



The CITY OF DAYTONA BEACH Board of Adjustments Agenda

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Thursday, March 18, 2021
1:00 PM

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) 671-8020 |  | Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office. |
|---|--|---|--|

Call to Order

Roll Call

Introduction of City Staff

Approval of the Minutes: November 19, 2020

New Cases

Case A – BOA2021-001 Variances from Article 4, Section 4.2.B.3

A request by Thomas Huger, TAH2 LLC, on behalf of Abel Adeyemi (property owner), for variances from Article 4 (Development Standards), Section 4.2.B.3 of the Land Development Code (LDC) to reduce the required interior side yard setback from 10' to 5', reduce the required rear yard setback from 25' to 15', and reduce the required front yard setback from 30' to 25' to allow for the development of a 1,632 sq.ft. single family home. The property is located at 465 Pleasant Street. 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.

Review Cases

New Business

Adjournment

The next meeting of the Board of Adjustment of The City of Daytona Beach will be held on Thursday, April 15, 2021, at 1:00 PM in the City Commission Chambers.

The City of Daytona Beach is committed to ensuring accessibility of its electronic documents to people with disabilities.

If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material in this Document interferes with your ability to access information, or are experiencing difficulty accessing the content, or have any comments or feedback, please email us at <mailto:accessibility@codb.us>, call by telephone at 1-866-646-0064, contact us by mail, addressed to ADA Coordinator, P.O. Box 2451, Daytona Beach FL 32115. Please provide a description of the problem encountered, the URL (web address) or location of the problem document, and any requested accommodation, including, if applicable, the preferred format in which you wish to receive any material, and your contact information. Accessibility assistance is also available through the Federal Information Relay Service at 1-800-877-8339 for TTY communication.

Agenda Item 5 – Case A
BOA2021-001
Variance from Article 4, Section 4.2.B.3
Of the Land Development Code (LDC)
465 Pleasant Street

STAFF REPORT

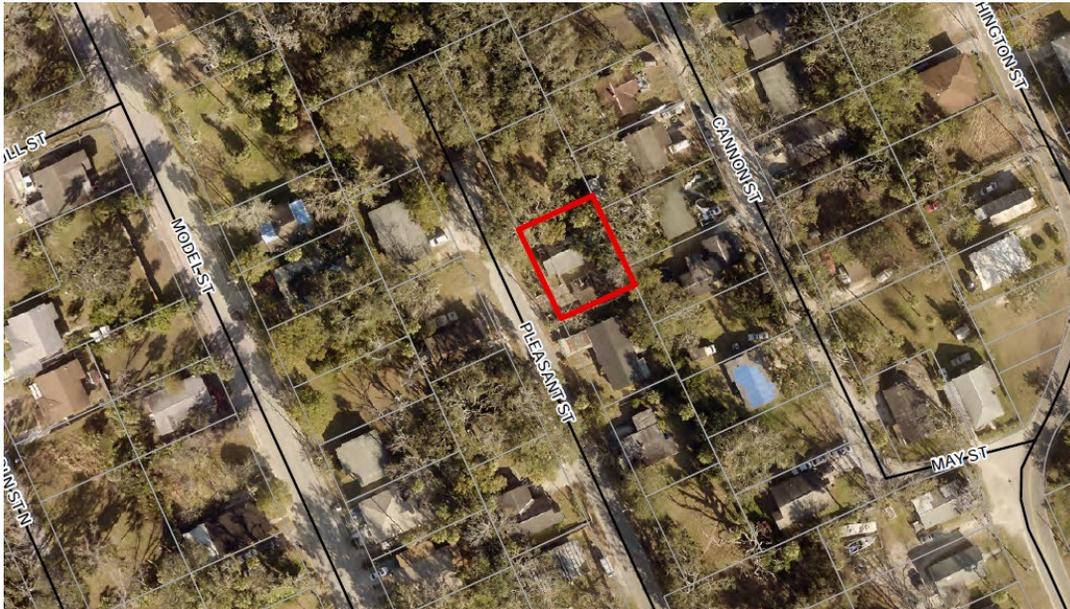
DATE: March 1, 2021
TO: Board of Adjustment Members
FROM Lauren “Harley” Davis, Planner

VARIANCE REQUEST

A request by Thomas Huger, TAH2 LLC, on behalf of Abel Adeyemi (property owner), for variances from Article 4 (Development Standards), Section 4.2.B.3 of the Land Development Code (LDC) to reduce the required interior side yard setback from 10’ to 5’, reduce the required rear yard setback from 25’ to 15’, and reduce the required front yard setback from 30’ to 25’ to allow for the development of a 1,632 sq.ft. single family dwelling. The property is located at 465 Pleasant Street. 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.

PROPERTY LOCATION

The subject property is generally located on the east side of Pleasant Street, west of Cannon Street.



Aerial View of the Property

PROJECT HISTORY AND VARIANCE DESCRIPTION

The property located at 465 Pleasant Street is currently vacant. City records reflects that the property previously had a single family dwelling but was demolished in 2019 (permit number: R1902-430).



