



# The CITY OF DAYTONA BEACH Board of Adjustment Agenda June 20, 2024

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, June 20, 2024  
2:30pm

**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 16, 2024
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	<i>YRH</i>	6-12-24
Deputy City Manager	<i>JM</i>	6/13/24
Legal	<i>JMC</i>	6/14/24
City Manager	<i>DT</i>	6-18-24

### **Case A - BOA2024-008 Variance from Article 4, Section 4.2.C of the CODB LDC**

A request by Eric Morgan and Andre Richardson (Property Owners) for a variance from **Article 4 (Zoning Districts), Section 4.2.C (Multifamily Residential-12)** of the CODB Land Development Code (LDC) for a single-family residential structure, to reduce the required minimum rear yard setback from 25ft to 6ft.

This variance will allow a single-family structure to be constructed on this vacant, nonconforming parcel with reduced rear yard setbacks.

The property is located on **Henry Butts Drive, Parcel ID 5339-80-04-0010.**

**Case B - BOA2024-009 Variance from Article 4, Section 4.5.C of the CODB LDC**

A request by Lillie Jo Hammac (Property Owner) for a variance from **Article 4 (Zoning Districts), Section 4.5.C (Tourist/Office/Restaurant, T-2)** of the CODB Land Development Code (LDC) for a single-family residential structure, to reduce the street side setback from 25ft to 6.5ft, to reduce the interior side setback from 7.5 to 6.5ft, to reduce the rear setback from 25ft to 10ft, to increase the lot coverage maximum from 35% to 40%, and to increase the floor area of an accessory structure from 50% to 67% of the primary structure floor area.

This variance will allow an 1184sf single-family home and a 792sf detached garage to be constructed on this vacant, nonconforming parcel with modified design standards.

The property is located at **201 Hepburn Street, Parcel ID 5339-64-00-0250.**

**Case C -BOA2024-010 Variance from Article 4 Section 4.2.B of the CODB LDC**

A request by Mary Williams (Property Owner) for a variance from **Article 4 (Zoning Districts), Section 4.2.B (Single-Family Residential-5, SFR-5)** of the CODB Land Development Code (LDC) for a single-family residential structure, to reduce the rear setback from 25ft to 15ft for a detached garage.

This variance will allow a 20x30 (600sf) detached garage to be constructed on this single-family residential parcel with a reduced rear setback. This parcel has an existing, newly renovated, 2,540sf home.

The property is located at **268 Euclid Avenue, Parcel ID 4225-11-13-0100.**

**Case D -BOA2024-011 Variance from Article 4 Section 4.2.B of the CODB LDC**

A request by Tim Bickel of Quad County Properties on behalf of Mark and Lynette Marlow (Property Owners) for a variance from **Article 4 (Zoning Districts), Section 4.2.B ( Single-Family Residential-5, SFR-5)** of the CODB Land Development Code (LDC) for a single-family residential structure, to reduce the interior side setback from 10ft to 7ft and to reduce the rear setback from 25ft to 10ft.

This variance will allow a 516sf attached garage and 190sf rear covered patio to be added onto the existing 1,732sf single-family home with a reduced interior side and rear setback.

The property is located at **2600 Berkley Terrace, Parcel ID 5322-13-00-0830.**

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, July 18, 2024, at 2:30pm in the City Commission Chambers.**