



# The CITY OF DAYTONA BEACH

## Board of Adjustment Agenda

### August 19, 2021

City Hall  
 Regular Meeting  
 Commission Chambers

301 South Ridgewood Avenue  
 Thursday, August 19, 2021  
 1:00 P.M.

**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.

|   |  |   |  |
|---|--|---|--|
|  | <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> |
|---|--|---|--|

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 1-800-955-9771.

1. Call to Order
2. Roll Call
3. Introduction of City Staff
4. Approval of the Minutes: June 17, 2021
5. New Cases

| <b><u>BOA Board Agenda</u></b> |   |             |
|--------------------------------|---|-------------|
| <u>Approval</u>                | <u>Initials</u>   | <u>Date</u> |
| P & L Director                 |  | 8-12-21     |
| Deputy City Manager            |  | 8-12-21     |
| City Manager                   |  | 8-10-21     |

**Case A – BOA2021-006 Variances from Article 4, Section 4.2.C**

A request by David Betz (property owner), for a variance from Article 4 (Development Standards), Section 4.2.C of the Land Development Code (LDC) to **reduce the required interior side yard setback from 7.5 feet to 1.5 feet and to reduce the required spacing from principal building from 5 feet to 2 feet**, to allow for the enclosure of the approximately 319sf existing carport and breezeway. The property is located at **269 Lexington Drive**. The zoning on the property is **Multifamily Residential-12 (MFR-12)**, and the Future Land Use (FLU) on the property is **Level 2 Residential**.

**Case B – BOA2021-007 Variances from Article 4, Section 4.2.C**

A request by Florentin Vasiliu (property owner), for a variance from Article 4 (Development Standards), Section 4.2.C of the Land Development Code (LDC) to **exceed the 200 sq. ft. maximum floor area of an accessory structure, to increase the maximum height of the proposed structure from 20 feet to 22 feet 5.5 inches, to allow maximum rear yard coverage in excess of 30%, to reduce the required rear lot line setback from 7.5 feet to 0.3 feet from the northwest corner of the proposed accessory**

9/17/21

**structure and 1.5 feet to the northeast corner of the proposed structure, to reduce the required side setback from 7.5 feet to 2.8 feet from the northwest corner of the proposed structure and 4.1 feet from the southwest corner of the proposed structure, to allow for an approximately 630sf accessory structure to replace the previous accessory structure/boat house located on the property. The property is located at 284 Lexington Drive. The zoning on the property is Multifamily Residential-12 (MFR-12), it is in the Ballough Road Redevelopment Zone, and the Future Land Use (FLU) on the property is Commercial Mixed Use.**

**Case C – BOA2021-008 Variance from Article 4, Section 4.2.B**

A request by Ann B. Hendrix (property owner), for a variance from Article 4 (Development Standards), Section 4.2.B of the Land Development Code (LDC) to **reduce the required interior side yard setback from 10 feet to 5 feet**, to allow for construction of a 600sf detached garage. The property is located at **6 Elizabeth Lane**. 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**.

**Case D – BOA2021-009 Variance from Article 4, Section 4.7.Z**

A request by Thomas A. Huger and Linda G. Huger (property owner), for a variance from Article 4 (Development Standards), Section 4.7.Z of the Land Development Code (LDC) to **reduce the required rear yard setback from 25 feet to 15 feet**, to allow for an approximately 1,092 sf addition to the rear of the existing structure. The property is located at **928 Sycamore Street**. The zoning on the property is **Redevelopment Midtown - Residential Preservation (RDM-6)**, and the Future Land Use (FLU) on the property is **Level 2 Residential**.

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, September 16, 2021, at 1:00 PM in the City Commission Chambers.**

BOARD OF ADJUSTMENT  
MINUTES OF  
REGULAR MEETING  
June 17, 2021

The regular meeting of the City of Daytona Beach Board of Adjustment was held on Thursday, June 17, 2021 at 1:00 p.m. in City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Board members present were as follows:

Mr. Trey Harshaw, Chair  
Ms. Maja Sander Bowler  
Mr. Patrick Connors  
Mr. Eddie Gentle  
Mr. John George

Board members absent were:

Ms. Sharlene Barhoo

Staff members present were as follows:

Ms. Melissa Phillips, Development Review Technician  
Mr. Ben Gross, Deputy City Attorney  
Ms. Lauren Davis, Planner  
Ms. Becky Groom, Board Secretary

**1. Call to Order**

Mr. Harshaw called the June 17, 2021 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. Harshaw introduced staff members in attendance, as listed above.

**4. Approval of the Minutes**

Ms. Bowler read her comments into the record regarding the discussion of Case BOA2021-002 which was presented at the May 20, 2021 meeting. A copy of Ms. Bowler's written comments are attached to the May 20, 2021 meeting.

**Board Action:**

A motion was made by Ms. Bowler, seconded by Mr. George, to approve the minutes of the May 20, 2021, as amended to include the comments which were read into the record by Ms. Bowler. The motion carried (5-0).

**New Cases:**

**Case A – BOA2021-004 – Variances from Article 4, Section 4.2.B**

A request by TAH2, LLC on behalf of Bacari Cooper (property owner), for a variance from Article 4 (Development Standards), Section 4.2.B of the Land Development Code (LDC) to reduce the required interior side yard setback from 10' to 5' and to reduce the required rear yard setback from 25' to 5', to allow for the development of a 1,877.5 sf single family home. The property is located at 925 Lora Street. The zoning on the property is single family residential (SFR-5), and the Future Land Use (FLU) on the property is Level 1 Residential.

**Applicant Presentation:**

Tom Huger, TAH2 LLC, 928 Sycamore, Daytona Beach, Florida spoke representing the applicant. Mr. Huger stated the hardship is due to the irregular shaped lot which would make it unbuildable as mandated.

Mr. Gentle asked if the proposed home will be similar to the existing homes in the neighborhood.

Mr. Huger stated the proposed structure will conform to the architectural and aesthetic value of the neighborhood.

Mr. Gentle asked if the existing fire hydrant will be moved so more of the land can be utilized.

Mr. Huger stated the fire hydrant is on the far left boundary of the parcel and he will address relocation of the fire hydrant with the city prior to construction.

Mr. George asked if the house to the east of the lot is on the property line.

Mr. Huger stated he did not know but believes that house meets the requirements of the side yard setback.

Mr. Gentle stated this parcel is the only vacant parcel in the development. Mr. Gentle stated he drove by the property and the signs for today's meeting had been removed.

Mr. Huger stated letters were sent to adjacent property owners and the property was posted as is required. Mr. Huger stated copies of the documents relating to the mailing are included in the packet.

Mr. Harshaw asked what should be done since the signs were removed.

Ms. Phillips stated she has photos to indicate the signs were posted on the property.

Mr. Gross stated as long as staff can verify that the property was posted and there is evidence that the mailing occurred, the Board can hear the case; however, the Board could continue the case until the next meeting with the direction that the property be reposted.

Mr. Harshaw stated the notices are mailed to everyone within 150 feet of the property and there are photos indicating the signs were placed on the property. Mr. Harshaw stated he is comfortable that proper notice was given.

Ms. Bowler stated she feels comfortable that proper notice was given.

Mr. Huger stated the notices were sent by registered mail

**Public Comments:**

Denzil Mills, 920 Emma Street, Daytona Beach, Florida stated he has lived in the neighborhood since 1989. Mr. Mills stated his property has already been encroached by a fence but he has left the fence in place. Mr. Mills stated he would prefer that the city maintain the codes in this instance since he does not want to have someone within 5 feet of his property.

Mr. Gross stated Mr. Mills' house is immediately to the north of the house on the corner.

Mr. Connors asked if the house to the south of Mr. Mills is occupied by the owners or tenants.

Mr. Mills stated the original owner passed away and he does not know the current owner.

Mr. Harshaw asked Mr. Mills the square footage of his home.

Mr. Mills stated he did not know but indicated it is a 3 bedroom home.

Mr. Harshaw stated he did not know how else the proposed house could be built without making it incredibly small.

Mr. Gentle stated if the fire hydrant is removed, the footprint of the house could be changed.

Mr. Connors asked if the house could be two-story to avoid having the house up against the property line. Mr. Connors stated there is concern that the people residing in the homes may not be the owners.

Ms. Phillips stated the mailing is sent to the property owner's address according to the Property Appraiser, not the physical location of the property, and the mailing list is included as part of the packet.

Ms. Bowler stated she looked to see if the house could be situated differently on the property and stated the neighboring driveway abutting the proposed driveway may be the best use since the houses will be close.

Mr. George asked if the house could be rotated slightly so the side of the house is not directly on the property line. Mr. George stated his concern is for the neighbor on the east side of the lot and suggested possibly a smaller house could be built.

Mr. Huger stated that could be done but it would still require a variance.

Mr. Harshaw stated it appears the Board is concerned about the house being so close to the adjacent neighbor.

Mr. Huger asked if Mr. Mills could state what his hardship would be if the house is built as requested.

Mr. Harshaw stated the hardship for Mr. Huger is that there is an irregular shaped lot. Mr. Harshaw stated the hardship for the neighboring properties is that there are Codes in place that require houses not to be built directly abutting each other. Mr. Harshaw stated he is concerned about the impact on neighbors and the proposed structure is very close to the neighbors. Mr. Harshaw stated Ms. Bowler indicated the houses will be garage to garage which is helpful.

Ms. Bowler stated she feels the house size is reasonable. Ms. Bowler stated the property does have an irregular shape and is not a true four-side lot but other properties in the area seem to have a 5 foot setback as well.

Mr. Gentle stated if the fire hydrant is moved, the house can be shifted.

Mr. Huger stated he does not know how that will change the side yard setback.

Mr. George asked what distance is required on the front.

Ms. Phillips stated 25 or 30 feet based on the width of the land.

Mr. Gross stated the front yard setback would be 30 feet.

Mr. George asked if the Board has the authority to shorten the front yard setback.

Mr. Gross stated if the Board would want to do that, the variance should be re-noticed.

Mr. Harshaw asked how big the garage would be.

Mr. Huger stated 400 s.f.

Mr. Gross asked if the 1877.5 s.f. is living area or total square footage.

Mr. Huger stated 1877.5 is the footprint of the building.

Mr. Harshaw stated with a 400 s.f. garage, 1400 s.f. for a house is very reasonable for this lot.

Mr. Connors asked if the house will be a block house.

Mr. Huger stated yes.

Mr. Connors asked if there is a concern with the Fire Codes with the houses being so close together.

Mr. Gross stated a variance cannot be requested from the Fire Codes.

Ms. Phillips stated many new subdivisions are built with a 5 foot setback.

Mr. Mills stated the Code is in place to prevent future problems with houses that may be built too close together. Mr. Mills stated the impact will not be determined until the structure is built and people actually live there. Mr. Mills stated he feels he is protected by the Code so that does not occur.

Mr. Harshaw stated if the house is smaller, some of the setbacks will still be violated. Mr. Harshaw stated he likes to give people a reasonable use of their land.

Mr. Mills stated he will have to live with whatever the Board decides.

Mr. Connors asked Mr. Gentle if he feels the proposed house will decrease the property values in the area.

Mr. Gentle stated it will not decrease the property values but his concern is lack of parking that will impede traffic flow. Mr. Gentle stated the garage could be put on the other side of the house where the fire hydrant is located.

Mr. Harshaw stated he is concerned about privacy issues and where the bedrooms will be located.

**Board Action:**

A motion was made by Ms. Bowler, seconded by Mr. Connors, to approve Case A – BOA2021-004, 925 Lora Street, as presented. The motion carried 4-1, with Mr. Gentle voting nay.

Mr. Gentle left the meeting at 1:42 p.m.

**Case B – BOA2021-005 – Variances from Article 4, Section 4.2.B**

A request by Cobb Cole, on behalf of Homes Bring Hope, LLC & City of Daytona Beach, for a variance from Article 4 (Development Standards), Section 4.2.B of the Land Development Code (LDC) to reduce the required interior side yard setbacks from 7.5' to 5' to allow for the development of a 1,477sf single family home. The property is located at 540 Spruce Street. The zoning on the property is single family residential (SFR-5) and the Future Land Use (FLU) on the property is Level 1 Residential.

An email was provided from Nika Hosseini, Cobb Cole, requesting that this variance application be withdrawn.

6. **Review of Cases**

Case A was approved (4-1)  
Case B was withdrawn by the applicant.

7. **New Business**

Mr. Gross stated a Vice Chair will need to be voted on by the Board at the next meeting.

Mr. Gross stated the Land Development Code text amendment will be presented to the Planning Board again. Mr. Gross stated the new language will be that 4 members present will constitute a quorum, as it currently exists for other Boards.

Mr. Connors asked about vacancies on the Board.

Harley Davis, Planner, stated she will discuss the vacancies with the City Clerk.

8. **Adjournment**

There being no further business, the meeting was adjourned.

