



# The CITY OF DAYTONA BEACH Board of Adjustment Agenda June 15, 2023

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, June 15, 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.

	<b>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</b>		<b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b>
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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 May 18, 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	<i>YDL</i>	6-6-2023
Deputy City Manager	<i>JR</i>	6/8/23
Legal	<i>[Signature]</i>	6/8/23
City Manager	<i>DA</i>	6-9-23

### 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.

100 / 10

**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 - BOA2023-014 Variances from Article 4 Section 4.2.B.3 of the CODB LDC**

A request by Scott Martin (Property Owner) for variances from **Article 4 (Zoning Districts), Section 4.2.B.3. (Residential Base Zone Districts, Single-family Residential-5)** of the **CODB Land Development Code (LDC)** for a single-family structure, **to decrease the minimum front setback from 25 feet to 13.5 feet, to decrease the minimum interior side property line setback from 7.5 feet to 4.6 feet, and to increase the maximum lot coverage from 35% to 39%.**

This will allow a 12x20, 240sf, carport to be constructed on property.

The property is located at **118 Milton Road, Parcel ID 5322-04-14-0090.**

**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, July 20, 2023, at 2:30pm in the City Commission Chambers.**