



# The CITY OF DAYTONA BEACH Board of Adjustment Agenda September 21, 2023

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, September 21, 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** August 17, 2023
5. **New Cases**

<b><u>BOA Board Agenda</u></b>		
<b><u>Approval</u></b>	<b><u>Initials</u></b>	<b><u>Date</u></b>
P & L Director	_____	_____
Deputy City Manager	_____	_____
Legal	_____	_____
City Manager	_____	_____

### **Case A - BOA2023-018 Variance from Article 4, Section 4.2.C.3 of the CODB LDC**

A request by Cobb Cole, Attorneys at Law, on behalf of Habitat for Humanity of Greater Volusia County (property owner), for a variance from **Article 4 (Zoning Districts), Section 4.2.C.3 (Residential Base Zoning Districts, Multifamily Residential -12)** of the CODB Land Development Code (LDC) for a single-family structure, **to decrease the minimum interior side setback from 7.5ft to 5ft.**

**This setback reduction will allow a 40ft wide single-family home to be constructed on this parcel by the Habitat for Humanity of Greater Volusia County Affordable Housing program.**

The property is located at **715 Alabama Street, Parcel ID 5238-38-00-3430.**

**Case B - BOA2023-019 Variance from Article 4, Section 4.2.C.3 of the CODB LDC**

A request by Cobb Cole, Attorneys at Law, on behalf of Habitat for Humanity of Greater Volusia County (property owner), for a variance from **Article 4 (Zoning Districts), Section 4.2.C.3 (Residential Base Zoning Districts, Multifamily Residential -12)** of the CODB Land Development Code (LDC) for a single-family structure, **to decrease the minimum interior side setback from 7.5ft to 5ft.**

**This setback reduction will allow a 40ft wide single-family home to be constructed on this parcel by the Habitat for Humanity of Greater Volusia County Affordable Housing program.**

The property is located at **753 Alabama Street, Parcel ID 5238-38-00-3350.**

**Case C - BOA2023-020 Variances from Article 6, Section 6.3.G of the CODB LDC**

A request by Stephanie Jones (property owner), for variances from **Article 6 (Development Standards), Section 6.3.G. (Vehicular Access and Connectivity)** of the CODB Land Development Code (LDC) for a single-family structure, **to decrease the required interior lot frontage for single-family residence with two access points from 75ft to 54.96ft (Section 6.3.G.4.a.ii -Number of Access Points), to decrease the minimum interior side property line setback from 5ft to 4ft (Section 6.3.G.6.a.i.- Driveway Locations and Dimensions) and to decrease the required minimum distance between the closest edges of two access points from 28ft to 0ft (Section 6.3.G.6.ii(a)).**

**These variances will allow approval of an after-the-fact building permit for a driveway at a newly constructed single-family home with an attached accessory dwelling unit.**

The property is located at **519 Cedar Street, Parcel ID 5339-49-00-0050.**

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