



The CITY OF DAYTONA BEACH Board of Adjustment Agenda (REVISED) April 21, 2022

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, April 21, 2022
1:00 P.M.

NOTICE – 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) 671-8023		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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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1. **Call to Order**
2. **Roll Call**
3. **Introduction of City Staff**
4. **Approval of the Minutes:** February 17, 2022
5. **New Cases**

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director	_____	_____
Deputy City Manager	_____	_____
Legal	_____	_____
City Manager	_____	_____

Case A - BOA2022-007 Variances from Article 4, Section 4.2.B.3

A request by David Higham (property owner) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3** of the Land Development Code (LDC) **to reduce the minimum required street side setback from 15 feet to 5.10 feet on the northeast side and 11.82 feet on the southeast side; and to reduce the required rear yard setback from 25 feet to 13.56 feet.** This will allow for the construction of a 720sf garage.

The property is located at **920 South Grandview Avenue, Parcel ID 5309-17-00-0140**. 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 (L1-R)**. This property is also part of the **South Atlantic National Historic District**.

Case B - BOA2022-003 Variances from Article 4, Section 4.2.B.3

A request by Thomas Huger, TAH2, LLC, (Contractor) on behalf of Carlus Marchbanks of CENTRAL FLORIDA REALTY PROPERTY MANAGEMENT, LLC (property owner), for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3** of the Land Development Code (LDC) **to reduce minimum required street side yard setback of 15 feet to 5 feet and to reduce the minimum required interior side yard setback from 7.5 feet to 5 feet.** This will allow for the construction of a 1920sf single family home.

The property is located at **443 Jefferson Street, Parcel ID 5338-98-05-0180.** The zoning on the property is **single-family residential (SFR-5)**, and the Future Land Use (FLU) on the property is **Level 1 Residential (L1-R).**

Case C - BOA2022-008 Variance from Article 5, Section 5.3.C.28.c

A request by Thomas Luterbach (property owner) for a variance from **Article 5 (Use Standards), Section 5.3.C.28.c** of the Land Development Code (LDC) **to reduce the minimum required rear setback for a pool enclosure from 3 feet to 0.6 feet.** This will allow for the construction of a screen enclosure around the existing swimming pool, atop an existing retaining wall.

The property is located at **124 West Ocean Dunes Road, Parcel ID 5316-29-00-0020.** 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 (L1-R).**

Case D - BOA2022-009 Variances from Article 4, Section 4.2.B.3

A request by Jennifer Lex (property owner) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3** of the Land Development Code (LDC) **to reduce the minimum required interior side setback from 7.5 feet to 0.2 feet and to reduce the required 5 foot spacing from the primary structure.** This will allow for the construction of a detached 12.4' x 17.17' garage.

The property is located at **510 Bostwick Avenue, Parcel ID 5309-38-06-0120.** 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 (L1-R).**

Case E - BOA2022-010 Variances from Article 6 Section 6.3.G.6.a.i

A request by Christopher Wren (property owner) for a variance from **Article 6 (Development Standards), Section 6.3.G.6.a.i (Mobility & Access, Driveway Location and Dimensions)** of the Land Development Code (LDC) **to reduce the minimum required interior side property line setback for a residential driveway from 5 feet to 0 feet, and to accept the driveway in its current configuration with regard to setbacks, standards, and apron placement.** This will allow for the building permit approval of a paver driveway that was installed without a permit, which resulted in **Code Enforcement Case CE2022-0155.**

The property is located at **125 Botefuhr Avenue, Parcel ID 5316-10-04-0280.** 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 (L1-R).**

Case F - BOA2022-011 Variance from Article 4, Section 4.2.B.3

A request by Louis A Vigliotti of LAV Engineering, on behalf of Steven M. Dumais (property owner) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3 (Residential Base Zoning Districts)** of the Land Development Code (LDC) **to reduce the minimum required interior side setback from 7.5 feet to 5 feet.** This will allow for the construction of an open-air roof structure, in alignment with the existing home, over the existing rear patio.

The property is located at **1812 North Atlantic Avenue, Parcel ID 4225-05-02-0030.** 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 (L1-R).**

Case G - BOA2022-012 Variance from Article 4, Section 4.2.B.3

A request by Cobb Cole, on behalf of Homes Bring Hope, LLC (Property Owner), for a variance from **Article 4 (Development Standards), Section 4.2.B.3 (Residential Base Zoning Districts)** of the Land Development Code (LDC) to reduce the required interior side yard setbacks from 7.5 feet to 5 feet. This will allow for the development of a 1,478sf single family home.

The property is located at **540 Spruce Street, Parcel ID 5338-92-02-0090.** The zoning on the property is **Single-Family Residential (SFR-5),** and the Future Land Use (FLU) on the property is **Level 1 Residential (L1-R).**

6. **Review Cases**
7. **New Business**
8. **Adjournment**

The next meeting of the Board of Adjustment of The City of Daytona Beach will be held on Thursday, May 19, 2022, at 1:00 PM in the City Commission Chambers.