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Trey Harshaw, Chair

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Becky Groom, Board Secretary

# Case A

Agenda Item 5 – Case A

**BOA2021-006**

**Variance from Article 4, Section 4.2.C  
Of the Land Development Code (LDC)**

269 Lexington Drive

Agenda Item 5 – Case A  
**BOA2021-006**  
**Variance from Article 4, Section 4.2.C**  
**Of the Land Development Code (LDC)**  
269 Lexington Drive

**STAFF REPORT**

**DATE:** July 22, 2021

**TO:** Board of Adjustment Members

**FROM** Missy Phillips, Senior Development Review Technician

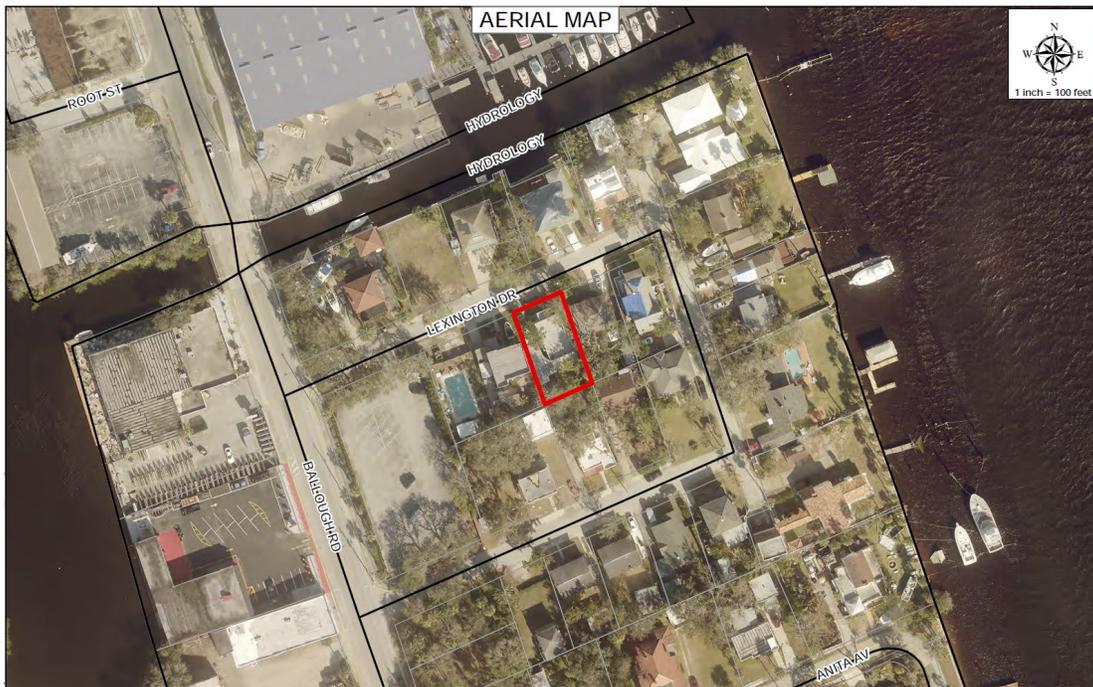
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**VARIANCE REQUEST**

A request by David Betz (property owner), for a variance from Article 4 (Development Standards), Section 4.2.C of the Land Development Code (LDC) to reduce the required interior side yard setback from 7.5 feet to 1.5 feet and to reduce the required spacing from principal building from 5 feet to 2 feet, to allow for the enclosure of the approximately 319sf existing carport and breezeway. The property is located at 269 Lexington Drive. The zoning on the property is Multifamily Residential-12 (MFR-12), and the Future Land Use (FLU) on the property is Level 2 Residential.

**PROPERTY LOCATION**

The subject property is generally located at the midpoint of the block on the south side of Lexington Drive. Lexington Drive is located just west of the Halifax River and just east of Ballough Road.

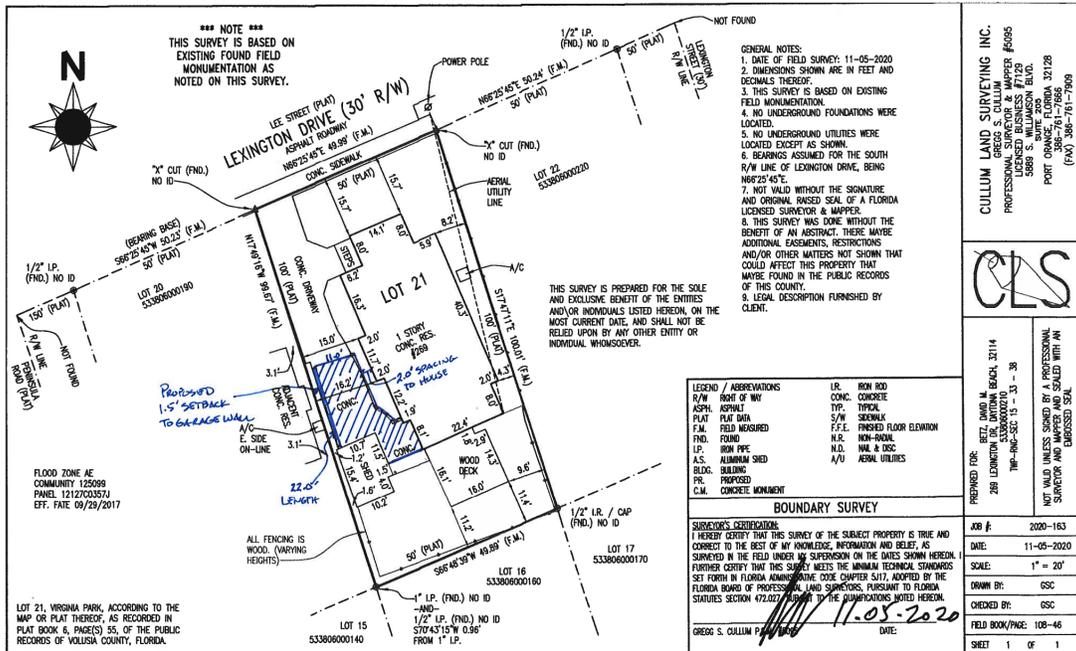


*Aerial View of the Property*

**PROJECT HISTORY AND VARIANCE DESCRIPTION**

The property located at 269 Lexington Drive is currently occupied by the applicant. A review of County records show that this lot is 5,000sf. The existing structure was built in 1926. The structure is a single story, 1,339sf single family home. The property also contains a 164sf shed.

The applicant is requesting a variance from Article 4, Section 4.2.C. of the LDC to reduce the required interior side yard setback from 7.5 feet to 1.5 feet and to reduce the required spacing from principal building from 5 feet to 2 feet, to allow for the enclosure of the approximately 319sf existing carport and breezeway.



*Proposed Survey Submitted by Applicant*

**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 fully developed 50’ wide by 100’ deep lot within the City. This is a normal, average size and shape lot. The home, including the existing shed, carport, and breezeway, totals 1,658sf. The property does not have a garage.

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

Per Plat Book 18 Page 57, this lot #21 was originally plotted exactly as it is currently.

- 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.**

There does not appear to be any extraordinary and exceptional conditions pertaining to the land. The resulting hardship would be that the homeowner would not be able to enclose his covered carport for additional content and vehicle storage.

- 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 enclose his existing covered carport and thereby encroach into the required setbacks of the current Land Development Code.

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

The subject property is currently fully developed without a garage.

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

Yes, the variances are in harmony with the general purpose and intent of the Code.

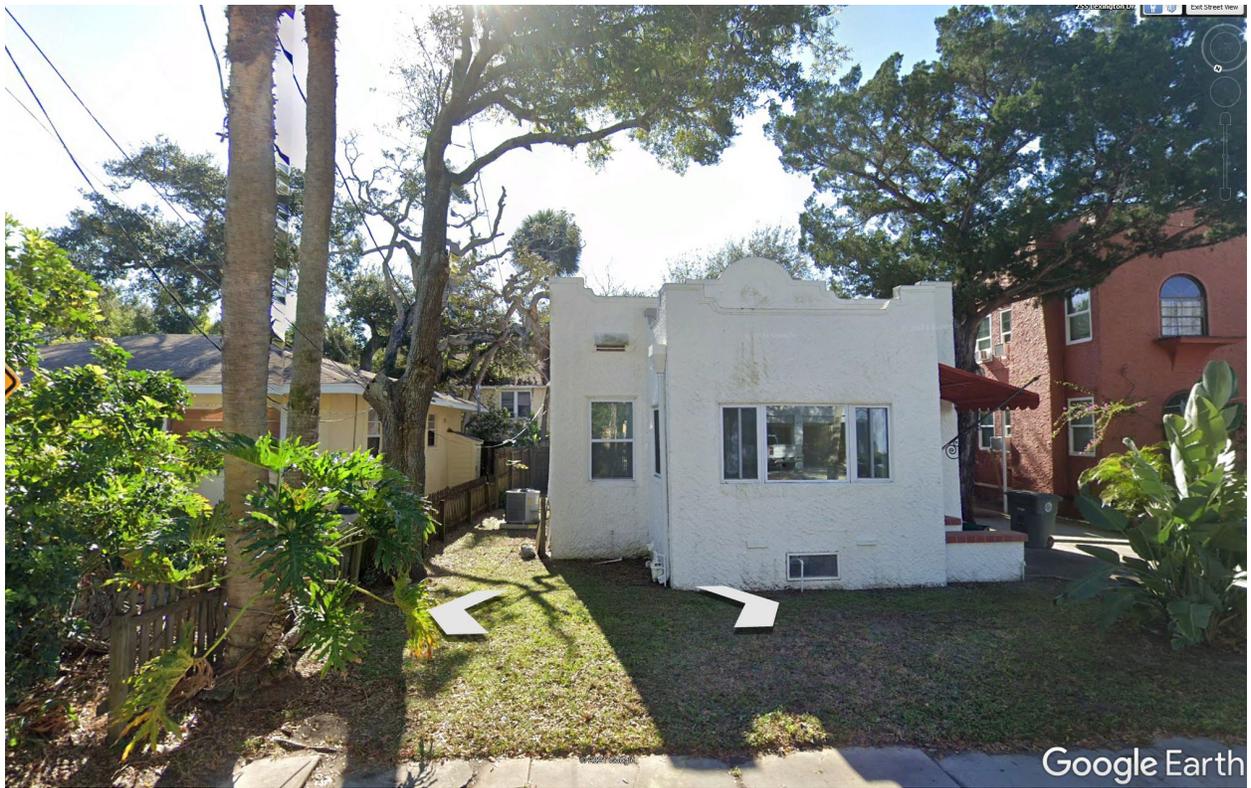
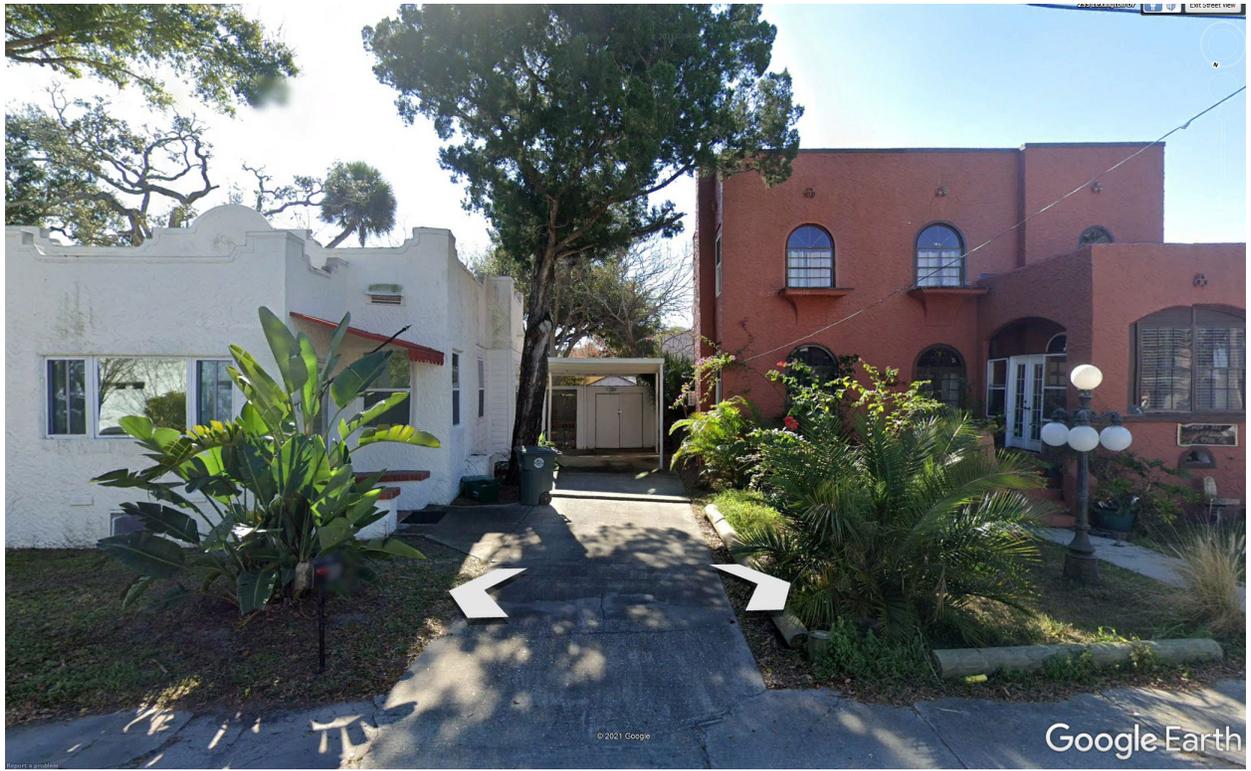
- vii. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.**

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.

