



The CITY OF DAYTONA BEACH Board of Adjustments Agenda

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Thursday, August 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: June 18, 2020

New Cases

Case A - BOA2020-006 Variance from Article 6, Section 6.2.E.A. of the Land Development Code (LDC)

A request by Mark Dowst, with Mark Dowst & Associates, Inc., on behalf of property owner Ahmed Alharbi for a variance from Article 6 (Off-Street Parking and Loading), Section 6.2.E.4 (Minimum Stacking Lane Distance for Parking Lot Entrance Driveways) of the LDC. The LDC requires a minimum of 25 feet stacking distance for a parking lot entrance that accommodates up to 49 parking spaces. Mr. Dowst is requesting a variance to waive the minimum stacking lane distance requirement for a parking lot entrance. This variance request originated as a result of a Development Review Application (DEV2020-006) that was submitted to the City for a Minor Site Plan for the proposed development of Reva Village, a mixed-use project consisting of multi-family dwellings and retail space. The property is located at 851 Orange Avenue, just west of Reva Street. The zoning on the property is Redevelopment Midtown Neighborhood Transition Mixed Use (RDM-5), and the Future Land Use (FLU) on the property is Commercial Transitional. In addition, the property is in the Midtown Redevelopment Overlay District.

Case B - BOA2020-005 Variance from Article 4, Section 4.2.B.3 of the LDC

A request by property owner, Miller Bell Jr., for a variance from Article 4 (Zoning Districts), Section 4.2.B.3 (Intensity and Dimensional Standards) of the LDC to reduce the minimum rear yard setback from 25 feet to 13.2 feet to allow an enclosed patio that was constructed without permits. The property is located at 1107 Barbara Drive, just north of 3rd Street and east of Jimmy Ann Drive. 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.

Case C - BOA2020-007 Variances from Article 4, Section 4.3.B.3; Article 8, Section 8.3.C; Article 6, Section 6.3.G.6.b.ii.c of the LDC

A request by Stanley Hoelle, Architect, on behalf of property owner Carolina Wagner for variances from the Land Development Code (LDC) Article 4 (Zoning Districts), Section 4.3.B.3 (Intensity and Dimensional Standards) to reduce the minimum front yard setback; reduce the minimum interior side yard setback; Article 8, Section 8.3.C allow the enlargement and alteration of a nonconforming structure. The applicant is requesting these variances in order to acquire building permits for an addition that was constructed without permits. The unpermitted addition is located on the second floor of the building fronting North Ridgewood Ave.

In addition, the applicant is also requesting variances from Article 4, Section 4.3.B.3 to reduce the minimum spacing between buildings for a multi-family complex; reduce the minimum lot width for a multi-family development with five (5) or more units; reduce the minimum lot frontage on an improved street for a multifamily complex; Article 6

(Development Standards), Section 6.3.G.6.b.ii.c reduce the minimum one-way driveway entrance width. These variances are being requested in order to legally establish an existing multi-family complex use consisting of six (6) dwelling units on the property.

The property is located at 542 North Ridgewood Avenue. The zoning on the property is Business/Professional (BP), and the Future Land Use (FLU) on the property is Level 2 Residential. In addition, the property is in the North Ridgewood Overlay 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, September 17, 2020, at 1:00 PM in the City Commission Chambers.