2014 Google Earth image of previously existing single family dwelling at 465 Pleasant St.

The applicant is now requesting a variance from Article 4, Section 4.2.B.3 of the LDC to reduce the required interior side yard setback from 10' to 5', reduce the required rear yard setback from 25' to 15', and reduce the required front yard setback from 30' to 25' to allow for the development of a 1,632 sq.ft. single family dwelling.

The survey (attached) reflects that the subject lot is 78' wide by 64' deep. The minimum lot size for that SFR-5 zoning district is 50' wide by 100' deep, making the lot at 465 Pleasant Street a non-conforming lot. Due to the fact that the lot is nonconforming, the applicant is now unable to develop a single family dwelling without the need of variances.

PROJECT ANALYSIS: VARIANCE REVIEW STANDARDS

Article 3 – *Review Procedures*, Section 3.4.V.4 – *Variance Review Standards*, of the LDC states that a variance application shall be approved only on a finding there is competent and substantial evidence in the record of the public hearing, that all of the following standards are met:

- i. There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity.**

The subject property is a nonconforming lot within the City with a lot depth of 64'. Based on this information, the parcel does not comply with the minimum depth of 100' as required by the LDC for properties located in the SFR-5 zoning district.

ii. Those extraordinary and exceptional conditions are not the result of the actions of the landowner.

The nonconforming lot size is not the result of the actions of the landowner. Staff has no records of a lot split causing the lot to be the nonconforming size that it is today.

iii. Because of those extraordinary and exceptional conditions, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship.

Due to the nonconforming lot size it would be difficult to construct any single family dwelling on the property without the need of variances.

iv. The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.

If granted, the variances would allow the property owner to construct a single family dwelling like the rest of the properties in the area.

v. The extent of the Variance is the minimum necessary to allow reasonable use of the land or structure.

The variances are the minimum necessary in order to construct a 1,632 sq.ft. single family dwelling on the nonconforming lot

vi. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit.

Yes, the variances would allow the property owner to develop a single family dwelling in a single family zoning district.

vii. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.

Staff does not anticipate that the variance request would adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.

viii. The Variance is consistent with the comprehensive plan.

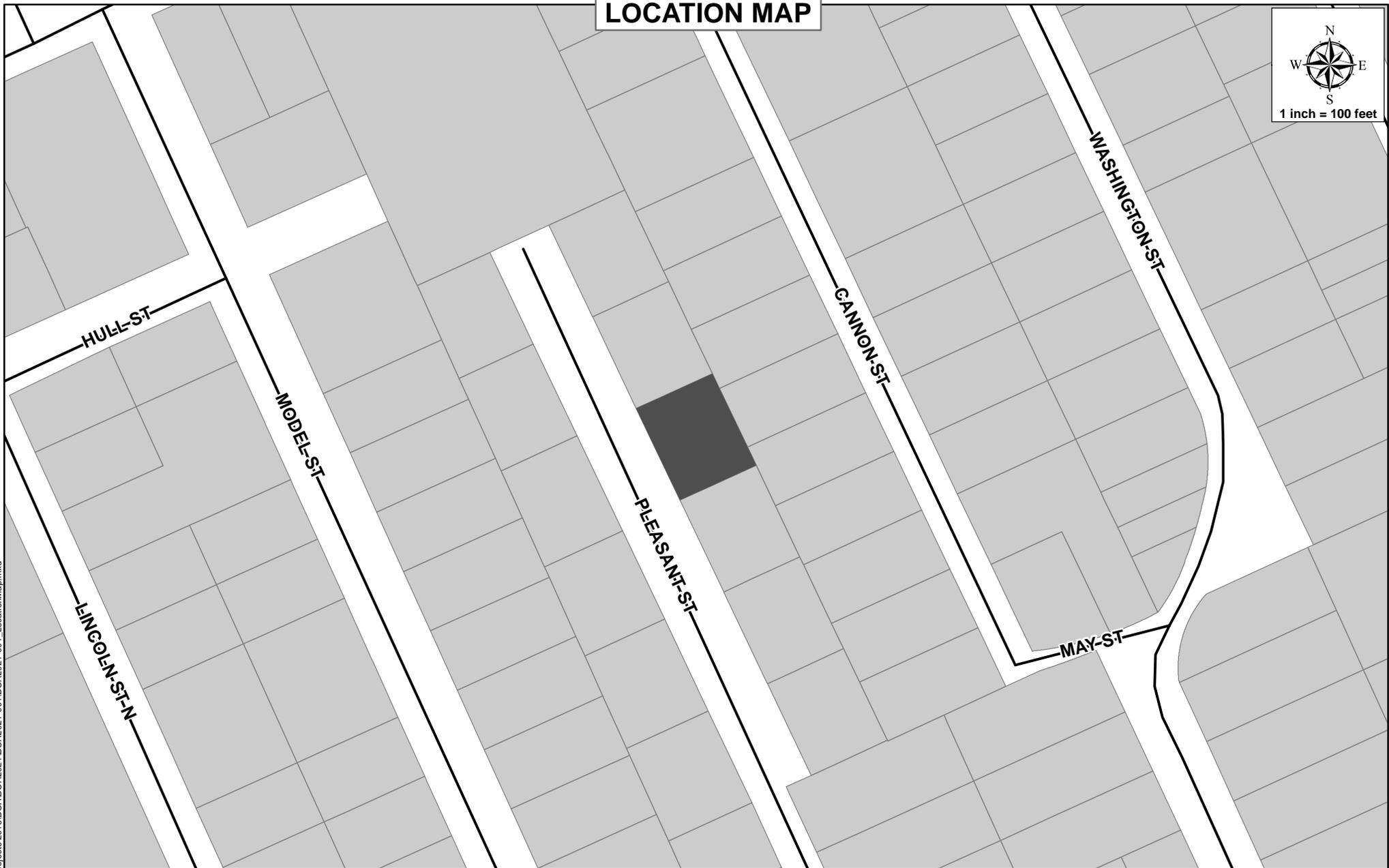
Not Applicable.

