

BOARD OF ADJUSTMENT  
MINUTES OF  
REGULAR MEETING  
June 20, 2019

A regular meeting of the City of Daytona Beach Board of Adjustment was held on Thursday, June 20, 2019 at 1:00 p.m. in the City Commission Chambers, 301 S. Ridgewood Ave., Daytona Beach, Florida.

Board members present were as follows:

Mr. Roger Stine, Vice Chair  
Ms. Sharlene Barhoo  
Ms. Maja Sander Bowler  
Mr. Eddie Gentle  
Mr. Larry Riley

Board members absent:

Mr. Trey Harshaw, Chair  
Mr. Thomas Leek  
Mr. Gary Libby

Staff members present were as follows:

Ms. Lauren Taylor, Planner  
Ms. Kira Honse, Assistant City Attorney  
Ms. Becky Groom, Board Secretary

1. **Call to Order**

Mr. Stine called the June 20, 2019 Board of Adjustment Meeting to order at 1:00 p.m.

2. **Roll Call**

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

3. **Introduction of City Staff**

Mr. Stine introduced staff members in attendance, as listed above.

4. **Approval of Minutes**

Mr. Stine asked that approval of the minutes be continued to the next meeting since Mr. Harshaw was not in attendance.

**New Cases:**

5. **Case A – BOA2019-005 Variances from Article 4, Section 4.2.B.3 of the LDC**

A request by Valoree McLean (property owner) for variances from Article 4 (Development Standards) Section 4.2.B.3 of the Land Development Code (LDC) to reduce the minimum required rear yard setback from 25' to 5' and reduce the minimum required front yard setback from 25' to 21' to allow for the development of an attached carport with a second story balcony. The property is located at 103 Dundee Road. The zoning on the property is Single-Family Residential-5 (SFR-5), and the Future Land Use (FLU) on the property is Level 1 Residential.

**Applicant's Presentation:**

Valoree McLean, 103 Dundee Road, Daytona Beach, Florida, stated the property is located at the corner of Dundee and Peninsula. Ms. McLean stated an additional parking spot was placed on the property last year on the west side of her home. Ms. McLean stated she would like to install a balcony off of the living room where a car could be parked underneath. Ms. McLean stated she applied for a building permit which was denied because the structure is too close to the rear property line. Ms. McLean stated the home is built 5' from the rear property line. Ms. McLean stated she has two side yards, a front yard, and no back yard. Ms. McLean stated the deck will be a covered wooden deck.

Mr. Gentle asked if another driveway will be installed.

Ms. McLean stated a concrete pad was installed last year and no additional concrete will be installed.

Ms. McLean stated when the house was purchased, it had a Peninsula Drive address and people were unable to find the home since the mailbox was on Dundee. Ms. McLean stated subsequently she contacted the city and had the address changed to a Dundee address.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Riley, seconded by Ms. Barhoo, to approve BOA2019-005 Variances from Article 4, Section 4.2.B.3 of the LDC, in accordance with the staff report as included as part of the packet. The motion carried (5-0).

Ms. McLean stated Ms. Taylor was very helpful in going through the process of applying for her variance and thanked her and the entire Planning Division for their assistance.

7. **Review of Cases**

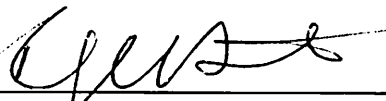
Mr. Stine stated Case A was approved.

8. **New Business**

There was no new business.

9. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned.

  
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Roger Stine, Chair

  
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Becky Groom, Board Secretary