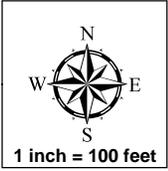
- viii. The Variance is consistent with the comprehensive plan.**

Not Applicable.

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



# LOCATION MAP



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**Case : BOA 2021-006**  
**269 Lexington Drive**  
**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



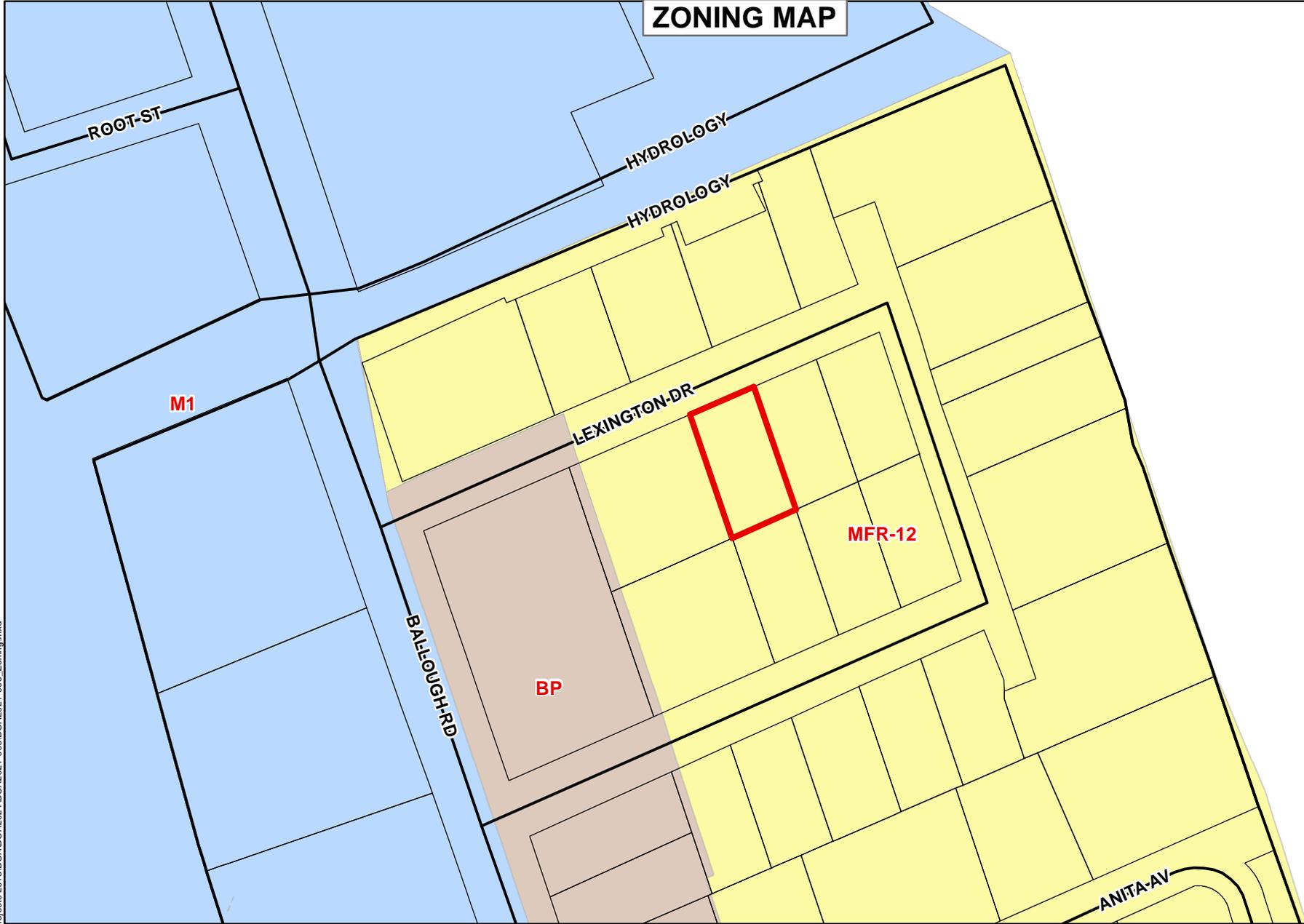
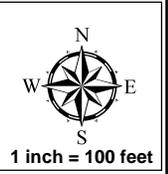
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**Case : BOA 2021-006**  
**269 Lexington Drive**  
**Daytona Beach FL 32114**

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# ZONING MAP



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**Case : BOA 2021-006**  
**269 Lexington Drive**  
**Daytona Beach FL 32114**

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# FUTURE LAND USE MAP

Halifax\_River



1 inch = 100 feet

HI INT MIXED USE

HYDROLOGY

ROOT-ST

MED INT MIXED USE

LEXINGTON-DR

COMM MIXED USE

BALLOUGH-RD

Level 2 Residential

ANITA-AV



**Case : BOA 2021-006**

**269 Lexington Drive  
Daytona Beach FL 32114**

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**THE CITY OF DAYTONA BEACH –2021  
DEVELOPMENT & ADMINISTRATIVE SERVICES  
VARIANCE APPLICATION**  
<http://www.codb.us/>

Application submittals are due by  
Wednesday at noon and should be delivered  
to: The City of Daytona Beach  
Attn: Missy Phillips, Permits &  
Licensing, 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 Missy Phillips, Sr. Development Review Technician, at 386.671.8328 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               |                                     | LDC Text Amendment                     |                                     | Planned Development Rezoning*    |                          |                |                          |         |                          |             |
| Special Use*                  |                                     | Minor Preliminary Plat                 |                                     | Planned Development Amendment    |                          |                |                          |         |                          |             |
| Public Use*                   |                                     | Major Preliminary Plat*                |                                     | Large Scale Comp Plan Amendment* |                          |                |                          |         |                          |             |
| Temporary Use (Special Event) |                                     | Final Plat                             |                                     | Small Scale Comp Plan Amendment* |                          |                |                          |         |                          |             |
| Annexation-Voluntary          |                                     | ROW Vacation                           |                                     | Excess Boat Slip Allocation      |                          |                |                          |         |                          |             |
| Semipublic Use*               |                                     | Certificate of Appropriateness, Major* |                                     | Other (Please Describe):         |                          |                |                          |         |                          |             |
| Easement Vacation             |                                     | Historic Overlay Amendment*            |                                     |                                  |                          |                |                          |         |                          |             |
| In a Redevelopment Area?      | <input type="checkbox"/>            | Balough 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):** SECTION 4.2.C OF ARTICLE 4

TO REDUCE THE SIDE YARD SETBACK FROM 7.5 TO 1.5' AND TO REDUCE THE SPACING FROM PRINCIPAL BUILDING FROM 5' TO 2'; APPROVING THE ENCLOSURE OF EXISTING CARPORT & BREEZEWAY FOR GARAGE.

**SITE & APPLICANT INFORMATION:** All information must be completed

|  |                     |                  |               |                           |                         |        |   |   |   |   |   |   |   |   |   |
|--|---------------------|------------------|---------------|---------------------------|-------------------------|--------|---|---|---|---|---|---|---|---|---|
| Project Name:  | CARPORT ENCLOSURE   |                  |               |                           |                         |        |   |   |   |   |   |   |   |   |   |
| 12 Digit Short Tax Parcel ID#:                                     | 5                   | 3                | 3             | 8                         | -                       | 0      | 6 | - | 0 | 0 | - | 0 | 2 | 1 | 0 |
| Street Address   | 269 LEXINGTON DRIVE |                  |               |                           |                         |        |   |   |   |   |   |   |   |   |   |
| <b>SITE INFORMATION:</b>   | <b>Existing:</b>    | <b>Proposed:</b> |               | <b>Abutting Property:</b> |                         |        |   |   |   |   |   |   |   |   |   |
| Future Land Use Designation:                                       | SF                  | SF               | SF            | SF                        | SF                      | SF     |   |   |   |   |   |   |   |   |   |
| Zoning Designation:  | MFR-12              | MFR-12           | MFR-12        | MFR-12                    | MFR-12                  | MFR-12 |   |   |   |   |   |   |   |   |   |
| Gross Sq. Ft. Floor Area:  | 1678.6 SQ FT        |                  | 1678.6 SQ FT. |                           |                         |        |   |   |   |   |   |   |   |   |   |
| Acres of Parcel(s):  | 520 SQ FT           |                  | 520 SQ FT.    |                           |                         |        |   |   |   |   |   |   |   |   |   |
| <b>Property Owner (Provide Proof of Ownership)</b>                 |                     |                  |               |                           |                         |        |   |   |   |   |   |   |   |   |   |
| Company/Contact Name:  | DAVID BETZ          |                  |               | Phone:                    | 614-202-0235            |        |   |   |   |   |   |   |   |   |   |
| Street Address:  | 269 LEXINGTON DR.   |                  |               | E-mail:                   | davidbetzaicp@yahoo.com |        |   |   |   |   |   |   |   |   |   |
| City & State:  | DAYTONA BEACH, FL   |                  |               | Zip:                      | 32114                   |        |   |   |   |   |   |   |   |   |   |
| <b>Lead Designer, if any (Provide Owner Authorization Form)</b>    |                     |                  |               |                           |                         |        |   |   |   |   |   |   |   |   |   |
| Company/Contact Name:  | SELF                |                  |               | Phone:                    |                         |        |   |   |   |   |   |   |   |   |   |
| Street Address:  |                     |                  |               | E-mail:                   |                         |        |   |   |   |   |   |   |   |   |   |
| City & State:  |                     |                  |               | Zip:                      |                         |        |   |   |   |   |   |   |   |   |   |
| <b>Authorized Agent, if any (Provide Owner Authorization Form)</b> |                     |                  |               |                           |                         |        |   |   |   |   |   |   |   |   |   |
| Company/Contact Name:  | SELF                |                  |               | Phone:                    |                         |        |   |   |   |   |   |   |   |   |   |
| Street Address:  |                     |                  |               | E-mail:                   |                         |        |   |   |   |   |   |   |   |   |   |
| City & State:  |                     |                  |               | Zip:                      |                         |        |   |   |   |   |   |   |   |   |   |

|                             |               |                           |
|-----------------------------|---------------|---------------------------|
| <b>Applicant Signature:</b> |               | <b>DATE:</b><br>2/19/2021 |
| <b>Print Name:</b>          | DAVID M. BETZ |                           |



**Volusia County Property Appraiser**  
 123 W. Indiana Ave., Rm. 102  
 DeLand, FL. 32720  
 Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

**Property Summary**

**Alternate Key:** 3481500  
**Parcel ID:** 533806000210  
**Township-Range-Section:** 15 - 33 - 38  
**Subdivision-Block-Lot:** 06 - 00 - 0210  
**Business Name:**  
**Owner(s):** BETZ DAVID M - FS - Fee Simple - 100  
**Mailing Address On File:** 2469 REGINALD CT  
 POWELL OH 43065  
**Physical Address:** 269 LEXINGTON DR, DAYTONA BEACH 32114  
**Building Count:** 1  
**Neighborhood:** 2280 - ANITA/BOWMAN/LEXINGTON/RIO VISTA D.B.  
[Neighborhood Sales](#)  
**Subdivision Name:** VIRGINIA PARK  
**Property Use:** 0100 - SINGLE FAMILY  
**Tax District:** 204-DAYTONA BEACH  
**2020 Certified Millage Rate:** 19.3569  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Legal 1:** LOT 21 VIRGINIA PARK KINGSTON MB 6 PG 55 PER OR 3231 PG 0249  
**Legal 2:** PER OR 6566 PG 3686 PER OR 7461 PG 2244 PER OR 7787 PG 4425  
**Legal 3:** PER OR 7845 PG 4538

**Property Values**

| Tax Year:                 | 2021 Working           | 2020 Final             | 2019 Final             |
|---------------------------|------------------------|------------------------|------------------------|
| <b>Valuation Method:</b>  | 1-Market Oriented Cost | 1-Market Oriented Cost | 1-Market Oriented Cost |
| <b>Improvement Value:</b> | \$136,298              | \$95,976               | \$91,216               |
| <b>Land Value:</b>        | \$20,000               | \$13,750               | \$13,750               |
| <b>Just/Market Value:</b> | \$156,298              | \$109,726              | \$104,966              |