The decision by the Board of Adjustment is a final administrative action.

LOCATION MAP



1 inch = 100 feet



Document Path: P:\Admin\Pratt\ma\Short Term Projects 201\3\BOA\BOA2021\BOA2021-001\BOA2021-001_LocationMap.mxd



Case : BOA 2021-001
465 Pleasant St
Daytona Beach FL 32114

City of Daytona Beach Map disclaimer:
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

AERIAL MAP



1 inch = 100 feet



Case : BOA 2021-001

**465 Pleasant St
Daytona Beach FL 32114**

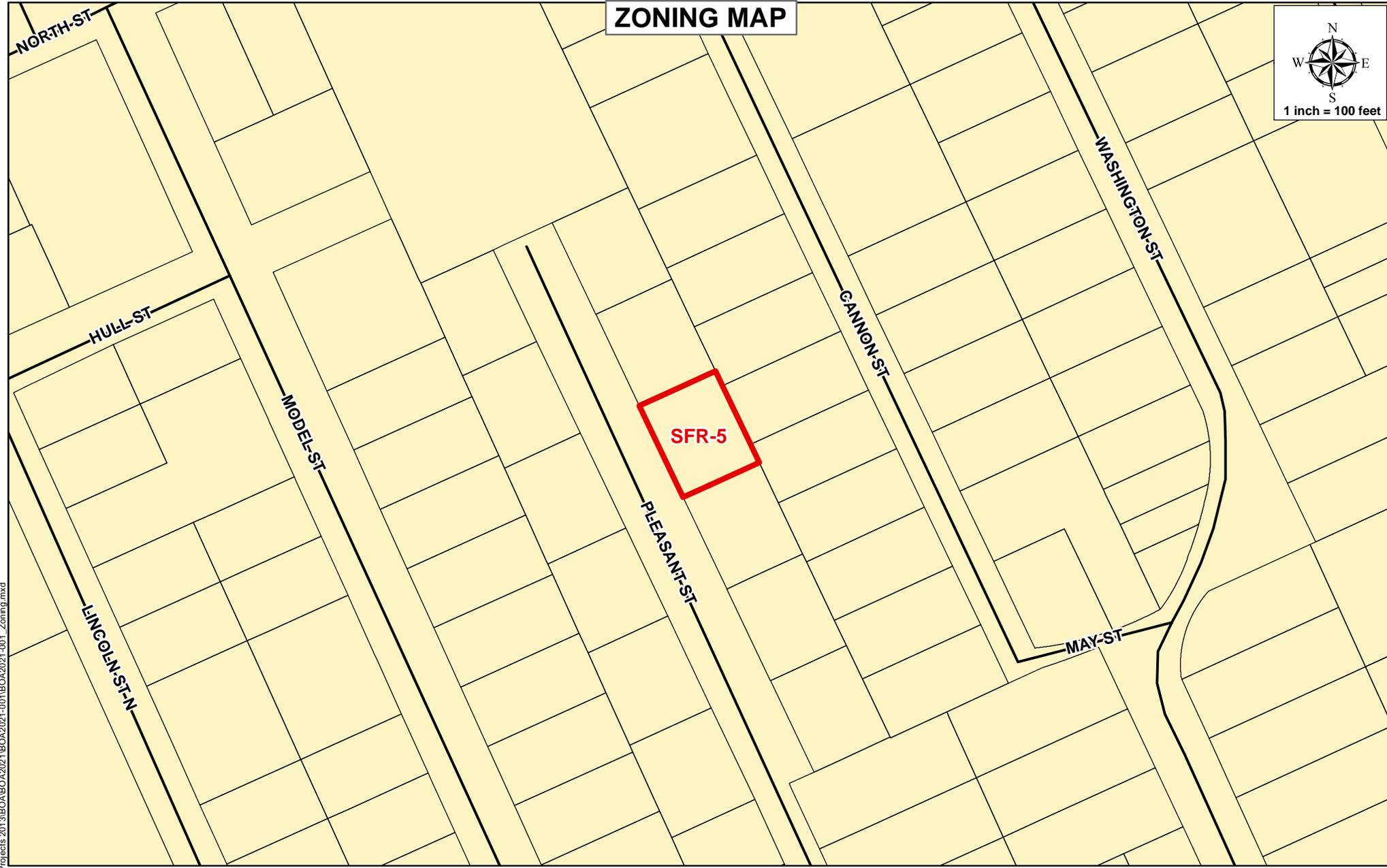
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ZONING MAP



