

BOARD OF ADJUSTMENT
MINUTES OF
REGULAR MEETING
November 21, 2024

The regular meeting of the City of Daytona Beach Board of Adjustment was held on Thursday, November 21, 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
Charles Cameron
Patrick Connors
Leon McCray

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**

Mr. Betz introduced staff members in attendance as listed above.

4. **Approval of Minutes**

a. September 19, 2024

A motion was made by Mr. George, seconded by Ms. Barhoo, to approve the minutes from the September 19, 2024, meeting as presented. The motion carried (6-0).

b. October 17, 2024

A motion was made by Ms. Barhoo, seconded by Mr. Connors, to approve the minutes of the October 17, 2024, meetings presented. The motion carried (6-0).

5. **New Cases**

Case A - BOA2024-022 - Variance from Article 4, Section 4.2.B of the CODB Land Development Code

A request by Laura and Ken Sasiadek (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 required rear yard setback from 25 ft. to 12 ft.

This variance approval will allow a 247sf (19 x 13) hard roof screen room to be added to the rear of the home that will encroach into the required rear yard setback.

The property is located at 740 Owasso Street, Parcel ID 5239-18-02-0150.

Applicant Presentation:

Ken Sasiadek, property owner, stated he wants to construct a screened-in porch which he would like to cover.

Public Comments:

David Nagy, Miller's Screen, spoke on behalf of the project. Mr. Nagy stated a screened roof would be permitted per the Land Development Code, but a hard roof requires the variance and that is why this request is being made. Mr. Nagy stated a similar request was approved last month for another applicant and that project is working very well for the resident.

Board Action:

A motion was made by Mr. Connors, seconded by Ms. Barhoo, to approve BOA2024-022, Variance from Article 4, Section 4.2.B of the CODB Land Development Code, in accordance with the staff report as presented. The motion carried (6-0).

Case B - BOA2024-023 - Variance from Article 4, Section 4.2.B of the CODB Land Development Code

A request by Raynard & Patricia Miller (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 an accessory structure to a single-family home, to reduce the required rear yard setback from 25 ft. to 7.5 ft.

This variance approval will allow a 625sf (25 x 25 x 10h) detached garage to be added to the property that will encroach into the required rear yard setback.

The property is located at 1640 Fifth Street, Parcel ID 5202-15-00-0030.

Applicant Presentation:

Raynard Miller, the applicant, stated he would like to have a detached garage in order to have more driveway space. Mr. Miller stated the structure will be a metal building, but the appearance will be the same as the house and will have a stucco finish. Mr. Miller stated the rear yard is enclosed by a fence.

Mr. Betz stated if a smaller structure was built, a variance may not be needed.

Mr. Miller stated a larger size structure is needed in order to accommodate his vehicle.

Mr. Connors asked if the structure has to be designed exactly the same as the house.

Ms. Phillips stated the Code reads that accessory structures greater than 200sf in floor area must have the same or similar exterior finish and roof design as the principal building on the site.

Mr. Miller stated the house currently has shingles on the roof, but he is considering upgrading to a metal roof when the roof needs replacement. Mr. Miller stated the roof on the shed will be similar in color to the existing roof on the house.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. George, seconded by Ms. Barhoo, to approve BOA2024-023 - Variance from Article 4, Section 4.2.B of the CODB Land Development Code, in accordance with the staff report as presented. The motion carried (6-0).

6. **Review Cases**

Case A – approved 6-0

Case B – approved 6-0

7. **New Business**

There was not new business.

8. **Adjournment**

There being no further business, the meeting was adjourned.



David Betz, Chair



Becky Groom, Board Secretary