



# The CITY OF DAYTONA BEACH

## Board of Adjustment Agenda

### February 16, 2023

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, February 16, 2023  
2:30 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 1-800-955-8771.

1. Call to Order
2. Roll Call
3. Introduction of City Staff
4. Approval of the Minutes: January 19, 2023
5. New Cases

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director		2-7-2023
Deputy City Manager		2/13/23
Legal		2/15/23
City Manager		2/16/23

**Continued from January 19, 2023, BOA Meeting: Case B – BOA2023-002 Variance from Article 6 Section 6.8.C.4**

A request by Garret Cavanaugh of D.R. Horton Home Builders on behalf of ADJ Champions Quarters LLC and D.R. Horton Inc. (property owners), for a variance from **Article 6 (Development Standards), Section 6.8.C.4.a (Fences, Walls, and Hedges)** of the CODB Land Development Code (LDC) to increase the permitted fence height along the rear property boundary from 6 feet to 8 feet. This will allow an 8-foot-high fence to be erected along the rear property boundaries of lots 1-20, which abut an existing single-family neighborhood.

The properties are located on **Wicker Way, lots 1-20**, in the newly developed subdivision **Champions Quarters**.

**Case A - BOA2023-004 Variance from Article 4 Section 4.2.B.3**

A request by Certified Building Contractor Dennis O’Neal, on behalf of Mitchell Farbstein (property owner), for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3 (Residential Base Zoning Districts, Single-Family Residential)** of the CODB Land Development Code (LDC) **to decrease the required rear yard setback of 25 feet to 21 feet, and to decrease the required side yard setback for a 50 foot wide lot from 7.5 feet to 6.9 feet.** This will allow a recently constructed 420sf attached garage to encroach into the required rear and side yard setbacks.

The property is located at **115 Milton Road, Parcel ID 5322-04-13-0060.**

**Case B - BOA2023-005 Variance from Article 6 Section 6.8.C.4.a**

A request by Thomas A. Huger (property owner), for a variance from **Article 6 (Development Standards), Section 6.8.C.4.a (Fences, Walls, and Hedges)** of the CODB Land Development Code (LDC) **to increase the permitted fence/wall height between the front wall of the structure and the rear property boundary from 6 feet to 9 feet.** This will allow the construction of a decorative block wall, flush with the front wall of the structure, extending to the left side property boundary.

The property is located at **935 Sycamore Street, Parcel ID 5339-90-12-0040.**

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, March 16, 2023, at 2:30pm in the City Commission Chambers.**