1 inch = 100 feet



Case : BOA 2021-001
465 Pleasant St
Daytona Beach FL 32114

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FUTURE LAND USE MAP



Level 1 Residential



Case : BOA 2021-001

**465 Pleasant St
Daytona Beach FL 32114**

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Board of Adjustment Application Packet



**THE CITY OF DAYTONA BEACH – 2020
DEVELOPMENT & ADMINISTRATIVE SERVICES
UNIFORM DEVELOPMENT REVIEW APPLICATION**
<http://www.codb.us/>

Application submittals are due by
Thursday at noon and should be delivered to:
The City of Daytona Beach
Attn: P&L Angela Doyle
Development Services, Room 127
301 South Ridgewood Avenue
Daytona Beach, FL 32114

A pre-application meeting with Staff may be required* prior to submitting an application to discuss the project's feasibility, anticipated review track, submittal requirements, and procedures. This requirement can be found in Section 3.3.A and Table 3.2 of the LDC. Contact Angela Doyle, Sr. Development Review Technician, at 386.671.8176 to schedule a pre-application meeting. After initial contact with Staff, the Applicant may be advised to have further preliminary discussions with Staff.

TYPE OF REQUEST:

CITY FILE:

| | | |
|--|---|---|
| Major Site Plan* | <input checked="" type="checkbox"/> Variance BOA* | <input checked="" type="checkbox"/> Rezoning* |
| Minor Site Plan | <input type="checkbox"/> LDC Text Amendment | <input type="checkbox"/> Planned Development Rezoning* |
| Special Use* | <input type="checkbox"/> Minor Preliminary Plat | <input type="checkbox"/> Planned Development Amendment |
| Public Use* | <input type="checkbox"/> Major Preliminary Plat* | <input type="checkbox"/> Large Scale Comp Plan Amendment* |
| Temporary Use (Special Event) | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Small Scale Comp Plan Amendment* |
| Annexation-Voluntary | <input type="checkbox"/> ROW Vacation | <input type="checkbox"/> Excess Boat Slip Allocation |
| Semipublic Use* | <input type="checkbox"/> Certificate of Appropriateness, Major* | <input type="checkbox"/> Other (Please Describe): |
| Easement Vacation | <input type="checkbox"/> Historic Overlay Amendment* | |
| In a Redevelopment Area? <input type="checkbox"/> Ballyhough Road <input type="checkbox"/> Downtown <input type="checkbox"/> South Atlantic <input type="checkbox"/> Midtown <input type="checkbox"/> Main Street | | |

SUMMARY OF APPLICATION REQUEST (PROJECT DESCRIPTION):

RELIEF FROM SETBACK REQUIREMENTS FRONT 30' REQUIRED ASKING FOR 25'
SIDEYARDS FROM 10' TO 5' REAR YARD FROM 25' TO 15.38'
RELIEF FROM MINIMUM LOT SIZE OF 5,000^{sq} TO 4992^{sq}

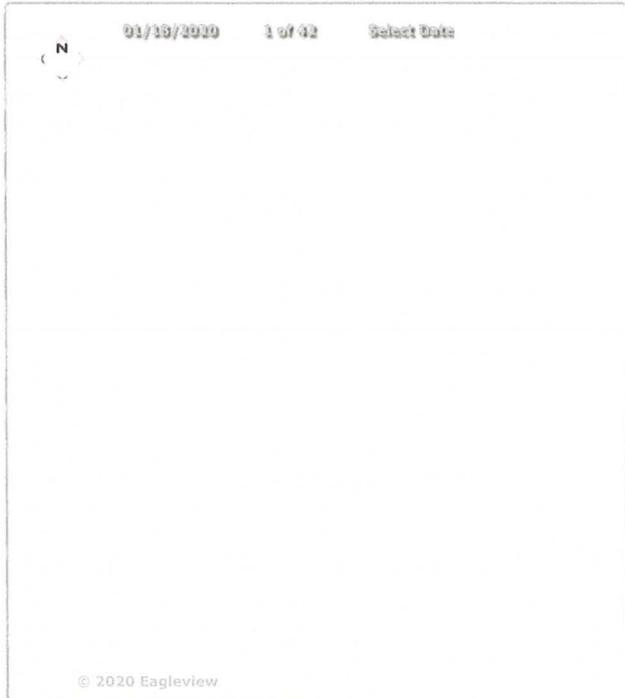
SITE & APPLICANT INFORMATION: All information must be completed

