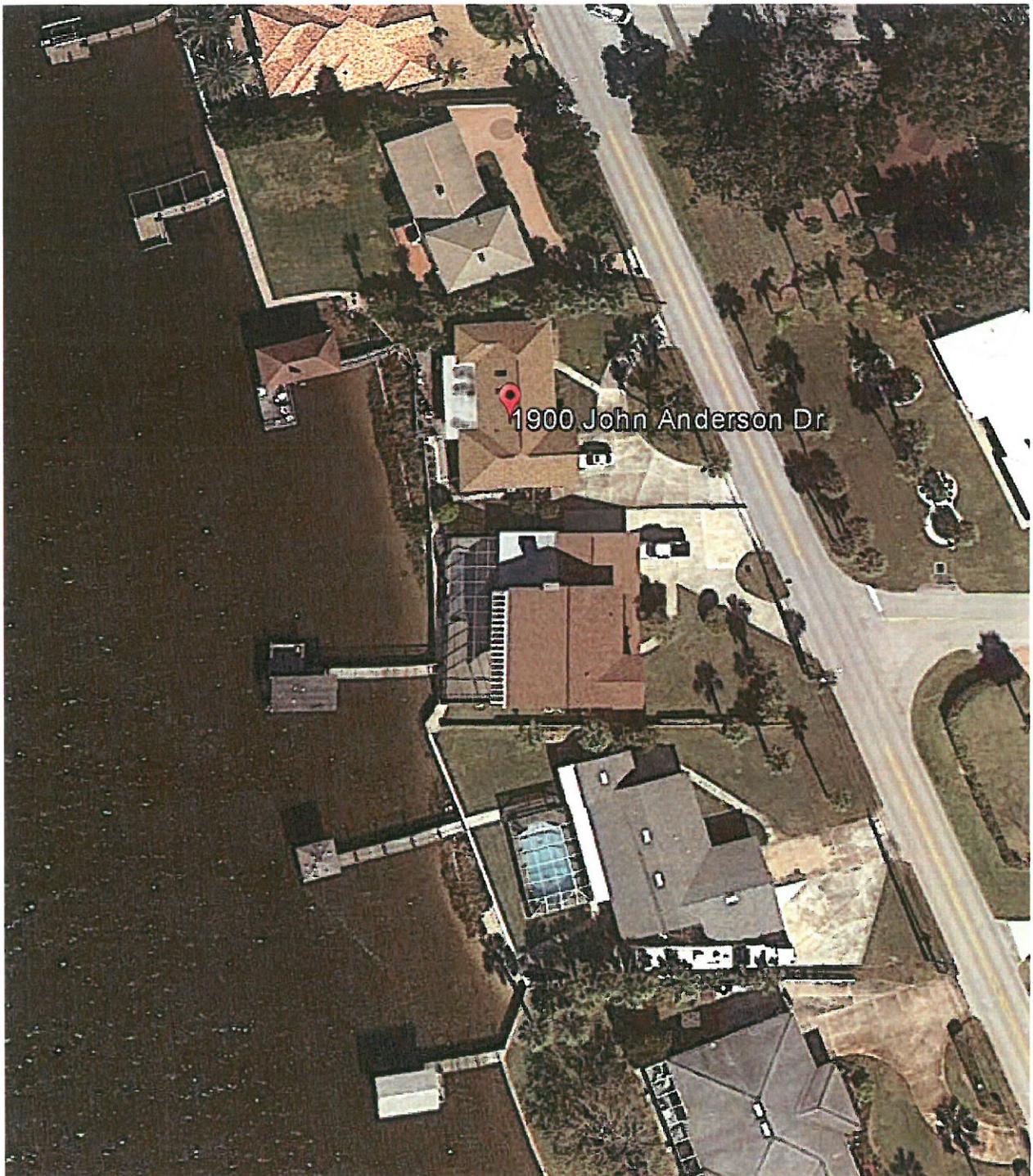


EXHIBIT C

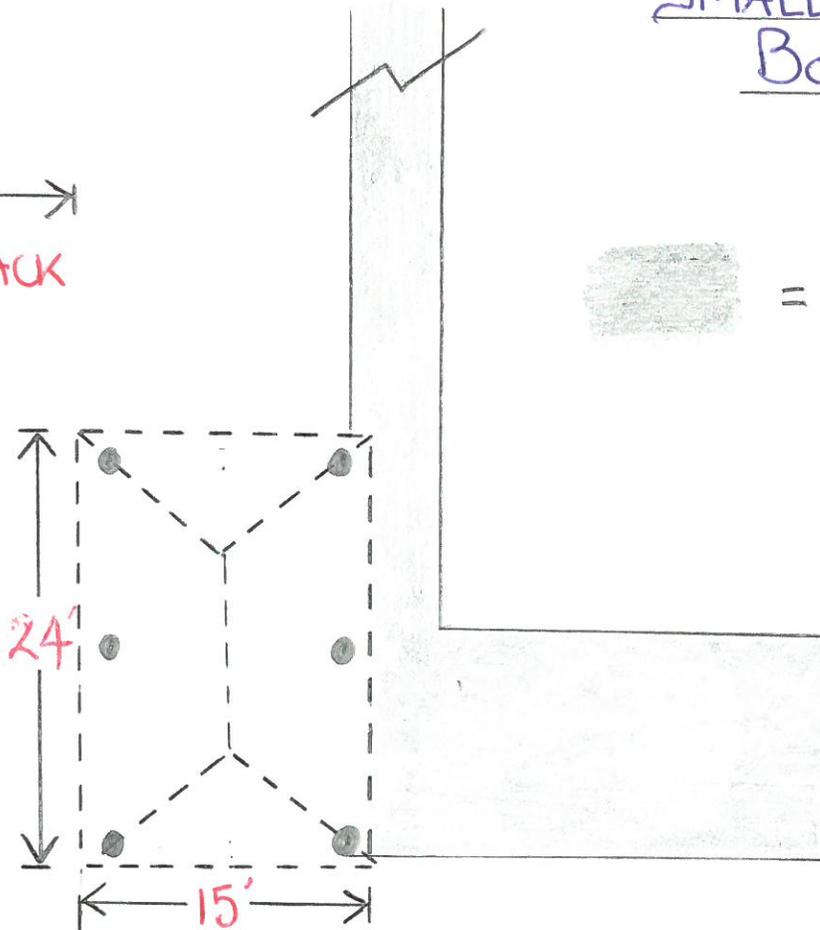


