



The CITY OF DAYTONA BEACH Board of Adjustment Agenda October 16, 2025

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, October 16, 2025
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 18, 2025
5. **New Cases**

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director	_____	_____
Deputy City Manager	_____	_____
Legal	_____	_____
City Manager	_____	_____

Case A - BOA2025-022 Variance from the CODB Land Development Code, Article 4 (Zoning Districts), Section 4.2.B (Single-Family Residential-5/SFR-5)

A request by Louis A Vigliotti of LAV Engineering, on behalf of Steven M. Dumais (property owner), for a variance from the **Land Development Code (LDC) Article 4 (Zoning Districts), Section 4.2.B.3 (Single-Family Residential-5/SFR-5) to reduce the minimum required interior side yard setback from 7.5ft to 5ft.**

This variance approval will allow for the construction of an approximately 38w x 14d (532sf), hard roof structure over the existing rear patio, and will allow increased roof heights at certain areas of the home.

The property is located at **1812 North Atlantic Avenue, Parcel ID 4225-05-02-0030.**

Case B - BOA2025-024 Variance from the CODB Land Development Code, Article 4 (Zoning Districts), Section 4.7.Z (Redevelopment Midtown – Residential Preservation/RDM6) and Article 5 (Use Standards), Section 5.3.C.32 (Accessory Dwelling Units)

A request by Elliot Meadows Certified Contractors, LLC, (potential property owner) for a variance from the **Land Development Code (LDC), Article 4 (Zoning Districts), Section 4.7.Z. (Redevelopment Midtown - Residential Preservation/RDM6)**, for a single-family home, to reduce the minimum front yard setback from 15ft to 12ft, to reduce the minimum rear yard setback from 25ft to 12ft, and to increase the maximum Accessory Structure Coverage from 35% to 40% of the primary structure.

The applicant also requests a variance from the **CODB LDC, Article 5 (Use Standards), Section 5.3.C.32 (Accessory Dwelling Units)**, for an ADU, to reduce the interior side yard setback from 7.5ft to 5ft, and to increase the Floor Area in Rear Yard maximum from 200sf to 240sf.

This variance approval will allow a 1,205sf single-family home and a 480sf accessory dwelling unit to be constructed on this vacant parcel.

This parcel is located at **340 Lane Street, Parcel ID 5338-70-00-0600.**

Review Cases

6.

New Business

7.

Adjournment

8.

Adjournment