| | | | |
|--|---|------------------|---------------------------|
| Project Name: | 465 PLEASANT ST | | |
| 12 Digit Short Tax Parcel ID#: | 5 3 3 8 - 8 6 - 0 0 - 0 1 0 0 | | |
| Street Address: | 465 PLEASANT ST | | |
| SITE INFORMATION: | Existing: | Proposed: | Abutting Property: |
| Future Land Use Designation: | | | N S E W |
| Zoning Designation: | SFR-5 | | |
| Gross Sq. Ft. Floor Area: | 1632 ^{sq} | | |
| Acres of Parcel(s): | .2493 | | |
| Property Owner (Provide Proof of Ownership) | | | |
| Company/Contact Name: | ABEL ADEYEMI | Phone: | 386-631-0350 |
| Street Address: | 1236 8TH ST | E-mail: | TAHUGER@YAHOO.COM |
| City & State: | DAYTONA BEACH, FL 32117 | Zip: | 32117 |
| Lead Designer, if any (Provide Owner Authorization Form) | | | |
| Company/Contact Name: | | Phone: | |
| Street Address: | | E-mail: | |
| City & State: | | Zip: | |
| Authorized Agent, if any (Provide Owner Authorization Form) | | | |
| Company/Contact Name: | TAH2, LLC THOMAS HUGER | Phone: | 386-631-0350 |
| Street Address: | 928 SYCAMORE ST | E-mail: | TAHUGER@YAHOO.COM |
| City & State: | DAYTONA BEACH, FL 32114 | Zip: | 32114 |
| Applicant Signature: | | | DATE: |
| Print Name: | THOMAS HUGER | | 24 FEB 2021 |
| <input checked="" type="checkbox"/> | Please verify you are using the most recent application available, found at www.codb.us under Planning Department, Application Forms | | |

[Home](#) / Parcel Summary for 3499042

[Summary](#) [Tax Estimate](#) [Permits](#) [Map](#) [Pictometry](#) [Print](#)

Alternate Key: 3499042
Parcel ID: 533886000100
Business Name:
Owner(s): ABEL ADEYEMI - FS - Fee
 Simple - 100
Mailing Address 1236 8TH ST
On File: DAYTONA BEACH FL 32117
[Update Mailing Address](#)
Physical Address: 465 PLEASANT ST,
 DAYTONA BEACH 32114
Building Count: 0
Neighborhood: 2168 - CANNONS SUB
 (5338-65)-OAK PAR
[Neighborhood Sales](#)
Subdivision
Name: REEVES O L
Property Use: 0000 - VACANT RES
Tax District: 204-DAYTONA BEACH
2020 Certified 19.3569
Millage Rate:
Homestead No - [Apply for Homestead](#)
Property: [Online](#)


[Values & Exemptions](#)
[Land & Buildings](#)
[Sales](#)
[Legal](#)

 Property
 Tax Bill

Land Data

| # | Land Use | Type | Units | Acres | Sq Feet | FF | Depth | Rate | Just Value |
|---|-----------------------------|---------------------|-------|-------|---------|------|-------|------|------------|
| 1 | 0001-VAC PVD THRU .49 AC | F- FRONT FOOT | | | | 78.0 | 64 | 167 | \$7,399 |

Total Land Value: \$7,399

Miscellaneous Improvement(s)

| # | Type | Year | Area | Units | L x W | Depreciated Value |
|-----------------------------------|------|------|------|-------|----------|----------------------|
| Total Miscellaneous Value: | | | | | | \$0 |

[Home](#) / Parcel Summary for 3499042



123 W. Indiana
Ave. Room 102
DeLand, FL
32720
(386) 736-5901

from 7:30 a.m.
to 5:00 p.m.
Monday
through Friday

About

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[ADA Notice](#)
[Contact Us](#)
[Privacy Policy](#)
[Release Notes](#)

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[Real Property \(Advanced\)](#)
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SUPPLEMENTAL INFORMATION

The purpose of a Variance is to allow certain deviations from the dimensional standards in the City's Land Development Code (such as height, yard setback, lot coverage, or similar numerical standards) when the landowner demonstrates that, owing to special circumstances or conditions beyond the landowner's control (such as exceptional topographical conditions or the narrowness, shallowness, or shape of a specific parcel of land), a literal application of the standards would result in undue and unique hardship to the landowner and the deviation would not be contrary to the public interest. Variances are to be exercised only in rare instances, and under exceptional circumstances to relieve undue and unique hardships to the landowner. No change in permitted uses or maximum densities may be authorized by variance.

Article 3, Section 3.4(V) of the Land Development Code reads as follows:

a. A Variance application shall be approved only on a finding there is competent substantial evidence in the record of the public hearing, that all of the following standards are met:

i. What extraordinary and exceptional conditions exist (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity?

THIS IS A SUB STANDARD LOT
IN A VERY OLD NEIGHBORHOOD

ii. What extraordinary and exceptional conditions exist that are not the result of the actions of the property owner?

LOT DIMENSIONS OF PLATTED LOT

iii. Because of those extraordinary and exceptional conditions, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship.

THIS LOT WOULD BE UNBUILDABLE AND
RESULT IN A VACANT LOT WITH MINIMAL
TAX BASE.

iv. The Variance would not confer any special privilege(s) on the property owner that is denied to other lands or structures that are similarly situated.

NO

v. Will the variance granted be the minimum variance that will make possible the reasonable use of the land, building or structure?

YES

vi. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit.

YES

vii. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.

NO IT WILL NOT

viii. The Variance is consistent with the Comprehensive Plan.

YES

NOTARIZED AUTHORIZATION OF OWNER

I/We ABEL ADEYEMI as the sole or joint fee simple title
(owner's name)

holder(s) of the property described as: 465 PLEASANT ST
5338 - 86 - 00 - 0100
(property address or 12-digit parcel number)

authorize TAHZ, LLC THOMAS HIGER to act as my agent to seek a variance
(applicant's name)

on the above referenced property.

