



The CITY OF DAYTONA BEACH Board of Adjustment Agenda October 17, 2024

City Hall
Regular Meeting
Conference Room 149

301 South Ridgewood Avenue
Thursday, October 17, 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.

	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** September 19, 2024
5. **New Cases**

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director	<i>YDL</i>	10-7-2024
Deputy City Manager	<i>Jm</i>	10/7/24
Legal	<i>DK</i>	10/7/24
City Manager	<i>BT</i>	10/8/24

Case B - BOA2024-020 Variance from Article 5, Section 5.2.B & Article 6, Section 6.2 of the CODB Land Development Code

A request by Storch Law Firm, representing Amin Odeh (Property Owner), for a variance from several numerical and dimensional standards noted in the **CODB Land Development Code (LDC), Article 5 (Use Standards), Section 5.2.B.18.d (Use Specific Standards, Restaurant with Drive-through Service) and Article 6 (Development Standards), Section 6.2. (Off-Street Parking and Loading), as specifically noted on page 2 of this document.**

This variance approval will allow an existing, nonconforming drive-through to be utilized in its current configuration while not meeting current LDC requirements. This variance approval will also resolve active Code Enforcement cases C2024-1347 and C2404-1383.

The property is located at **1079 Mason Avenue, Parcel ID 5238-05-00-0020.**

Case B - BOA2024-021 Variance from Article 4, Section 4.2.B of the CODB Land Development Code

A request by Lemoine Building Construction, in conjunction with Transform386, representing Josephine Shaw (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 required interior side yard setback from 7.5ft to 4.3ft.

This variance approval will allow a new, 1,320sf, single-family home to be built on this property, replacing an existing single-family home that was damaged by Hurricane Ian, which encroaches into the interior side yard setbacks.

The property is located at **634 Tomoka Road, Parcel ID 5238-13-03-0280.**

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, November 21, 2024, at 2:30pm in the City Commission Chambers.