



# The CITY OF DAYTONA BEACH

## Board of Adjustment Agenda

### March 20, 2025

|                     |                            |
|---------------------|----------------------------|
| City Hall           | 301 South Ridgewood Avenue |
| Regular Meeting     | Thursday, March 20, 2025   |
| Commission Chambers | 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.

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|  | <p><b>For special accommodations please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</b></p> |  | <p><b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b></p> |
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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 November 21, 2024
5. New Cases

| <b><u>BOA Board Agenda</u></b> |   |             |
|--------------------------------|---|-------------|
| <u>Approval</u>                | <u>Initials</u>   | <u>Date</u> |
| P & L Director                 |  | 3-10-25     |
| Deputy City Manager            |  | 3/10/25     |
| Legal                          |  | 3/11/25     |
| City Manager                   |  | 3/11/25     |

**Case A - BOA2025-001 Variance from Article 4, Section 4.2.B of the CODB Land Development Code**

A request by Keishon Smith (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 home, to reduce the required rear yard setback from 25ft to 18ft. The applicant also requests a reduction of required minimum lot depth from 100ft to 58ft, in order to subdivide this parcel into two separate parcels.

This variance approval will allow this parcel to be subdivided into two separate parcels and also allow the existing single-family home on the northernmost area of the parcel to encroach into the required rear yard setback.

The property is located at **851 Bryant Street, Parcel ID 5338-20-03-0380.**

**Case B - BOA2025-002 After-the-Fact Variance from Article 4, Section 4.2.B of the CODB Land Development Code**

A request by Julie Vandestreek (Property Owner), for an after-the-fact variance from **Article 4 (Zoning Districts), Section 4.2.B (Single-Family Residential-5/SFR-5)** of the **CODB Land Development Code (LDC)** for an accessory structure to a single-family home, to **reduce the required rear yard setback from 25ft to 18ft, to reduce the required interior side yard setback from 7.5ft to 2.6ft, and to reduce the minimum spacing between the accessory structure and primary building from 5ft to 3.9ft.**

This variance approval will allow a roofed patio structure to encroach into the required rear and interior side yard, and structure spacing setbacks. This approval will also provide resolution to Code Enforcement case CE2025-0020, for construction without building permits.

The property is located at **120 Frazar Road, Parcel ID 5316-04-00-0120.**

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, April 17, 2025, at 2:30pm in the City Commission Chambers.**