My application will be heard at a public hearing on _____,
20____, before the Board of Adjustment of The City of Daytona Beach, Florida.

[Handwritten Signature]

OWNER'S SIGNATURE

OWNER'S SIGNATURE

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 24th day of February,
2021, by Abel Adeyemi, who is personally known to me or has
produced _____.

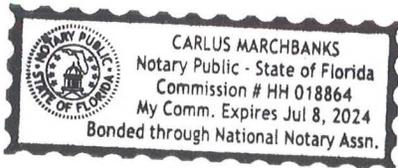
[Handwritten Signature]

NOTARY PUBLIC - STATE OF FLORIDA

Carlus Marchbanks

NAME OF NOTARY - TYPED OR PRINTED

COMMISSION # HH 018864



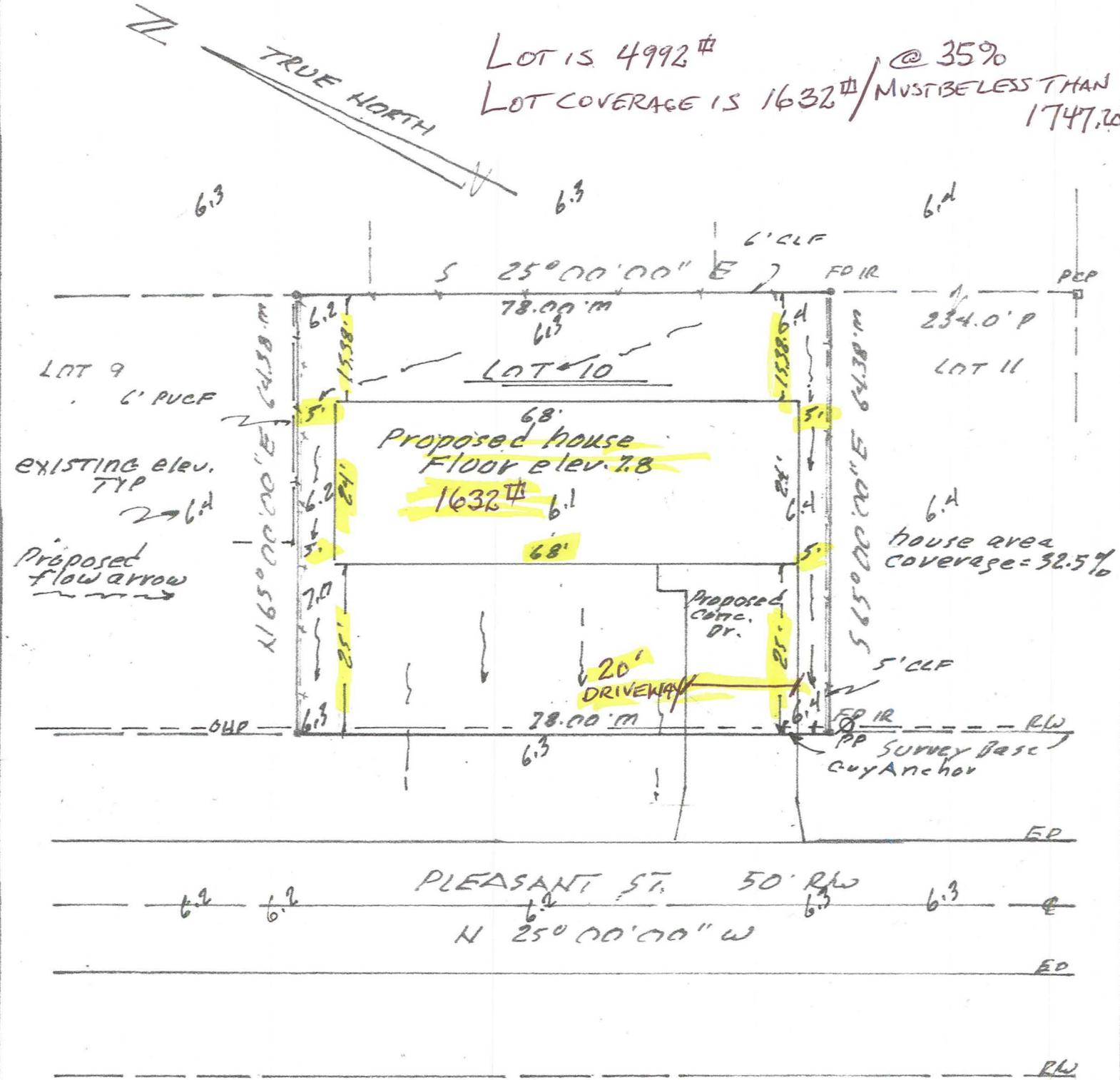
HALIFAX LAND SURVEYING

#425 BUCHANAN WAY, SO. DAYTONA, FLORIDA 32119
 PHONE: 386-767-5089 / FAX: 386-760-6445

LEGAL DESCRIPTION

LOT 10, OL REEVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 8, PAGE 189, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SKETCH OF SURVEY



