



The CITY OF DAYTONA BEACH Board of Adjustment Agenda May 18, 2023

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, May 18, 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.

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| | 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 March 16, 2023
5. Continued Case From March 16, 2023 Meeting

| <u>BOA Board Agenda</u> | | |
|-------------------------|-----------------|-------------|
| <u>Approval</u> | <u>Initials</u> | <u>Date</u> |
| P & L Director | | 5-11-2023 |
| Deputy City Manager | | 5/11/23 |
| Legal | | 5/11/23 |
| City Manager | | 5-12-23 |

Case C - BOA2023-007 Variances from Article 4 Section 4.7.U.3 & Article 6 Section 6.3.G.6

A request by Wilfredo Guzman of As Built Florida, on behalf of Erinogert Zhutaj (property owner), for variances from **Article 4 (Zoning Districts), Section 4.7.U.3 (Redevelopment Base Zoning Districts, Midtown Center Mixed Use – RDM-1)** of the CODB Land Development Code (LDC) requirements for a single-family structure, to decrease the required 5,000sf minimum lot area to 2,400sf; to decrease the required 10ft minimum front yard setback to 6.6ft; to decrease the required 5ft minimum interior side yard setback to 2ft; and to increase the maximum 35% accessory structure coverage in relation to the primary structure to 68%.

The applicant also seeks variances from **CODB LDC Article 6 (Development Standards) Section 6.3.G.6 (Mobility & Access, Driveway Locations & Dimensions)** requirements for a single-family structure/use, to decrease the required 12ft minimum driveway width at point of entry to 9.8ft; and to decrease the required 5ft minimum driveway setback from the interior side property line to 1ft.

9/6/1

This approval will allow for the following structures, installed/constructed on property without building permit submission or approval, to remain as built: a 120sf addition to the existing, nonconforming home, a 445sf detached, partially enclosed carport, and an approximately 990sf concrete slab and driveway.

The property is located at **542 Foote Court, Parcel ID 5339-21-01-0081.**

6. New Cases

Case A - BOA2023-011 Variances from Article 4 Section 4.7.Z.3 & Article 5 Section 5.3.B.2.b.v.(c)

A request by Jeff Harvey (property owner) for variances from **Article 4 (Zoning Districts), Section 4.7.Z.3 (Redevelopment Base Zoning Districts, RDM-6, Redevelopment Midtown-Residential Preservation)** of the **CODB Land Development Code (LDC)** for a single-family structure, to **increase the maximum lot coverage from 35% to 48%; to increase the accessory structure coverage percentage of the principal structure maximum from 35% to 38%; and to decrease the accessory structure with floor area less than 600sf required setback from lot lines of 2.5ft to .7ft.** The applicant also requests a variance from the **CODB LDC Article 5 (Use Standards) Section 5.3.B.2.b.v.(c)** to **remove the additional required setback from side and rear lot lines for structures greater than ten feet in height (one additional foot for every two feet the structure's height exceeds 10ft).**

This will allow an existing 43ft long x 14ft wide, 570sf (dimensions are approximate) concrete block shed and metal lean-to to remain on property.

The property is located at **205 Jefferson Street, Parcel ID 5338-82-00-0170.**

Case B - BOA2023-012 Variances from Article 6 Section 6.3.G.6 & Section 3 of the Oak Bluff Planned Mobile Home Development Agreement

A request by Beth Moore of Timberline Construction Group (Mobile Home Installer) for variances from **Article 6 (Development Standards), Section 6.3.G.6.a. (Mobility & Access)** of the **CODB Land Development Code (LDC)** for a single-family structure, to **decrease the minimum interior side property line setback for a driveway from 5 feet to 2 feet, and to decrease the minimum residential driveway width, at point of entry, from 12 feet to 11.8 feet.** The applicant also requests a variance from the **Oak Bluff Planned Mobile Home Development agreement, to decrease the required minimum building setback from 5 feet to 2 feet.**

This will allow a newly installed mobile home, carport, and driveway to encroach into the required side yard setback.

The property is located at **1366 Blackcherry Street, Parcel ID 4244-15-00-0580.**

Case C - BOA2023-013 Variances from Article 6, Section 6.4.D.2.b

A request by Randy Hudak of Zev Cohen & Associates (Authorized Agent) on behalf of Sam Jaffe of J-3 Land Partners (property owner) for a variance from **Article 6 (Development Standards), Section 6.4.D.2.b (Landscaping)** of the **CODB Land Development Code (LDC)** for a vehicular use area located within 50 feet of street right of way, **to decrease the minimum required perimeter landscaping width of 8 feet to 5.5 feet along the western boundary of the parcel.**

This variance will allow for the existing landscape perimeter buffer to be increased but not meet the depth required in entirety.

The property is located at **1500 Beville Road, Parcel ID 5330-05-00-0020.**

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

The next meeting of the Board of Adjustment of The City of Daytona Beach will be held on Thursday, June 15, 2023, at 2:30pm in the City Commission Chambers.