

BOARD OF ADJUSTMENT
MINUTES OF
REGULAR MEETING
June 20, 2024

The regular meeting of the City of Daytona Beach Board of Adjustment was held on Thursday, June 20, 2024 in the City Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Board members present were as follows:

David Betz, Chair
John George, Vice Chair
Sharlene Barhoo
Maja Sander Bowler
Patrick Connors

Staff members present were:

Melissa Phillips, Development Review Technician
David Russell, Assistant City Attorney
Becky Groom, Board Secretary

1. **Call to Order**

Mr. Betz called the meeting to order at 2:30 p.m.

2. **Roll Call**

Ms. Groom called the roll and noted members present as indicated above.

3. **Introduction of City Staff**

Chair Betz introduced staff members in attendance as listed above.

4. **Approval of Minutes**

A motion was made by Mr. Connors, seconded by Ms. Barhoo, to approve the minutes of the May 16, 2024, meeting as presented. The motion carried (5-0).

5. **New Cases**

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.**

Applicant's Presentation:

Tenesha Swanson spoke representing the applicant. Ms. Swanson stated the applicant tried to do a lot line adjustment on the adjacent lot which is also owned by the applicant but that would make the other lot nonconforming. Ms. Swanson stated the plan is to make the home more front facing to alleviate the deficiency in the rear. Ms. Swanson stated there previously was a home on the lot that was destroyed by fire, but it was not rebuilt within the allotted timeframe.

Mr. George questioned the total amount of setback needed in the rear.

Ms. Swanson stated there would need to be 10 feet to 16 feet rear yard setback depending on the plans that are developed for the home.

Mr. Betz stated what the applicant is proposing is to have the plan that is included in the packet approved; and a smaller home may be proposed when the application is made for building permits.

Ms. Swanson stated that is correct.

Ms. Phillips provided a note to the Board from Mr. Mack who is an adjacent property owner regarding the variance request. A copy of Ms. Phillips' note is included as part of the record.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. George, seconded by Ms. Bowler, to approve BOA2024-008 Variance from Article 4, Section 4.2.C of the CODB LDC, in accordance with the staff report as presented. The motion carried (5-0).

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.**

Applicant's Presentation:

Lillie Little spoke representing Lillie Jo Hammac, property owner, who joined the meeting via zoom from 256 W Buttel, Dalton, Georgia. Ms. Little stated the property is vacant and there are plans to build a home for Ms. Hammac on the lot.

Mr. Betz stated he visited the site and most properties in the area have similar setbacks.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Ms. Barhoo, seconded by Ms. Bowler, to approve BOA2024-009 Variance from Article 4, Section 4.5.C of the CODB LDC, in accordance with the staff report as presented. The motion carried (5-0).

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.**

Applicant's Presentation:

Ron Williams spoke representing his wife, Mary Williams, who is the property owner. Mr. Williams stated the house has been renovated and he would like to construct a garage to secure their belongings when they are not at the home. Mr. Williams stated the property is a double lot. Mr. Williams stated drainage has been taken into consideration so adjacent properties are not flooded as a result of the construction.

Mr. Betz stated he visited the site and spoke with the owner about the case.

Ms. Bowler stated she visited the site and a beautiful job has been done on the renovations.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Connors, seconded by Mr. George, to approve BOA2024-010 Variance from Article 4 Section 4.2.B of the CODB LDC, in accordance with the staff report as presented. The motion carried (5-0).

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.**

Applicant's Presentation:

Tim Bickel and Jon Santieg, 26 Valencia, spoke representing the applicant. Mr. Santieg stated there is a high slope on the property. Mr. Santieg stated the reason for the proposed location of the building is so that the proposed structure does not encroach on other slopes and drainage.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. George, seconded by Ms. Barhoo, to approve BOA2024-011 Variance from Article 4 Section 4.2.B of the CODB LDC, in accordance with the staff report as presented. The motion carried (5-0).

6. Review of Cases

Case A	approved 5-0
Case B	approved 5-0
Case C	approved 5-0
Case D	approved 5-0

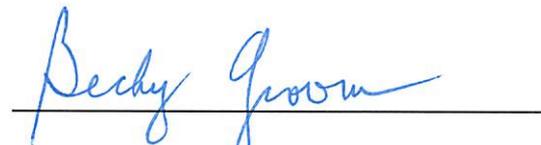
7. **New Business**

Ms. Bowler stated she does not know if she will be able to continue to serve on the Board due to work restrictions. Ms. Bowler stated she will try to continue for another 3 months and hopefully appointments can be made for the vacancies on the Board in the meantime.

8. **Adjournment**

There being no further business, the meeting was adjourned.


David Betz, Chair


Becky Groom, Board Secretary