SURVEYOR'S NOTES:

- BEARING STRUCTURE IS ASSUMED UNLESS OTHERWISE STATED.
- LEGAL DESCRIPTION PROVIDED BY CLIENT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- ELEVATIONS IF SHOWN REFER TO NAVD 1988 DATUM.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE: "A" FIRM 12127C0358 "J" 125089 2-19-14

LEGEND:

| | | | | |
|-----------------------------|---------------------------|------------------------|------------------------|-----------------------|
| AC AIR CONDITIONER | CP CONCRETE PAD | M MEASURED DISTANCE | PP POWER POLE | TV TELEVISION |
| CB CATCH BASIN | D DEED | MHE MANHOLE ELECTRIC | R RADIAL LINE | WF6 WOODEN FENCE 6FT. |
| CL CENTER LINE | FD FOUND | NTS NOT TO SCALE | RAW RIGHT OF WAY | WM WATER METER |
| CLF4 CHAIN LINK FENCE 4 FT. | FH FIRE HYDRANT | OHP OVERHEAD POWER | SMH SANITATION MANHOLE | WV WATER VALVE |
| CLF6 CHAIN LINK FENCE 6 FT. | FPT FL. POWER TRANSFORMER | P PLAT | SP SCREENED PORCH | |
| CM CONCRETE MONUMENT | IP IRON PIPE | POB POINT OF BEGINNING | SAW SIDEWALK | |
| CONC CONCRETE | IR IRON ROD | POR POINT OF REFERENCE | TEL TELEPHONE | |

CERTIFIED TO: (1) OWNER: SKY FLOWER LIVING, LLC.

TYPE OF SURVEY | DATE | REMARKS

| | | |
|----------|---------|-----------|
| BOUNDARY | 7-07-18 | |
| | 2-04-21 | Plot Plan |

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR.

Clayde H. Rodgers
 CLAYDE H. RODGERS PSM #3290

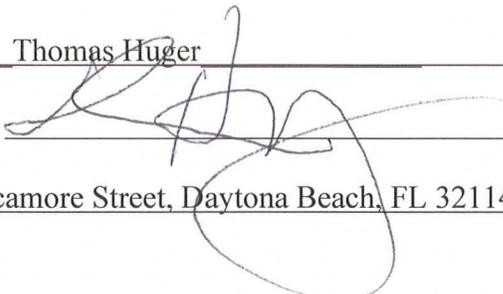
**PUBLIC NOTICE REQUIREMENTS
THE CITY OF DAYTONA BEACH, FLORIDA**

I, the undersigned, hereby certify that I have mailed to the following named property owners whose property is within 150 feet of that property which is the subject of an application for a public hearing pursuant to the Land Development Code (LDC) of The City of Daytona Beach, Florida, a notice containing the time, date, and purpose of the public hearing and address of the subject property. **The notices were sent at least ten (10) days prior to the meeting date. A copy of the letter is attached.**

This form and one copy of the letter must be received no later than ten (7) days prior to the public hearing.

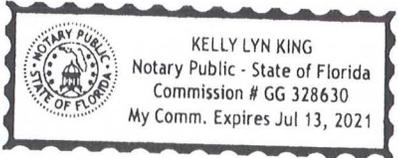
The Volusia County Property Appraiser's Office will provide a copy of the mail list. This must also accompany this affidavit.

Case Number BOA2021-001 Public Hearing Date March 18, 2021

Typed/Printed Name Thomas Huger
Signature (sign after reading) 
Address 928 Sycamore Street, Daytona Beach, FL 32114

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 9th day of March, 2021, by Thomas A. Huger, who is personally known to me or has produced FOL H260-821-52-190-0



Kelly King
NOTARY PUBLIC - STATE OF FLORIDA
Kelly King
NAME OF NOTARY - TYPED OR PRINTED
COMMISSION # GG 328630



Property Appraiser
Larry Bartlett

DISCLAIMER: Surrounding Owners Request Prepared by Volusia County Property Appraisers Office

The Volusia County Property Appraiser and staff are constantly working to provide and publish the most current and accurate information possible. No warranties, expressed or implied are provided for the data herein, its use, or its interpretation.

Additionally, the Appraiser's data is not as current as the Clerk of the Court data causing mismatches - which are beyond our control

Again, one must remember that the primary use of the assessment data contained is for the preparation of the current year tax roll.

No responsibility or liability is assumed for inaccuracies or errors. Please govern yourself accordingly.