**Tax Roll Values by Taxing Authority**

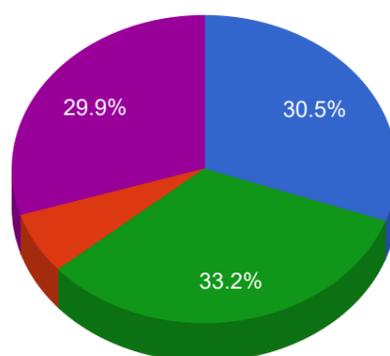
Values shown below are the 2021 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2020 CERTIFIED MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

| Tax Authority                              | Just/Market Value | Assessed Value | Ex/10CAP | Taxable Value | Millage Rate | Estimated Taxes |
|--|-------------------|----------------|----------|---------------|--------------|-----------------|
| ● 0017 CAPITAL IMPROVEMENT                 | \$156,298         | \$156,298      | \$0      | \$156,298     | 1.5000       | \$234.45        |
| ● 0012 DISCRETIONARY                       | \$156,298         | \$156,298      | \$0      | \$156,298     | 0.7480       | \$116.91        |
| ● 0011 REQ LOCAL EFFORT                    | \$156,298         | \$156,298      | \$0      | \$156,298     | 3.6590       | \$571.89        |
| ● 0050 GENERAL FUND                        | \$156,298         | \$156,298      | \$0      | \$156,298     | 5.4500       | \$851.82        |
| ● 0055 LIBRARY                             | \$156,298         | \$156,298      | \$0      | \$156,298     | 0.5174       | \$80.87         |
| ● 0520 MOSQUITO CONTROL                    | \$156,298         | \$156,298      | \$0      | \$156,298     | 0.1781       | \$27.84         |
| ● 0530 PONCE INLET PORT AUTHORITY          | \$156,298         | \$156,298      | \$0      | \$156,298     | 0.0880       | \$13.75         |
| ● 0058 VOLUSIA ECHO                        | \$156,298         | \$156,298      | \$0      | \$156,298     | 0.0000       | \$0.00          |
| ● 0057 VOLUSIA FOREVER                     | \$156,298         | \$156,298      | \$0      | \$156,298     | 0.1052       | \$16.44         |
| ● 0059 VOLUSIA FOREVER I&S 2005            | \$156,298         | \$156,298      | \$0      | \$156,298     | 0.0783       | \$12.24         |
| ● 0065 FLORIDA INLAND NAVIGATION DISTRICT  | \$156,298         | \$156,298      | \$0      | \$156,298     | 0.0320       | \$5.00          |
| ● 0100 HALIFAX HOSPITAL AUTHORITY          | \$156,298         | \$156,298      | \$0      | \$156,298     | 0.9879       | \$154.41        |
| ● 0060 ST JOHN'S WATER MANAGEMENT DISTRICT | \$156,298         | \$156,298      | \$0      | \$156,298     | 0.2287       | \$35.75         |
| ● 0210 DAYTONA BEACH                       | \$156,298         | \$156,298      | \$0      | \$156,298     | 5.5300       | \$864.33        |
| ● 0211 DAYTONA BEACH I&S 2004              | \$156,298         | \$156,298      | \$0      | \$156,298     | 0.2543       | \$39.75         |
|  |                   |                |          |               | 19.3569      | \$3,025.44      |

**Non-Ad Valorem Assessments**

| Project | #Units | Rate | Amount |   |
|---------|--------|------|--------|---|
|         |        |      |        | Estimated Ad Valorem Tax: \$3,025.44                |
|         |        |      |        | Estimated Non-Ad Valorem Tax: \$0.00                |
|         |        |      |        | <b>Estimated Taxes: \$3,025.44</b>                  |
|         |        |      |        | Estimated Tax Amount without SOH/10CAP ⓘ \$3,025.44 |

**Where your tax dollars are going:**



- School
- County
- Other
- Municipality

Previous Years Certified Tax Roll Values

| Year | Land Value | Impr Value | Just Value | Non-Sch Assd | County Exemptions | County Taxable | HX Savings |
|------|------------|------------|------------|--------------|-------------------|----------------|------------|
| 2020 | \$13,750   | \$95,976   | \$109,726  | \$109,726    | \$0               | \$109,726      | \$0        |
| 2019 | \$13,750   | \$91,216   | \$104,966  | \$104,966    | \$0               | \$104,966      | \$0        |
| 2018 | \$13,750   | \$90,469   | \$104,219  | \$104,219    | \$0               | \$104,219      | \$0        |
| 2017 | \$13,750   | \$37,607   | \$51,357   | \$44,045     | \$0               | \$44,045       | \$0        |
| 2016 | \$13,750   | \$35,260   | \$49,010   | \$40,041     | \$0               | \$40,041       | \$0        |
| 2015 | \$13,750   | \$33,174   | \$46,924   | \$36,401     | \$0               | \$36,401       | \$0        |
| 2014 | \$9,500    | \$23,592   | \$33,092   | \$33,092     | \$0               | \$33,092       | \$0        |
| 2013 | \$9,500    | \$21,198   | \$30,698   | \$30,698     | \$0               | \$30,698       | \$0        |
| 2012 | \$11,250   | \$19,774   | \$31,024   | \$31,024     | \$0               | \$31,024       | \$0        |

Land Data

| #                        | Land Use                 | Type         | Units | Acres | Sq Feet | FF   | Depth | Rate | Just Value |
|--------------------------|--------------------------|--------------|-------|-------|---------|------|-------|------|------------|
| 1                        | 0101-IMP PVD THRU .49 AC | F-FRONT FOOT |       |       |         | 50.0 | 100   | 400  | \$20,000   |
| <b>Total Land Value:</b> |                          |              |       |       |         |      |       |      | \$20,000   |

Building(s) - Residential

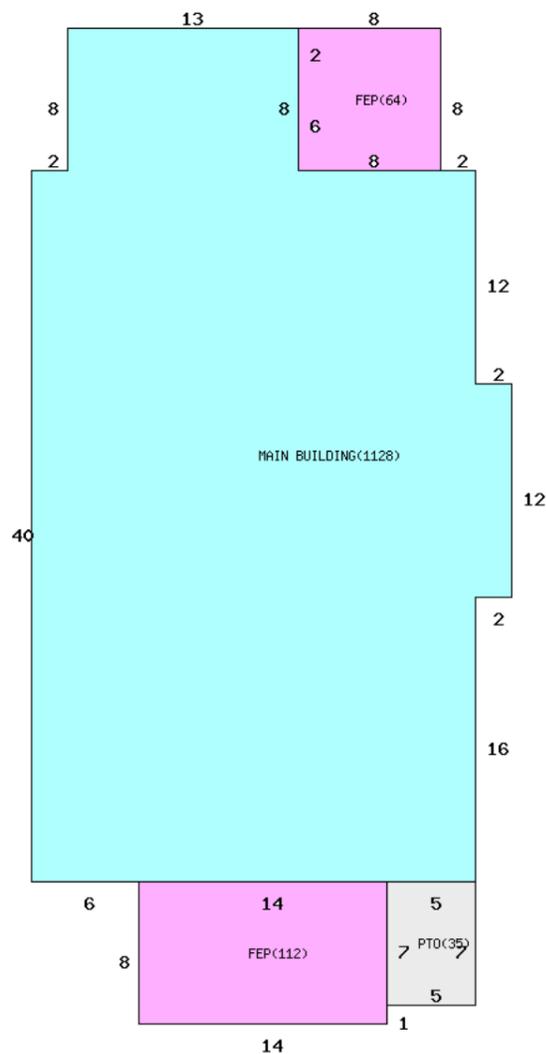
Card (Bldg) #: 1

|                     |                      |                       |                        |                         |   |
|---------------------|----------------------|-----------------------|------------------------|-------------------------|---|
| <b>Style:</b>       | AR - ART DECO        | <b># Stories:</b>     | 1                      | <b>2 Fixture Baths:</b> |   |
| <b>Description:</b> | R1 - Single Family   | <b># Bedrooms:</b>    | 3                      | <b>3 Fixture Baths:</b> | 2 |
| <b>Quality Grd:</b> | 300                  | <b>Floor Type:</b>    | 20 - COMBINATION       | <b>4 Fixture Baths:</b> | 0 |
| <b>Arch Design:</b> |                      | <b>Wall Type:</b>     | 3 - PLASTER            | <b>5 Fixture Baths:</b> | 0 |
| <b>Year Built:</b>  | 1926                 | <b>Exterior Wall:</b> | 16 - WOOD FRAME STUCCO | <b>6 Fixture Baths:</b> | 0 |
| <b>Total SFLA:</b>  | 1,128                | <b>Foundation:</b>    | 2 - CONCRETE BLOCK     | <b>7 Fixture Baths:</b> | 0 |
| <b>HVAC:</b>        | Y - AIR CONDITIONING | <b>Roof Cover:</b>    | 4 - TAR AND GRAVEL     | <b>Add'l Fixtures:</b>  | 0 |
| <b>Heat Method:</b> | 6 - FORCED DUCTED    | <b>Roof Type:</b>     | 01 - FLAT              |                         |   |
| <b>Heat Source:</b> | 1 - ELECTRICITY      | <b>FPL:</b>           | //                     |                         |   |

Total Building Value: \$134,187

Additions to Base Area - Card (Bldg) #: 1

| Description                | Area         | Year Built |
|----------------------------|--------------|------------|
| MAIN BUILDING              | 1128         |            |
| Finished Enclosed Porch    | 64           |            |
| Patio                      | 35           |            |
| Finished Enclosed Porch    | 112          |            |
| <b>Total Building Area</b> | <b>1,339</b> |            |



Miscellaneous Improvement(s)

| #                                 | Type                       | Year | Area | Units | L x W   | Depreciated Value |
|-----------------------------------|----------------------------|------|------|-------|---------|-------------------|
| 1                                 | CPR-CARPORT RESIDENTIAL    | 1946 | 231  | 1     | 11 x 21 | \$407             |
| 2                                 | USW-STORAGE BUILDING WOOD  | 1980 | 152  | 1     |         | \$166             |
| 3                                 | UOP-PORCH, OPEN UNFINISHED | 1980 | 96   | 1     |         | \$256             |
| 4                                 | DEC-DECK WOOD              | 1980 | 480  | 1     | 16 x 30 | \$1,282           |
| <b>Total Miscellaneous Value:</b> |                            |      |      |       |         | \$2,111           |

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

| Book/Page   | Instrument No.             | Sale Date  | Deed Type          | Qualified/Unqualified | Vacant/Improved | Sale Price |
|-------------|----------------------------|------------|--------------------|-----------------------|-----------------|------------|
| 7845 / 4538 | <a href="#">2020078389</a> | 04/17/2020 | WD-WARRANTY DEED   | QUALIFIED             | IMPROVED        | \$198,000  |
| 7787 / 4425 | <a href="#">2019245980</a> | 10/08/2019 | QC-QUIT CLAIM DEED | UNQUALIFIED           | IMPROVED        | \$100      |
| 7461 / 2244 | <a href="#">2017202841</a> | 10/10/2017 | WD-WARRANTY DEED   | QUALIFIED             | IMPROVED        | \$123,000  |
| 6566 / 3686 | <a href="#">2011030033</a> | 02/17/2011 | WD-WARRANTY DEED   | QUALIFIED             | IMPROVED        | \$35,000   |
| 3231 / 0249 | <a href="#">1988155096</a> | 12/15/1988 | WD-WARRANTY DEED   | UNQUALIFIED           | IMPROVED        | \$38,000   |
| 2382 / 0095 |                            | 08/15/1982 | WD-WARRANTY DEED   | UNQUALIFIED           | IMPROVED        | \$28,000   |
| 2060 / 0606 |                            | 03/15/1979 | WD-WARRANTY DEED   | UNQUALIFIED           | IMPROVED        | \$22,000   |
| 1018 / 0262 |                            | 10/15/1978 | WD-WARRANTY DEED   | UNQUALIFIED           | IMPROVED        | \$15,000   |

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

| Legal Description  | Millage Group | Township-Range-Section | Subdivision-Block-Lot | Date Created |
|--|---------------|------------------------|-----------------------|--------------|
| LOT 21 VIRGINIA PARK KINGSTON MB 6 PG 55 PER OR 3231 PG<br>0249 PER OR 6566 PG 3686 PER OR 7461 PG 2244 PER OR 7787 PG<br>4425 PER OR 7845 PG 4538 | 204           | 15 - 33 - 38           | 06 - 00 - 0210        | 29-DEC-81    |

### Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please [contact the building department of the tax district](#) in which the property is located.

| Date       | Number    | Description                | Amount  |
|------------|-----------|----------------------------|---------|
| 09/25/2013 | R1309-121 | EXTEND EXIST 40 INCH BLOCK | \$8,900 |

## 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.

The property is Lot 21 of the Virginia Park subdivision, which was platted in 1923. It is an interior lot to that subdivision and one of the smallest as compared to the adjacent lot to the west and across the street. The home was built in 1927, and as such has very small closets and little storage. Due to the width of the existing lot and location of the house on the lot, a modern addition of a one car garage would still require a variance. Adding a new garage and attaching to the home also would remove natural light from the interior to at least the kitchen and dining room of the dwelling. Therefore, the narrowness of the lot very much restricts the placement of any garage addition without the approval of a variance. This situation creates a practical difficulty in achieving a reasonable property owner expectation, and a practical difficulty, to provide a modern amenity afforded to other homes in the neighborhood due to the small lot design of the subdivision, placement of the home on the lot, and location of existing accessory structures.