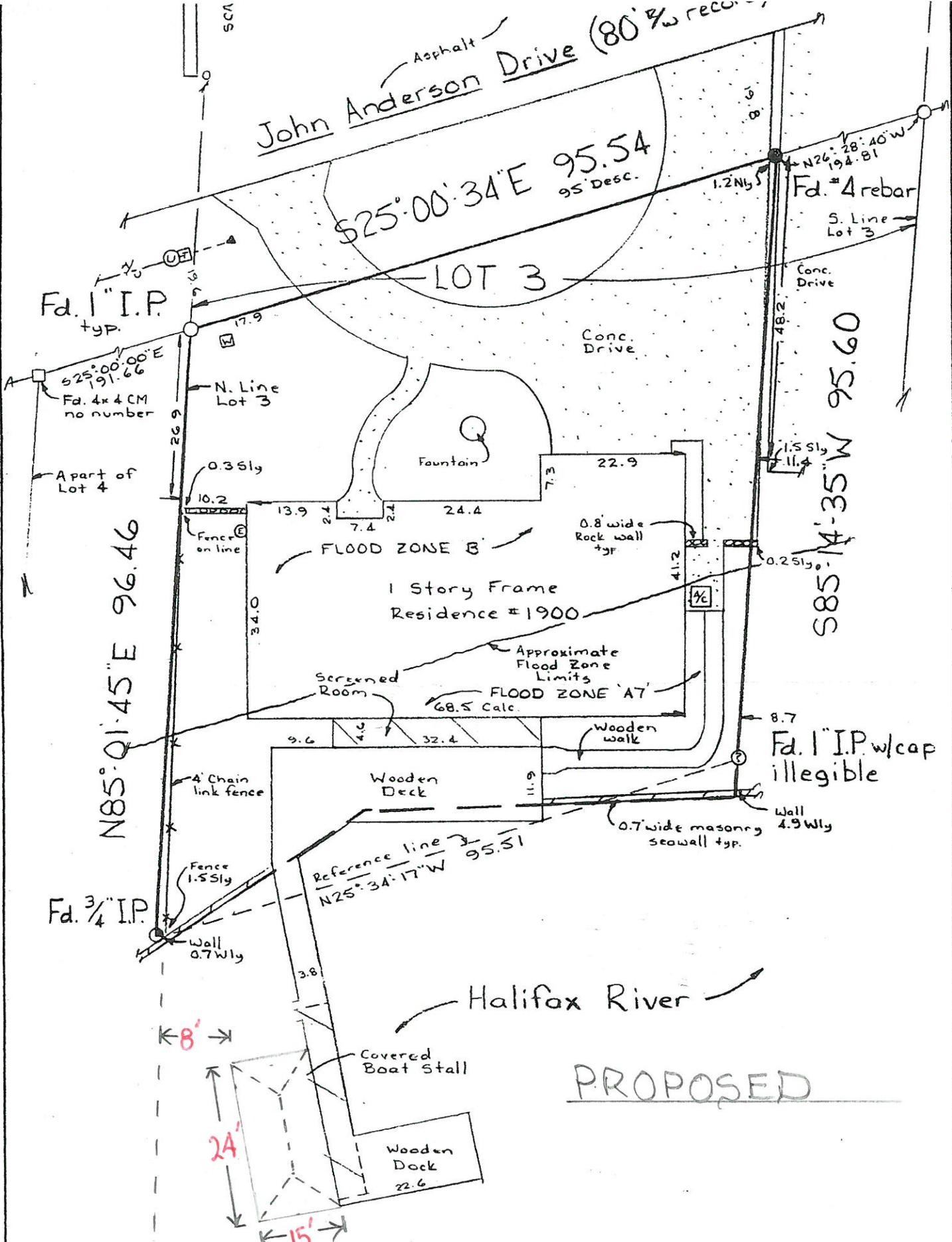
CRAIG/NANCY NEEB  
1900 JOHN ANDERSON  
ORMOND BCH, 32176

SMALLER PROPOSED  
BOATHOUSE

← 8' →  
SETBACK

 = EXISTING





(Not valid unless accompanied by sheet 2, Survey Report)