STATE OF FLORIDA, VOLUSIA COUNTY
I HEREBY CERTIFY the following is a true copy of the records of this office. This 3 day of March A.D. 2021
Larry Bartlett, Property Appraiser

By: *[Signature]*
Chief Deputy Property Appraiser

Parcel Number of Subject Property: 5338-86-00-0100 - 150' Radius - TAH2, LLC - 03/03/2021

| PID | OWNER1 | ADDR1 | MAILCITY | MAILSTATE | MAILZIP |
|--------------|------------------------------|-------------------------|---------------|-----------|---------|
| 533872030060 | KNIGHT EVA | 526 MADISON AVE | DAYTONA BEACH | FL | 32114 |
| 533872030070 | KNIGHT EVA | 526 MADISON AVE | DAYTONA BEACH | FL | 32114 |
| 533872030080 | SHUJA ADIBA | 701 MILLS ESTATE PL | CHULUOTA | FL | 32766 |
| 533872030090 | GADSON LEROY | 1229 JARECKI AVE | HOLLY HILL | FL | 32117 |
| 533872030100 | MILLER VIOLA | 520 CANNON ST | DAYTONA BEACH | FL | 32114 |
| 533872030110 | CONTRERAS ALEXANDER | 9106 WOODBRIDGE OAK TER | ORLANDO | FL | 32825 |
| 533872030120 | DONALD CROSBY& IDA S | 30 WENWOOD RD | HAUPPAUGE | NY | 11788 |
| 533872030130 | KENDRICK BETTY J | 508 CANNON ST | DAYTONA BEACH | FL | 32114 |
| 533872030140 | MOBLEY WILLIAM JR | 600 HOLMES AVE | DAYTONA BEACH | FL | 32114 |
| 533872040220 | CUMBERBATCH THEODORE | 521 CANNON ST | DAYTONA BEACH | FL | 32114 |
| 533872040230 | MYERS LEON | 525 CANNON ST | DAYTONA BEACH | FL | 32114 |
| 533872040240 | 529 CANNON FAMILY TRUST | 220 N BEACH ST #109 | DAYTONA BEACH | FL | 32114 |
| 533872040250 | CASTILLO-OLMEDO DIEGO | 1113 FLOMICH ST | HOLLY HILL | FL | 32117 |
| 533886000020 | MAYHEW DAVID L JR | 464 PLEASANT ST | DAYTONA BEACH | FL | 32114 |
| 533886000030 | WHITE IRVIN | 340 GARDEN ST | DAYTONA BEACH | FL | 32114 |
| 533886000040 | ZABALA RUBEN D | 1636 BLOOMFIELD AVE | DELTONA | FL | 32725 |
| 533886000050 | BROWN ABNER | 520 PLEASANT ST | DAYTONA BEACH | FL | 32114 |
| 533886000060 | PRESLEY TYRONE L | 4243 MAYFAIR LN | PORT ORANGE | FL | 32129 |
| 533886000080 | PRESLEY TYRONE L | 4243 MAYFAIR LN | PORT ORANGE | FL | 32129 |
| 533886000090 | WITT CALVIN | 467 PLEASANT ST | DAYTONA BEACH | FL | 32114 |
| 533886000100 | ABEL ADEYEMI | 1236 8TH ST | DAYTONA BEACH | FL | 32117 |
| 533886000110 | MOBLEY RODERICK D & SANDRA G | 463 N PLEASANT ST | DAYTONA BEACH | FL | 32114 |
| 533886000120 | CARTER HARRY LEE ETAL | 461 PLEASANT ST | DAYTONA BEACH | FL | 32114 |
| 533898010200 | LASH LARUE LLC | 260 TREELINE LN | ORMOND BEACH | FL | 32174 |
| 533898010210 | LASH LARUE LLC | 260 TREELINE LN | ORMOND BEACH | FL | 32174 |
| 533898010230 | LASH LARUE LLC | 260 TREELINE LN | ORMOND BEACH | FL | 32174 |

| | | | | | |
|--------------|-----------------------------|--------------------------|---------------|----|-------|
| 533898010240 | TRSTE LLC TR | 924 W COLONIAL DR | ORLANDO | FL | 32804 |
| 533898010250 | MADISON ELIZABETH | 535 MODEL ST | DAYTONA BEACH | FL | 32114 |
| 533872040210 | KAWESCH HERBERT S B & LORIN | 1641 S SPRING GARDEN AVE | DELAND | FL | 32720 |
| 533898010220 | LASH LARUE LLC | 260 TREELINE LN | ORMOND BEACH | FL | 32174 |

NOTICE

MAIL NOTICE

To:

Dear Property Owner(s):

The owner of the property located at **465 Pleasant Street**, which is located within 150 feet of your property, has made an appeal to the Board of Adjustment of The City of Daytona Beach for the following zoning variance(s) to **their** property. This request **only** affects their property. **It does not affect your property.** However, the applicant is required to notify you of their request:

Case A – BOA2021-001 Variances from Article 4, Section 4.2.B.3

A request by Thomas Huger, TAH2 LLC, on behalf of Abel Adeyemi (property owner), for variances from Article 4 (Development Standards), Section 4.2.B.3 of the Land Development Code (LDC) to reduce the required interior side yard setback from 10' to 5', reduce the required rear yard setback from 25' to 15', and reduce the required front yard setback from 30' to 25' to allow for the development of a 1,632 sq.ft. single family home. The property is located at 465 Pleasant Street. 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.



A public hearing will be held at 1:00 p.m. on **Thursday, March 18, 2021**, in the Commission Chambers at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

All interested parties will have the opportunity to be heard. Objectors and other interested persons should also be aware of their right to attend the meeting and to speak for or against the requested variance. They may use any documents, graphs, charts, photographs, etc., in making their presentation.

Board of Adjustment Liaison – 386.671.8126



