



The CITY OF DAYTONA BEACH

Board of Adjustment Agenda

August 18, 2022

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, August 18, 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.

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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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: June 30, 2022
5. New Cases

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director		7-28-22
Deputy City Manager		7-29-22
Legal		8-1-22
City Manager		8-2-22

Case A - BOA2022-014 Variances from Article 4 Section 4.2.B.3

A request by Stephen Mezzapelle (property owner) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3 (Residential Base Zoning District SFR-5)** of the Land Development Code (LDC) to reduce the minimum required interior side property line setback for an accessory structure from 7.5 feet to 1 foot; to reduce the minimum required rear property line setback for an accessory structure from 7.5 feet to 3.4 feet; to reduce the required distance between the accessory structure and primary structure from 5 feet to 0 feet; and to reduce the required rear property line setback for the primary structure from 25 feet to 14 feet. This will allow for after-the-fact Building Permit approval of a 153sf shed and a 417sf covered patio to resolve Code Enforcement case CE2021-1055.

The property is located at 1329 Edgewater Road, Parcel ID 5340-17-00-0350.

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Case B - BOA2022-015 Variances from Article 4 Section 4.7.Z

A request by Paula Reed (property owner) for a variance from **Article 4 (Zoning Districts), Section 4.7.Z (Redevelopment Midtown - Residential Preservation, RDM-6)** of the Land Development Code (LDC) **to reduce the minimum required rear property line setback from 25 feet to 5 feet; and to increase the maximum lot coverage from 35% to 38%.** This will allow for the addition of an 867sf attached garage.

The property is located at **861 Magnolia Avenue, Parcel ID 5239-03-11-0010.**

Case C - BOA2022-016 Variances from Article 4 Section 4.2.F.3

A request by Joe Hopkins and The Performance Group, acting on behalf of property owners RE Equity Investment Group, LLC., and Juanny Paulino, for a variance from **Article 4 (Zoning Districts), Section 4.2.F.3 (Residential/Professional, R/P)** of the Land Development Code (LDC) **to reduce the minimum required front property line setback from 25 feet to 8 feet.** This will memorialize the current placement of the existing structure and allow it to be considered a conforming structure.

The property is located at **736 South Beach Street, Parcel ID 5339-58-01-0010.**

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, September 15, 2022, at 1:00 PM in the City Commission Chambers.