



The CITY OF DAYTONA BEACH Board of Adjustment Agenda December 15, 2022

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, December 15, 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 1-800-955-8771.

1. **Call to Order**
2. **Roll Call**
3. **Introduction of City Staff**
4. **Approval of the Minutes:** November 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 - BOA2022-017 Variance from Article 4 Section 4.2.B.3

A request by George Symington (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 rear property line setback for an accessory structure over 200sf from 25 feet to 10 feet.** This will allow for the construction of a 588sf detached garage.

The property is located at **928 Benecia Avenue, Parcel ID 5239-09-00-0240.**
(Continued from November 17, 2022 Board of Adjustment meeting)

Case B - BOA2022-019 Variances from Article 6 Section 6.4.C

A request by Zev Cohen and Associates, on behalf of Bryan Cohen of Cohen Square , LLC (property owner) for a variance from Article 6 (Development Standards), Sections 6.4.C.1.a of the CODB Land Development Code (LDC) to reduce the required five foot deep landscape area of a property perimeter bounded by a building or structure. They also seek a variance from Article 6 Section 6.4.C.2.a, to reduce the required five foot deep landscape area adjacent to a building perimeter. This will allow for the development of a 7,957sf office building.

The property is located at 1106 Beville Road, Parcel ID 5340-05-22-0060.

Case C - BOA2022-020 Variances from Article 6 Section 6.3.G

A request by Zahn Engineering, on behalf of Scott Weidman (property owner), for a variance from Article 6 (Development Standards), Section 6.3.G.6.b.ii.(c) (Vehicular Access and Connectivity) of the CODB Land Development Code (LDC) to reduce the required 24 foot driveway entrance width to 12 feet, and a variance from Article 6 (Development Standards), Section 6.3.G.6.b.ii.(d) to reduce the required 20 foot driveway entrance radius to 12 feet. This will allow an existing driveway to be considered LDC compliant in the development of a Professional Services office.

The property is located at 157 Fairview Avenue, Parcel ID 5338-45-01-0050.

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, January 19, 2023, at 2:30pm in the City Commission Chambers.