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

The existing platted lot being only 50 feet wide and the location of the existing single-family home greatly restricts the ability to build a garage to meet the setback requirement. There is

also the placement of an existing carport, that with additional structural work can be easily enclosed to create a single car garage. This situation creates a practical difficulty in achieving a reasonable property owner expectation to provide a modern amenity afforded to other homes in the neighborhood due to the small lot design of the subdivision, placement of the home on the lot, and location of existing accessory structures.

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.

There is no other option that is a reasonable expectation that can be done to create a garage on the premises. Even with the unreasonable option of removing the existing carport and sheds, a variance would still be required for approval of a garage on the property. With the approval of this variance proposal, the property owner is afforded a reasonable option to create a garage storage space for personal property and vehicle, and to overcome the practical difficulty that currently exists. Also, the applicant believes that the zoning code and category in which the property sits does not provide for good options for owners of small lots within this district.

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

The answer is yes. Utilizing the existing carport to create garage space, allows for the minimum variance to be granted.

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

The approval of this variance proposal is in harmony with the general purpose and intent of this Code and does preserve its spirit. The applicant will be designing the exterior of the garage to be in harmony with the exterior of the home and the general architecture of the neighborhood. The proposal will be an improvement to the property and is a continuation of the improvement of the neighborhood as identified in several plans for the area. Also, the proposed variance is the only variance required for this proposal.

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.

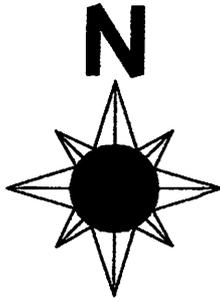
The approval of this variance will be a positive for the neighborhood, increase property values, will not be injurious to the neighboring properties, or be detrimental to the public welfare. No additional public services will be required once the improvement is completed.

viii. The Variance is consistent with the Comprehensive Plan.

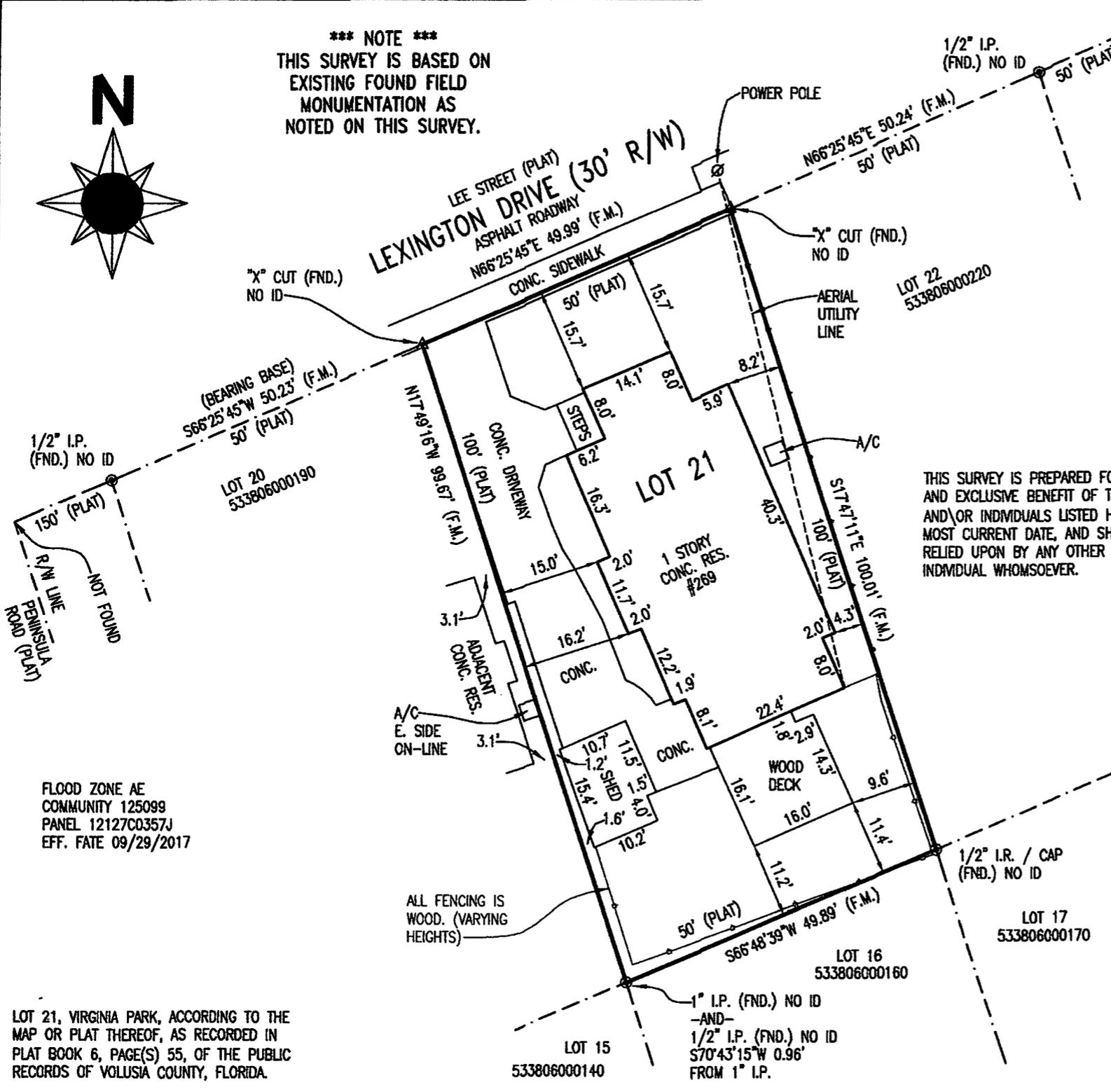
This variance application is compliant with the Comprehensive Plan in that it is allowing for further improvement to the existing historic Lexington Drive area near the Ballough Road Redevelopment Area. This residential area is slated to remain and the City work with the owners for further improvement of this area, preserving and improving the area through physical improvements to the properties.

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.

The approval of this variance will not give any special privilege to this property owner due to the practical difficulty that exists on this property as described herein with this application.



\*\*\* NOTE \*\*\*  
THIS SURVEY IS BASED ON  
EXISTING FOUND FIELD  
MONUMENTATION AS  
NOTED ON THIS SURVEY.



- GENERAL NOTES:
1. DATE OF FIELD SURVEY: 11-05-2020
  2. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
  3. THIS SURVEY IS BASED ON EXISTING FIELD MONUMENTATION.
  4. NO UNDERGROUND FOUNDATIONS WERE LOCATED.
  5. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
  6. BEARINGS ASSUMED FOR THE SOUTH R/W LINE OF LEXINGTON DRIVE, BEING N66°25'45"E.
  7. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
  8. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT. THERE MAYBE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN THAT COULD AFFECT THIS PROPERTY THAT MAYBE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  9. LEGAL DESCRIPTION FURNISHED BY CLIENT.

THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED HEREON, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

| LEGEND / ABBREVIATIONS |                   | I.R. IRON ROD |                          |
|------------------------|-------------------|---------------|--------------------------|
| R/W                    | RIGHT OF WAY      | CONC.         | CONCRETE                 |
| ASPH.                  | ASPHALT           | TYP.          | TYPICAL                  |
| PLAT                   | PLAT DATA         | S/W           | SIDEWALK                 |
| F.M.                   | FIELD MEASURED    | F.F.E.        | FINISHED FLOOR ELEVATION |
| FND.                   | FOUND             | N.R.          | NON-RADIAL               |
| I.P.                   | IRON PIPE         | N.D.          | NAIL & DISC              |
| A.S.                   | ALUMINUM SHED     | A/U           | AERIAL UTILITIES         |
| BLDG.                  | BUILDING          |               |                          |
| PR.                    | PROPOSED          |               |                          |
| C.M.                   | CONCRETE MONUMENT |               |                          |

**BOUNDARY SURVEY**

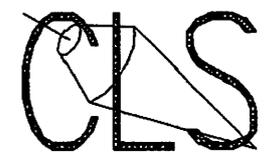
**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATES SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

GREGG S. CULLUM  
DATE: 11-05-2020

FLOOD ZONE AE  
COMMUNITY 125099  
PANEL 12127C0357J  
EFF. FATE 09/29/2017

LOT 21, VIRGINIA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 55, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

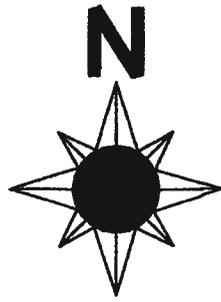
**CULLUM LAND SURVEYING INC.**  
GREGG S. CULLUM  
PROFESSIONAL SURVEYOR & MAPPER #5095  
LICENSED BUSINESS #7129  
5889 S. WILLIAMSON BLVD.  
SUITE 209  
PORT ORANGE, FLORIDA 32128  
386-761-7666  
(FAX) 386-761-7909



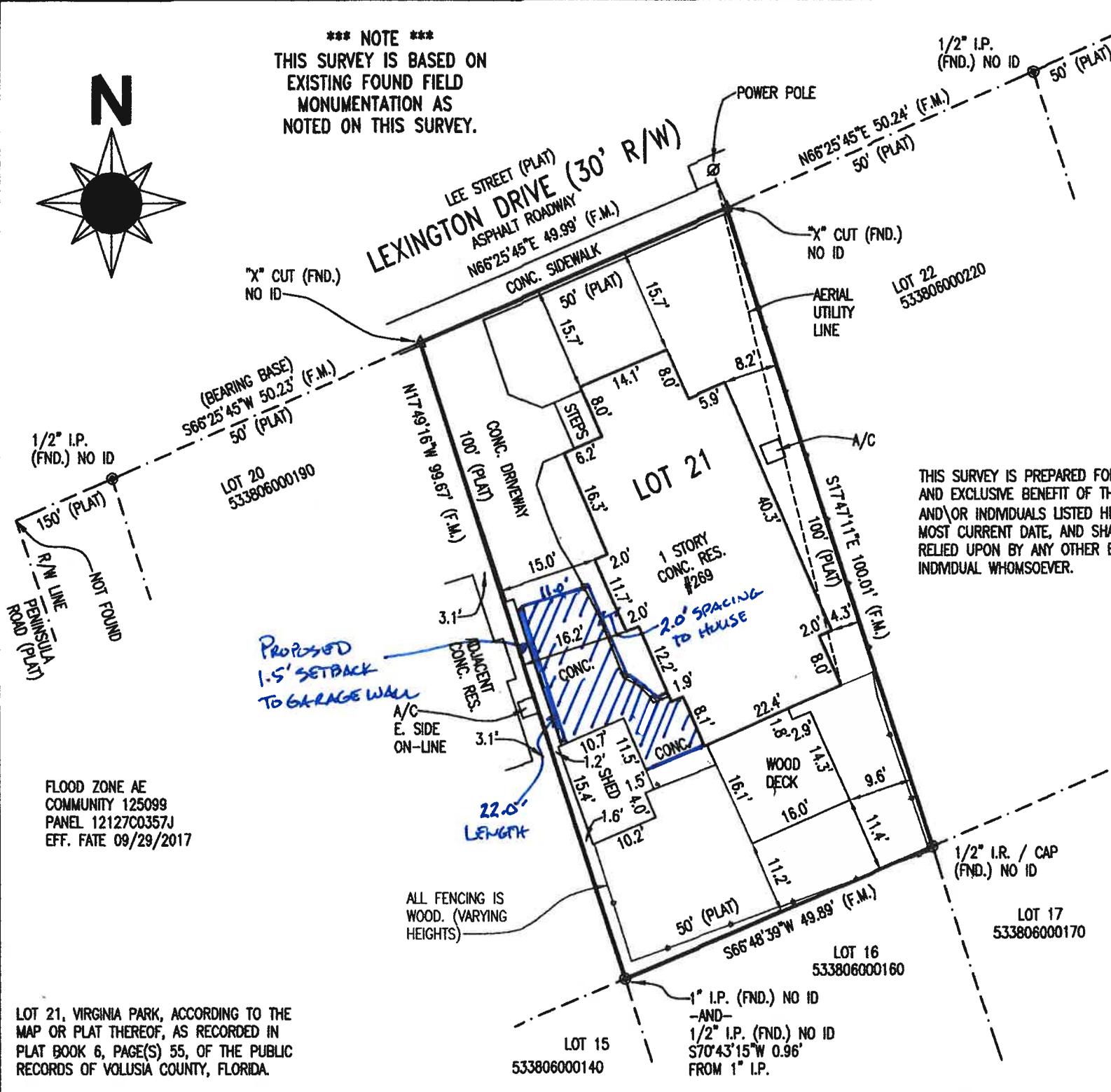
PREPARED FOR:  
BETZ, DAVID M. DAYTONA BEACH, 32114  
289 LEXINGTON DR. DAYTONA BEACH, 32114  
533806000210  
TWP-RNG-SEC 15 - 33 - 38

NOT VALID UNLESS SIGNED BY A PROFESSIONAL SURVEYOR AND MAPPER AND SEALED WITH AN EMBOSSED SEAL

|                  |            |
|------------------|------------|
| JOB #:           | 2020-163   |
| DATE:            | 11-05-2020 |
| SCALE:           | 1" = 20'   |
| DRAWN BY:        | GSC        |
| CHECKED BY:      | GSC        |
| FIELD BOOK/PAGE: | 108-46     |
| SHEET            | 1 OF 1     |



\*\*\* NOTE \*\*\*  
THIS SURVEY IS BASED ON  
EXISTING FOUND FIELD  
MONUMENTATION AS  
NOTED ON THIS SURVEY.



