



# The CITY OF DAYTONA BEACH Board of Adjustments Agenda

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Thursday, February 20, 2020  
1:00 PM

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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## Call to Order

## Roll Call

## Introduction of City Staff

## Approval of the Minutes: [January 16, 2020](#)

## New Cases

### Case A – BOA2019-012 Variance from Article 6, Section 6.10.K.3. of the LDC

A request by Nicholas Florio (authorized agent) for a variance from Table 6.10.K.3 in Article 6 (Development Standards) to increase the maximum sign area per sign type (wall) from 200 square feet to 363 square feet. The maximum wall sign area in the table accounts for all wall signs on the building visible from the right-of-way. The applicant is proposing 121 square feet of wall signage on the south, east and west building elevations which would total 363 square feet of wall sign area. The property is located at 118 East Fairview Avenue. The zoning on the property is Local Industrial (M1). The Future Land Use (FLU) on the property is Commercial Mixed Use. In addition, this property is located in the Ballough Road Redevelopment Overlay District and Enterprise Overlay District.

### Case B – BOA2020-001 Variance from Article 5, Section 5.2.B.5.d.vi.(a) of the LDC

A request by James Johnston (authorized agent) for a variance from Article 5 (Use Standards), Section 5.2.B.5.d.vi.a of the Land Development Code (LDC) as stated below:

The base of a new tower shall be set back a distance equal to at least twice its height from any lot line abutting a lot containing a single-family dwelling or a vacant lot within a single-family zoning district, and a distance equal to at least one-half its height from any other lot line.

The variance would reduce the minimum requirement for the base of a new telecommunication tower to be setback a distance equal to at least one-half its height from any other lot line. The proposed new tower will be 160 feet in height and therefore require to be setback at least 80 feet (one-half) from all property lines not abutting single-family zoning. The reduced setbacks are proposed to be 41 feet and

52 feet from the adjacent west and north property lines. The property is located at 100 North Nova Road. The zoning on the property is Midtown Redevelopment (RDM3) and the Future Land Use (FLU) on the property is Retail. The property is also located in the Midtown Redevelopment Overlay District.

## Case C – BOA2020-003 Variance from Article 4, Section 4.2.B.3 of the LDC

A request by Sean Abernethy with Abernethy Enterprises (authorized agent) for a variance from Article 4 (Development Standards), Section 4.2.B.3 of the Land Development Code (LDC) to reduce the minimum required front yard setback for the principle structure from 30 feet to 17.3 feet to allow for the development of a two-car garage. The property is located at 1110 Australia Avenue. The zoning on the property is Single Family – Residential (SFR-5), and the Future Land Use (FLU) on the property is Level 1- Residential.

## Case D – BOA2020-002 Variance from Article 4, Section 4.2.B.3; Article 6, Section 6.3.G.6.a.i; and Article 8, Section 8.3.C. of the LDC

A request by Roman Yurkiewicz, with BFY Associates, Inc., on behalf of property owner Lelia D. Richardson for variances from Article 4 (Zoning Districts), Section 4.2.B.3 (Intensity and Dimensional Standards) of the Land Development Code (LDC) to increase maximum lot coverage; reduce the minimum front yard setback for lots with more than 60 feet of lot frontage on an improved street; reduce the minimum rear yard setback; and reduce the minimum interior side yard setback; Article 6 (Development Standards), Section 6.3.G.6.a.i to reduce the minimum interior side yard setback for driveways; and Article 8 (Nonconformities), Section 8.3.C (Enlargement or Alteration) of the LDC to enlarge and structurally alter an existing non-conforming structure. The variances are being requested in conjunction with the redevelopment of an existing multi-family dwelling into a single-family dwelling. The property is located at 300 Hillside Avenue. The zoning on the property is Single-Family Residential-5 (SFR-5), and the Future Land Use (FLU) on the property is Level 1 Residential. In addition, the property is located in the South Atlantic National Historic District.

## Review Cases

## New Business

## Adjournment

The next meeting of the Board of Adjustment of The City of Daytona Beach will be held on Thursday, March 19, 2020, at 1:00 PM in the City Commission Chambers.