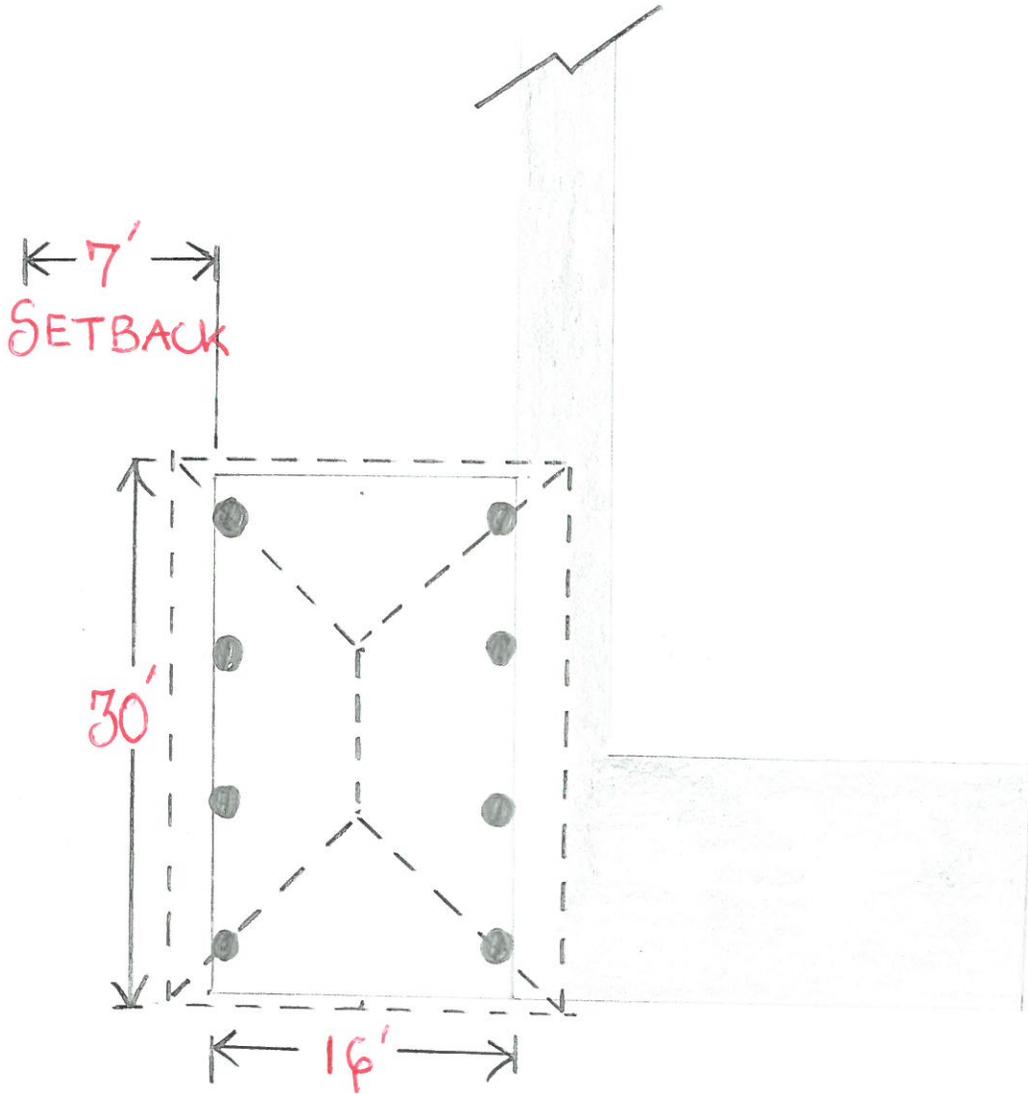
PROPOSED

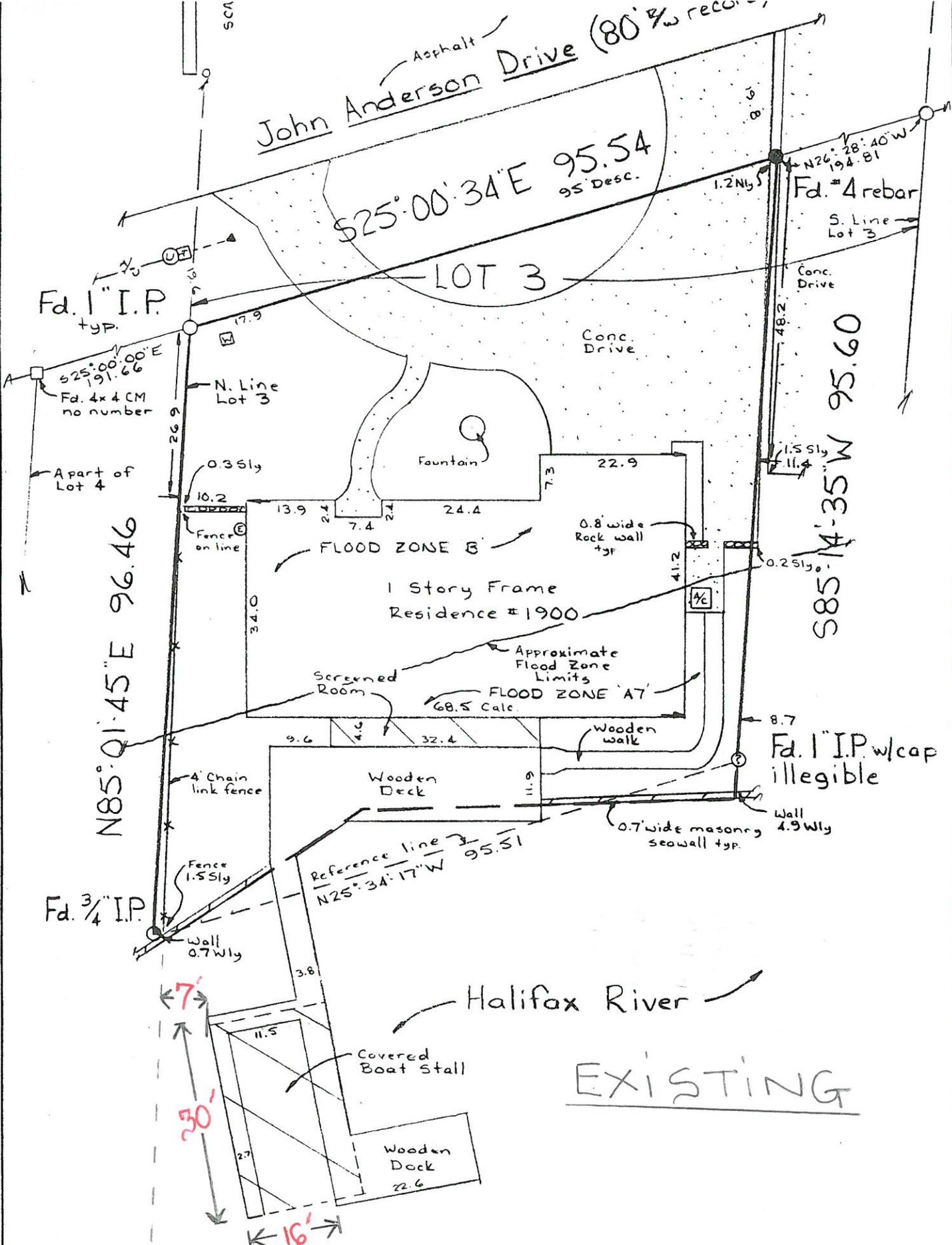
**MYER LAND SURVEYING, INC.**  
 LICENSED BUSINESS #6877  
 MICHAEL M. MYER #LS 4006  
 PROFESSIONAL LAND SURVEYOR  
 1617 RIDGEWOOD AVE. SUITE B, HOLLY HILL, FLORIDA 32117

SCALE 1" = 20'	DESIGNED	DRAWN KATREK	CHECKED	DATE 11/6/00
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CRAIG/NANCY NEEB  
1900 JOHN ANDERSON  
ORMOND BCH, 32176

LARGER EXISTING  
BOATHOUSE





(Not valid unless accompanied by sheet 2, Survey Report)

**MYER LAND SURVEYING, INC.**  
 LICENSED BUSINESS #6877  
 MICHAEL M. MYER #LS 4006  
 PROFESSIONAL LAND SURVEYOR  
 1617 RIDGEWOOD AVE. SUITE B, HOLLY HILL, FLORIDA 32117

SCALE 1" = 20'	DESIGNED	DRAWN KATREK	CHECKED	DATE 11/2/00
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