- GENERAL NOTES:
1. DATE OF FIELD SURVEY: 11-05-2020
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  9. LEGAL DESCRIPTION FURNISHED BY CLIENT.

THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED HEREON, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

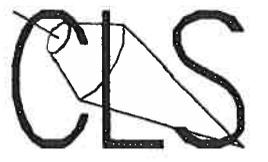
| LEGEND / ABBREVIATIONS |                   | I.R. IRON ROD |                          |
|------------------------|-------------------|---------------|--------------------------|
| R/W                    | RIGHT OF WAY      | CONC.         | CONCRETE                 |
| ASPH.                  | ASPHALT           | TYP.          | TYPICAL                  |
| PLAT                   | PLAT DATA         | S/W           | SIDEWALK                 |
| F.M.                   | FIELD MEASURED    | F.F.E.        | FINISHED FLOOR ELEVATION |
| FND.                   | FOUND             | N.R.          | NON-RADIAL               |
| I.P.                   | IRON PIPE         | N.D.          | NAIL & DISC              |
| A.S.                   | ALUMINUM SHED     | A/U           | AERIAL UTILITIES         |
| BLDG.                  | BUILDING          |               |                          |
| PR.                    | PROPOSED          |               |                          |
| C.M.                   | CONCRETE MONUMENT |               |                          |

**BOUNDARY SURVEY**

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATES SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

GREGG S. CULLUM [Signature] DATE: 11-05-2020

**CULLUM LAND SURVEYING INC.**  
GREGG S. CULLUM  
PROFESSIONAL SURVEYOR & MAPPER #5095  
LICENSED BUSINESS #7129  
5889 S. WILLIAMSON BLVD.  
SUITE 205  
PORT ORANGE, FLORIDA 32128  
386-761-7666  
(FAX) 386-761-7909



PREPARED FOR:  
BETZ, DAVID M.  
268 LEXINGTON DR, DAYTONA BEACH, 32114  
533806000210  
TWP-RNG-SEC 15 - 33 - 38

NOT VALID UNLESS SIGNED BY A PROFESSIONAL SURVEYOR AND MAPPER AND SEALED WITH AN EMBOSSED SEAL

|                  |            |
|------------------|------------|
| JOB #:           | 2020-163   |
| DATE:            | 11-05-2020 |
| SCALE:           | 1" = 20'   |
| DRAWN BY:        | GSC        |
| CHECKED BY:      | GSC        |
| FIELD BOOK/PAGE: | 108-46     |
| SHEET            | 1 OF 1     |

FLOOD ZONE AE  
COMMUNITY 125099  
PANEL 12127C0357J  
EFF. FATE 09/29/2017

LOT 21, VIRGINIA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 55, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



Property Appraiser  
Larry Bartlett

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

s21035

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

12 day of July A.D. 2021

Larry Bartlett, Property Appraiser

By:   
Chief Deputy Property Appraiser

Parcel Number of Subject Property: ~~5338-05-00-0210~~ - 150' Radius - David M. Betz - Certified

| PID          | OWNER1                      | ADDR1                     | MAILCITY         | MAILSTATE | MAILZIP |
|--------------|-----------------------------|---------------------------|------------------|-----------|---------|
| 533806000030 | DAYTONA BEACH SMI LLC       | 17330 PRESTON RD STE 220A | DALLAS           | TX        | 75252   |
| 533806000070 | VASILIU FLORENTIN           | 284 LEXINGTON DR          | DAYTONA BEACH    | FL        | 32114   |
| 533806000090 | ST JOHNS REVOC LIVING TRUST | 101 UNIVERSITY BLVD       | DAYTONA BEACH    | FL        | 32118   |
| 533806000100 | KANE DONALD                 | 101 UNIVERSITY BLVD       | DAYTONA BEACH    | FL        | 32118   |
| 533806000110 | KANE DONALD                 | 101 UNIVERSITY BLVD       | DAYTONA BEACH    | FL        | 32118   |
| 533806000120 | FULLER ANNA M               | 3185 VANATTA RD           | CENTERBURG       | OH        | 43011   |
| 533806000140 | ST JOHNS REVOC LIVING TRUST | 101 UNIVERSITY BLVD       | DAYTONA BEACH    | FL        | 32118   |
| 533806000160 | KANE DONALD R               | 101 UNIVERSITY BLVD       | DAYTONA BEACH    | FL        | 32118   |
| 533806000170 | MORTON LAURICE              | 220 LEXINGTON DR          | DAYTONA BEACH    | FL        | 32114   |
| 533806000180 | RILEY-WALDO CARLA J         | 240 LEXINGTON DR          | DAYTONA BEACH    | FL        | 32114   |
| 533806000190 | YOUNG RANDY L EST           | 273 LEXINGTON DR          | DAYTONA BEACH    | FL        | 32114   |
| 533806000210 | BETZ DAVID M                | 2469 REGINALD CT          | POWELL           | OH        | 43065   |
| 533806000220 | SIMPSON JO ANN TR           | 265 LEXINGTON DR          | DAYTONA BEACH    | FL        | 32114   |
| 533806000230 | SOVALL MANAGEMENT GROUP LLC | 10906 WILLOW RIDGE LOOP   | ORLANDO          | FL        | 32825   |
| 533806000240 | KIEFFER RANDY               | 274 LEXINGTON DR          | DAYTONA BEACH    | FL        | 32114   |
| 533806000270 | MATUSZCZAK ROBERT           | 266 LEXINGTON DR          | DAYTONA BEACH    | FL        | 32114   |
| 533806000280 | MATUSZCZAK ROBERT J         | 266 LEXINGTON DR          | DAYTONA BEACH    | FL        | 32114   |
| 533806000310 | TJARKS JUSTIN W             | 239 LEXINGTON DR          | DAYTONA BEACH    | FL        | 32114   |
| 533806000330 | SHEA STACEY A               | 241 LEXINGTON DR          | DAYTONA BEACH    | FL        | 32114   |
| 533806000340 | TURNER NANCY A MCCANN TR    | 243 LEXINGTON DR          | DAYTONA BEACH    | FL        | 32114   |
| 533806000350 | TJARKS WILLIAM F            | 16056 CHALFONT CT         | DALLAS           | TX        | 75248   |
| 533806000360 | LOOTENS ALAN J              | 6855 ENGRAM RD            | NEW SMYRNA BEACH | FL        | 32169   |
| 533806000130 | HILL JAMES W                | 822 HAMLET ST APT C       | COLUMBUS         | OH        | 43215   |
| 533806000250 | WOOD ERIC P                 | 270 LEXINGTON DR          | DAYTONA BEACH    | FL        | 32114   |

**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 BOA2021-006 Public Hearing Date August 19, 2021

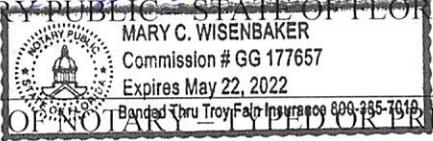
Typed/Printed Name DAVID M. BETZ

Signature (sign after reading) David M. Betz

Address 269 LEXINGTON DR. DAYTONA BEACH, FL. 32114

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 7 day of August, 2021, by David Michael Betz, who is personally known to me or has produced OHED DL  
Exp 02-16-2024

Mary C. Wisenbaker  
NOTARY PUBLIC - STATE OF FLORIDA  
  
NAME OF NOTARY TYPED OR PRINTED  
COMMISSION # \_\_\_\_\_



Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: DAVID BETZ  
269 LEXINGTON DR  
DAYTONA BEACH FL  
32114

To: ERIC WOOD  
270 LEXINGTON DR  
DAYTONA BEACH FL  
32114

PS Form 3817, April 2007 PSN 7530-02-000-9065

POSTAGE PAID  
1.55  
19, 21  
COUNT  
DAYTONA BEACH, FL  
1305M148785-17



Certificate Of Mail

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From: D. BETZ  
269 LEXINGTON DR.  
DAYTONA BEACH FL  
32114

To: JAMES W. HILL  
922 HAMILTON ST. APT. C  
COLUMBUS OH  
43215

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COUNT  
DAYTONA BEACH, FL  
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From: D. BETZ  
269 LEXINGTON DR  
DAYTONA BEACH FL 32114

To: ALAN LUTENS  
6855 ENGRAM RD  
NEW SMYRNA BEACH, FL  
32169

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COUNT  
DAYTONA BEACH, FL  
1305M148785-17



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From: D. BETZ  
269 LEXINGTON DR  
DAYTONA BEACH FL 32114

To: WILLIAM TRUCKS  
16056 CHAUFONT CT  
DALLAS TX 75248

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POSTAGE PAID  
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19, 21  
COUNT  
DAYTONA BEACH, FL  
1305M148785-17



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From: D. BETZ  
269 LEXINGTON DR  
D.B FL 32114

To: NANCY A Mc GOWN TURNER  
243 LEXINGTON DR.  
DAYTONA BEACH FL  
32114

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COUNT  
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From: D. BETZ  
269 LEXINGTON DR  
32114

To: SHELLEY SIMON  
241 LEXINGTON DR.  
DAYTONA BEACH FL  
32114

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From: D. BETZ  
269 LEXINGTON DR  
DAYTONA BEACH FL 32114

To: JUSTIN TRUCKS  
239 LEXINGTON DR  
DAYTONA BEACH FL  
32114

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To pay fee, affix stamps or meter postage here

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COUNT  
DAYTONA BEACH, FL  
1305M148785-17

Postmark Here



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This Certificate of Mailing provides evidence that mail has been presented to USPS® for this form may be used for domestic and international mail.

From: D. BETZ  
269 LEXINGTON DR  
32114

To: St. John's Revoc Living Trust  
101 UNIVERSITY BLVD.  
DAYTONA BEACH FL  
32118

PS Form 3817, April 2007 PSN 7530-02-000-9065

STAGE PAID  
DAYTONA BEACH, FL  
AMOUNT  
\$1.55  
309,21  
3305M148785-17



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From: D. BETZ  
269 LEXINGTON DR  
DAYTONA BEACH FL  
32114

To: ANNA M. FULLER  
3185 VANATTA RD.  
CENTERBURGH OH  
43011

PS Form 3817, April 2007 PSN 7530-02-000-9065

STAGE PAID  
DAYTONA BEACH, FL  
AMOUNT  
\$1.55  
309,21  
3305M148785-17

Postmark Here



Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for this form may be used for domestic and international mail.

From: D. BETZ  
269 LEXINGTON DR  
32114

To: DONALD KANE  
101 UNIVERSITY BLVD  
DAYTONA BEACH FL  
32118

PS Form 3817, April 2007 PSN 7530-02-000-9065

STAGE PAID  
DAYTONA BEACH, FL  
AMOUNT  
\$1.55  
309,21  
3305M148785-17



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From: D. BETZ  
269 LEXINGTON DR  
DAYTONA BEACH FL  
32114

To: DONALD KANE  
101 UNIVERSITY BLVD.  
DAYTONA BEACH FL  
32118

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DAYTONA BEACH FL  
32118

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From: D. BETZ  
269 LEXINGTON DR  
32114

To: FLORENTIN VASILIU  
294 LEXINGTON DR.  
DAYTONA BEACH, FL.  
32114

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AMOUNT  
\$1.55  
309,21  
3305M148785-17

This form may be used for domestic and international mail.

From: D. BETZ  
269 LEXINGTON DR  
32114

To: DAYTONA BEACH SMI LLC  
17330 PRESTON RD SUITE 220  
DALLAS, TX  
75252

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Postmark Here

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From: DAVID BETZ  
269 LEXINGTON DR  
D.B. FL 32114

To: Robert Matuszka  
2616 LEXINGTON  
DAYTONA BEACH, FL  
32114

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DAYTONA BEACH, FL  
AMOUNT  
\$1.55  
309,21  
3305M148785-17

AGE PAID  
BEACH, FL

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48785-17



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From: D. BETZ  
269 LEXINGTON DR  
D.B. FL 32114

To: JO ANN SIMPSON TR  
265 LEXINGTON DR  
DAYTONA BEACH, FL  
32114

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DAYTONA BEACH, FL  
32114  
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From: DAVID BETZ  
269 LEXINGTON DR  
D.B. FL 32114

To: Robert Mitaszcak  
266 LEXINGTON DR  
DAYTONA BEACH FL  
32114

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BEACH, FL

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From: D. BETZ  
269 LEXINGTON DR  
D.B. FL 32114

To: SUNBEL MANAGEMENT CO  
10901 WILLOW RIDGE LANE  
ORLANDO, FL  
32825

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From: D. BETZ  
269 LEXINGTON DR  
D.B. FL 32114

To: RANDY KIEFFER  
274 LEXINGTON DR  
DAYTONA BEACH FL  
32114

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From: D. BETZ  
269 LEXINGTON DR  
DAYTONA BEACH FL  
32114

To: CARLA J. RILEY-WALDO  
276 LEXINGTON DR  
DAYTONA BEACH FL  
32114

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DAYTONA BEACH, FL  
32114  
1.55  
JSM148785-17

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From: D. BETZ  
269 LEXINGTON DR  
DAYTONA BEACH FL  
32114

To: RANDY YOUNG EST  
273 LEXINGTON DR  
DAYTONA BEACH FL  
32114

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PS Form 3817, April 2007 PSN 7530-02-000-9065

AGE PAID  
BEACH, FL

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48785-17



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From: D. BETZ  
269 LEXINGTON DR  
D.B. FL 32114

To: DONALD KANE  
101 UNIVERSITY BLVD  
DAYTONA BEACH FL  
32114

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PS Form 3817, April 2007 PSN 7530-02-000-9065

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From: D. BETZ  
269 LEXINGTON DR  
DAYTONA BEACH FL  
32114

To: LAURICE MARTIN  
220 LEXINGTON DR  
DAYTONA BEACH FL  
32114

AGE PAID  
BEACH, FL  
55  
48785-17

PS Form 3817, April 2007 PSN 7530-02-000-9065



 **CITY OF DAYTONA BEACH**  
**PUBLIC NOTICE**  
**A PUBLIC HEARING FOR A**  
**VARIANCE**

---

FOR THIS PROPERTY WILL BE HELD ON 08-19-2021  
AT 1:00 PM IN THE COMMISSION CHAMBERS AT CITY  
HALL, 301 S. RIDGEWOOD AVENUE. INTERESTED PARTIES  
CAN CONTACT THE CITY OF DAYTONA BEACH PLANNING  
DEPARTMENT AT 386-671-8120 OR VISIT [WWW.CODB.US](http://WWW.CODB.US)  
FOR FURTHER INFORMATION.

PLANNING BOARD                       BOARD OF ADJUSTMENT  
 CITY COMMISSION                       HISTORIC PRESERVATION

# Case B

Agenda Item 5 – Case B

**BOA2021-007**

**Variance from Article 4, Section 4.2.C  
Of the Land Development Code (LDC)**

284 Lexington Drive

Agenda Item 5 – Case B  
**BOA2021-007**  
**Variance from Article 4, Section 4.2.C**  
**Of the Land Development Code (LDC)**  
284 Lexington Drive

**STAFF REPORT**

**DATE:** August 11, 2021

**TO:** Board of Adjustment Members

**FROM** Missy Phillips, Senior Development Review Technician

---

**VARIANCE REQUEST**

A request by Florentin Vasiliu (property owner), for variances from Article 4 (Development Standards), Section 4.2.C of the Land Development Code (LDC) **to exceed the 200 sq. ft. maximum floor area of an accessory structure, to increase the maximum height of the proposed structure from 20 feet to 22 feet 5.5 inches, to allow maximum rear yard coverage in excess of 30%, to reduce the required rear lot line setback from 7.5 feet to 0.3 feet from the northwest corner of the proposed accessory structure and 1.5 feet to the northeast corner of the proposed structure, to reduce the required side setback from 7.5 feet to 2.8 feet from the northwest corner of the proposed structure and 4.1 feet from the southwest corner of the proposed structure,** to allow for an approximately 630sf accessory structure to replace the previous accessory structure/boat house located on the property. The property is located at **284 Lexington Drive**. The zoning on the property is **Multifamily Residential-12 (MFR-12)**, it is in the **Ballough Road Redevelopment Zone**, and the Future Land Use (FLU) on the property is **Commercial Mixed Use**.

**PROPERTY LOCATION**

The subject property is located at the northeast corner of Lexington Drive and Ballough Road. Lexington Drive is located just west of the Halifax River.



*Aerial View of the Property*



**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 fully developed 102' wide by 110' deep lot within the City. There are no apparent extraordinary or exceptional conditions to this property or structure.

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

The construction of the subject accessory structure was stopped by the City Code Enforcement Department in March 2021 for building without building permits. The applicant then submitted a building permit. He was given the approval to rebuild the structure in the exact, existing footprint at the exact original size. Multiple revisions were submitted, and subsequently disapproved, to increase the height and size of the structure. The applicant then continued construction until STOP WORK ORDER's were placed on the structure.

- 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 property is fully developed. If this variance is not granted, the resulting hardship would be that the homeowner would have to remove the addition currently under construction.

- 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 variance would allow the property owner to complete construction of the accessory structure/boat house, which encroaches into the required rear and side setbacks of the current Land Development Code.

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

The subject property is currently fully developed.

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

Yes, the variance is in harmony with the general purpose and intent of the Code.

- 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.



*Original Accessory Structure/Boat House*





***Accessory Structure/Boat House Removed***

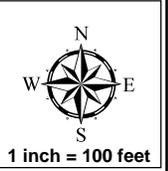


*New Accessory Structure/Boat House*





# LOCATION MAP



Document Path: P:\Admin\Pratt\ma\Short Term Projects 201-3\BOA\BOA2021\BOA2021-007\BOA2021-007\_LocationMap.mxd



**Case : BOA 2021-007**  
**284 Lexington Drive**  
**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



Document Path: P:\Admin\Pratt\ma\Short Term Projects 2013\BOA\BOA2021\BOA2021-007\BOA2021-007 AerialMap.mxd



**Case : BOA 2021-007**

**284 Lexington Drive  
Daytona Beach FL 32114**

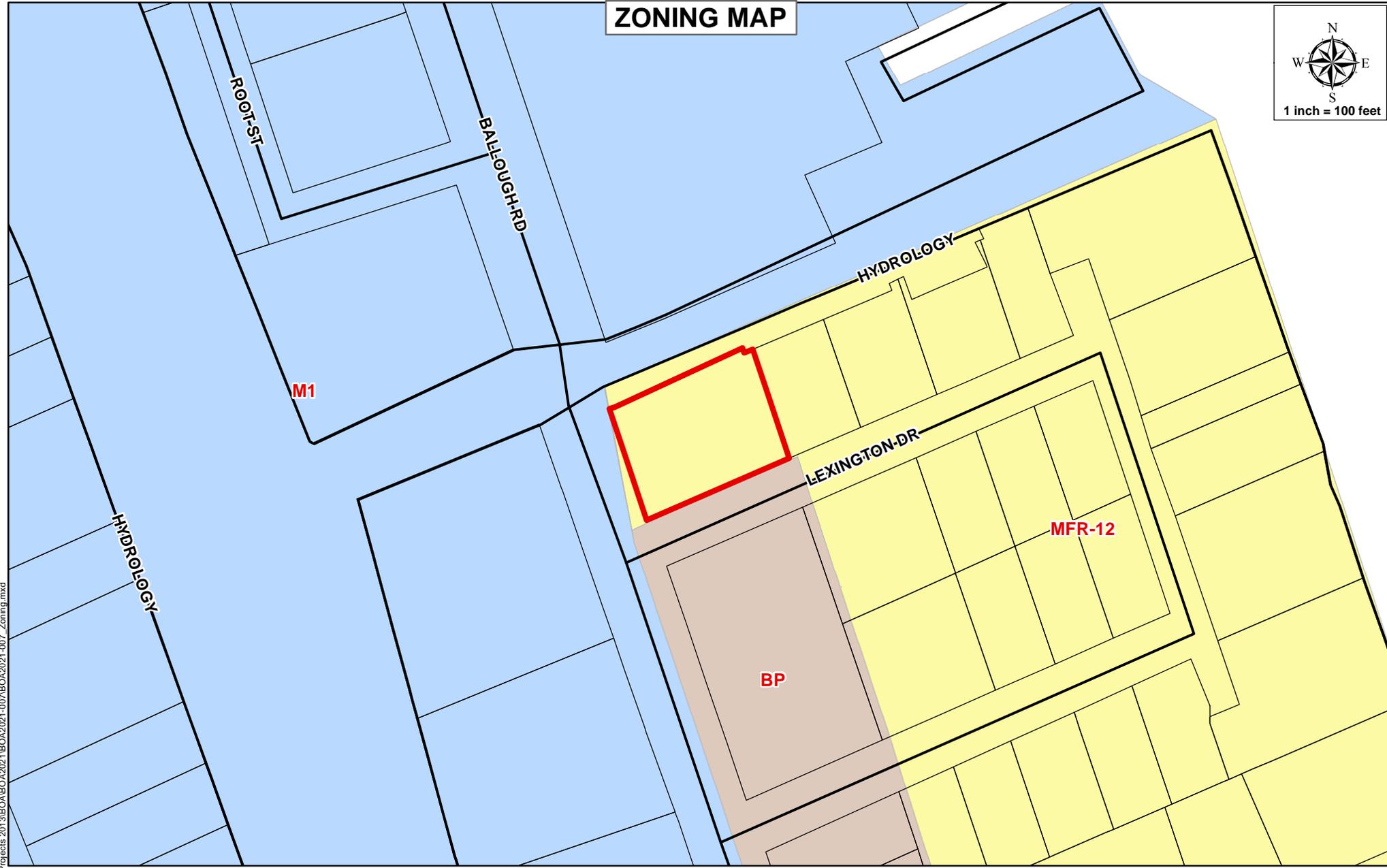
City of Daytona Beach Map disclaimer:

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# ZONING MAP



1 inch = 100 feet



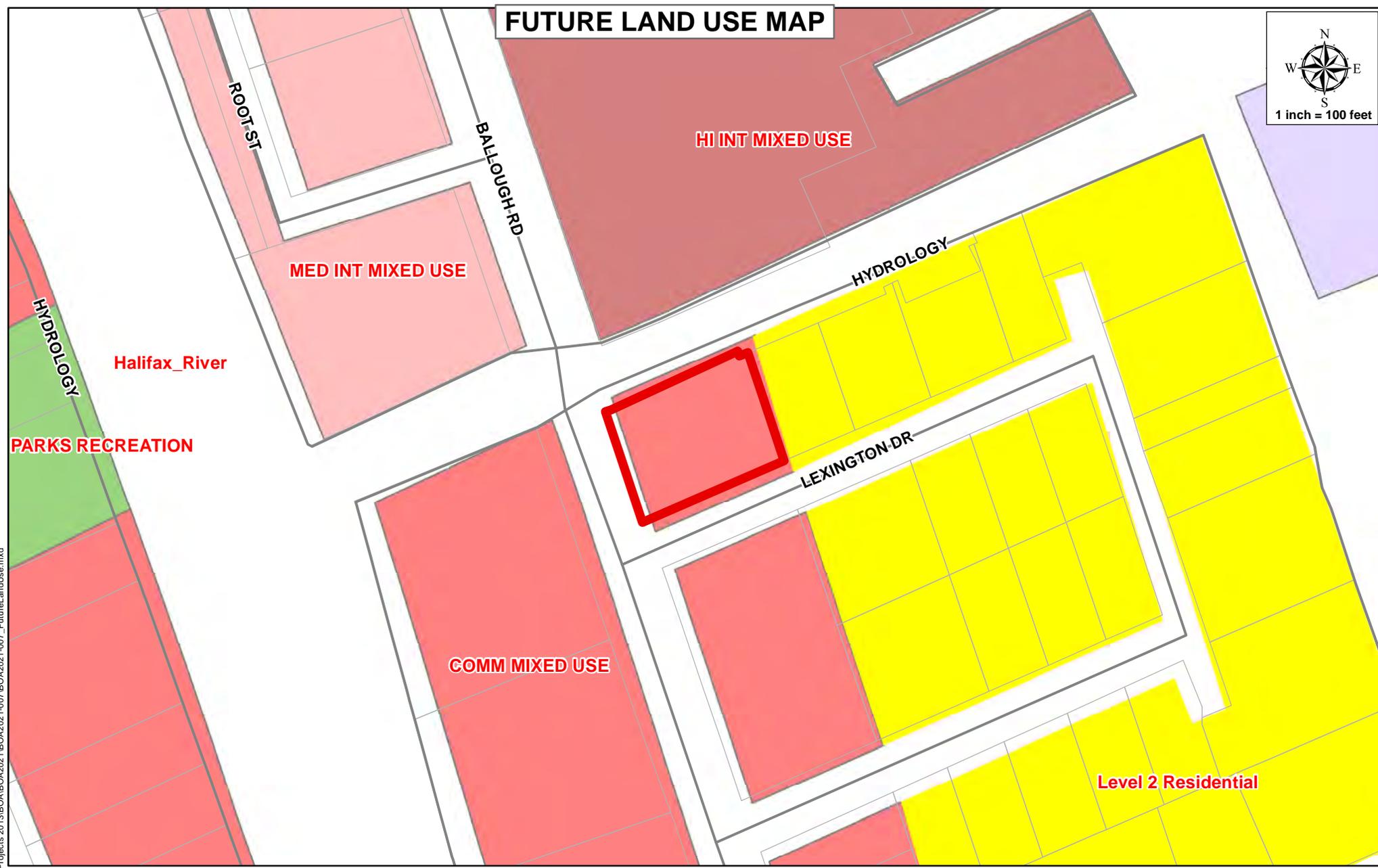
Document Path: P:\Admin\Pratt\ma\Short Term Projects\2013\BOA\BOA2021-007\BOA2021-007\BOA2021-007 Zoning.mxd



**Case : BOA 2021-007**  
**284 Lexington Drive**  
**Daytona Beach FL 32114**

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# FUTURE LAND USE MAP



Document Path: P:\Admin\Prattina.Short Term Projects 2013\BOA\BOA2021\BOA2021-007\BOA2021-007\_FutureLandUse.mxd



**Case : BOA 2021-007**  
**284 Lexington Drive**  
**Daytona Beach FL 32114**

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# THE CITY OF DAYTONA BEACH

## Board of Adjustment

### VARIANCE APPLICATION

#### PURPOSE

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.***

#### APPLICATION SUBMITTALS MUST INCLUDE THE FOLLOWING DOCUMENTS:

- Pre- application Meeting** – Required prior to application submittal (Article 3, Section 3.4.V.3.a of the LDC). Contact Angela Doyle,, Board of Adjustment Staff Liaison, at 386.671.8176.
- Development Review Application - Must include the following information:**
  - Name, address, parcel identification number, and phone number of the applicant and any agent authorized to process variance request.
  - Project Description - *Must include the Land Development Code article and section number subject to the variance.*
- Supplemental Application**
- Survey** - One signed and sealed survey of the property (***no more than 2 years old***). The survey must include site location; dimensions of all existing structure(s) and distances of structure from all lot lines; legal description(s); parcel identification number(s); rights-of-way; and easements.
- Site Plan** – One copy of the site plan (***to scale***) either 11" x 17" or 8½" X 14" complying with the Land Development Code regulations located in Appendix A, Section G.
- Authorization of Owner** (If an agent signs the application, the notarized proof of authorization form provided by the City must be signed by the owner of the property).
- Proof of ownership** of the property that is the subject of the request, via documentation such as deed, tax bill, or property appraiser's documentation.
- Application fees:** Single-Family Residential \$300 (***per lot***)    All Others \$450  
After the Fact:    Double Fees                      Applicable Recording Fees
- Application submittals** must include one paper copy of all the documents listed above and one CD or USB flash drive with all submittal documents in PDF format.
- ALL SUBMITTALS MUST BE RECEIVED BY 12:00 P.M. ON THE DEADLINE DATE AND FEES MUST BE PAID WHEN THE APPLICATION IS SUBMITTED.**



**THE CITY OF DAYTONA BEACH -2021  
DEVELOPMENT & ADMINISTRATIVE SERVICES**

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SITE & APPLICANT INFORMATION: All information must be completed**

|  |   |                  |                           |           |          |           |   |   |         |                     |   |   |   |   |   |  |
|--|---|------------------|---------------------------|-----------|----------|-----------|---|---|---------|---------------------|---|---|---|---|---|--|
| Project Name:  | Repair / Rebuild Boathouse                      |                  |                           |           |          |           |   |   |         |                     |   |   |   |   |   |  |
| 12 Digit Short Tax Parcel ID#:                                     | 1   | 5                | 3                         | 3         | -        | 3         | 8 | - | 0       | 6                   | - | 0 | 0 | 7 | 0 |  |
| Street Address   | 284 Lexington Dr., Daytona Beach, Florida 32114 |                  |                           |           |          |           |   |   |         |                     |   |   |   |   |   |  |
| <b>SITE INFORMATION:</b>   | <b>Existing:</b>                                | <b>Proposed:</b> | <b>Abutting Property:</b> |           |          |           |   |   |         |                     |   |   |   |   |   |  |
| Future Land Use Designation:                                       | COMM-MU   | COMM-MU          | HI - MU                   | COMM - MU | L2 - R   | COMM - MU |   |   |         |                     |   |   |   |   |   |  |
| Zoning Designation:  | MFR - 12  | MFR - 12         | M1                        | BP        | MFR - 12 | M1        |   |   |         |                     |   |   |   |   |   |  |
| Gross Sq. Ft. Floor Area:  | 630 sq. ft.                                     | 630 sq. ft.      |                           |           |          |           |   |   |         |                     |   |   |   |   |   |  |
| Acres of Parcel(s):  | 0.2525 acres                                    | 0.2525 acres     |                           |           |          |           |   |   |         |                     |   |   |   |   |   |  |
| <b>Property Owner (Provide Proof of Ownership)</b>                 |   |                  |                           |           |          |           |   |   |         |                     |   |   |   |   |   |  |
| Company/Contact Name:  | Florentin Vasiliu                               |                  |                           |           |          |           |   |   | Phone : | (516) 779-0100      |   |   |   |   |   |  |
| Street Address:  | 284 Lexington Drive                             |                  |                           |           |          |           |   |   | E-mail: | fvasiliu1@gmail.com |   |   |   |   |   |  |
| City & State:  | Daytona Beach, Florida                          |                  |                           |           |          |           |   |   | Zip:    | 32114               |   |   |   |   |   |  |
| <b>Lead Designer, if any (Provide Owner Authorization Form)</b>    |   |                  |                           |           |          |           |   |   |         |                     |   |   |   |   |   |  |
| Company/Contact Name:  |   |                  |                           |           |          |           |   |   | Phone : |                     |   |   |   |   |   |  |
| Street Address:  |   |                  |                           |           |          |           |   |   | E-mail: |                     |   |   |   |   |   |  |
| City & State:  |   |                  |                           |           |          |           |   |   | Zip:    |                     |   |   |   |   |   |  |
| <b>Authorized Agent, if any (Provide Owner Authorization Form)</b> |   |                  |                           |           |          |           |   |   |         |                     |   |   |   |   |   |  |
| Company/Contact Name:  |   |                  |                           |           |          |           |   |   | Phone : |                     |   |   |   |   |   |  |
| Street Address:  |   |                  |                           |           |          |           |   |   | E-mail: |                     |   |   |   |   |   |  |
| City & State:  |   |                  |                           |           |          |           |   |   | Zip:    |                     |   |   |   |   |   |  |

|                      |                   |                     |
|----------------------|-------------------|---------------------|
| Applicant Signature: |                   | DATE: July 28, 2021 |
| Print Name:          | Florentin Vasiliu |                     |



**Volusia County Property Appraiser**  
 123 W. Indiana Ave., Rm. 102  
 DeLand, FL. 32720  
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 3481402  
**Parcel ID:** 533806000070  
**Township-Range-Section:** 15 - 33 - 38  
**Subdivision-Block-Lot:** 06 - 00 - 0070

**Business Name:**  
**Owner(s):** VASILIU FLORENTIN - FS - Fee Simple - 100  
**Mailing Address On File:** 284 LEXINGTON DR  
 DAYTONA BEACH FL 32114

**Physical Address:** & 282-284 LEXINGTON DR, DAYTONA BEACH 32114

**Building Count:** 3  
**Neighborhood:** 2226 - RIVER/CANAL DAYTONA BY MAIN ST BRIDGE  
[Neighborhood Sales](#)

**Subdivision Name:** VIRGINIA PARK  
**Property Use:** 0100 - SINGLE FAMILY  
**Tax District:** 204-DAYTONA BEACH  
**2020 Certified Millage Rate:** 19.3569  
**Homestead Property:** Yes  
**Agriculture Classification:** No  
**Legal 1:** LOTS 7 & 8 VIRGINIA PK KINGSTON PER OR 4849 PG 4304

## Property Values

| Tax Year:                 | 2021 Working      | 2020 Final        | 2019 Final        |
|---------------------------|-------------------|-------------------|-------------------|
| <b>Valuation Method:</b>  | 1-Market Oriented | 1-Market Oriented | 1-Market Oriented |
| <b>Improvement Value:</b> | Cost              | Cost              | Cost              |
| <b>Land Value:</b>        | \$143,548         | \$140,450         | \$135,783         |
| <b>Just/Market Value:</b> | \$185,328         | \$154,440         | \$154,440         |
|                           | \$328,876         | \$294,890         | \$290,223         |

## Tax Roll Values by Taxing Authority

**Values shown below are the 2021 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2020 CERTIFIED MILLAGE RATES.** The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

| Tax Authority                              | Just/Market Value | Assessed Value | Ex/10CAP  | Taxable Value | Millage Rate | Estimated Taxes |
|--|-------------------|----------------|-----------|---------------|--------------|-----------------|
| ● 0017 CAPITAL IMPROVEMENT                 | \$328,876         | \$212,429      | \$25,000  | \$187,429     | 1.5000       | \$281.14        |
| ● 0012 DISCRETIONARY                       | \$328,876         | \$212,429      | \$25,000  | \$187,429     | 0.7480       | \$140.20        |
| ● 0011 REQ LOCAL EFFORT                    | \$328,876         | \$212,429      | \$25,000  | \$187,429     | 3.6590       | \$685.80        |
| ● 0050 GENERAL FUND                        | \$328,876         | \$212,429      | \$100,000 | \$112,429     | 5.4500       | \$612.74        |
| ● 0055 LIBRARY                             | \$328,876         | \$212,429      | \$100,000 | \$112,429     | 0.5174       | \$58.17         |
| ● 0520 MOSQUITO CONTROL                    | \$328,876         | \$212,429      | \$100,000 | \$112,429     | 0.1781       | \$20.02         |
| ● 0530 PONCE INLET PORT AUTHORITY          | \$328,876         | \$212,429      | \$100,000 | \$112,429     | 0.0880       | \$9.89          |
| ● 0058 VOLUSIA ECHO                        | \$328,876         | \$212,429      | \$100,000 | \$112,429     | 0.0000       | \$0.00          |
| ● 0057 VOLUSIA FOREVER                     | \$328,876         | \$212,429      | \$100,000 | \$112,429     | 0.1052       | \$11.83         |
| ● 0059 VOLUSIA FOREVER I&S 2005            | \$328,876         | \$212,429      | \$100,000 | \$112,429     | 0.0783       | \$8.80          |
| ● 0065 FLORIDA INLAND NAVIGATION DISTRICT  | \$328,876         | \$212,429      | \$50,000  | \$162,429     | 0.0320       | \$5.20          |
| ● 0100 HALIFAX HOSPITAL AUTHORITY          | \$328,876         | \$212,429      | \$50,000  | \$162,429     | 0.9879       | \$160.46        |
| ● 0060 ST JOHN'S WATER MANAGEMENT DISTRICT | \$328,876         | \$212,429      | \$50,000  | \$162,429     | 0.2287       | \$37.15         |
| ● 0210 DAYTONA BEACH                       | \$328,876         | \$212,429      | \$100,000 | \$112,429     | 5.5300       | \$621.73        |
| ● 0211 DAYTONA BEACH I&S 2004              | \$328,876         | \$212,429      | \$100,000 | \$112,429     | 0.2543       | \$28.59         |
|  |                   |                |           |               | 19.3569      | \$2,681.73      |

## Non-Ad Valorem Assessments

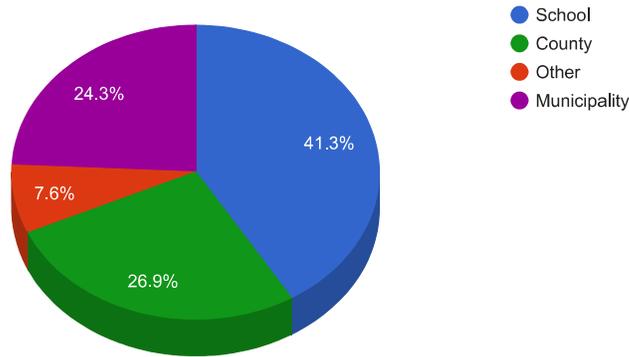
**Project**

**#UnitsRate Amount**

Estimated Ad Valorem Tax: \$2,681.73  
 Estimated Non-Ad Valorem Tax: \$0.00

**Estimated Taxes: \$2,681.73**  
 Estimated Tax Amount without SOH/10CAP: \$6,366.02

**Where your tax dollars are going:**



**Previous Years Certified Tax Roll Values**

| Year | Land Value | Impr Value | Just Value | Non-Sch Assd | County Exemptions | County Taxable | HX Savings |
|------|------------|------------|------------|--------------|-------------------|----------------|------------|
| 2020 | \$154,440  | \$140,450  | \$294,890  | \$206,357    | \$100,000         | \$106,357      | \$88,533   |
| 2019 | \$154,440  | \$135,783  | \$290,223  | \$201,562    | \$100,000         | \$101,562      | \$88,661   |
| 2018 | \$140,540  | \$137,983  | \$278,523  | \$195,378    | \$100,000         | \$95,378       | \$80,294   |
| 2017 | \$133,848  | \$125,455  | \$258,788  | \$179,117    | \$50,000          | \$129,117      | \$79,671   |
| 2016 | \$108,718  | \$121,212  | \$229,930  | \$175,433    | \$50,000          | \$125,433      | \$54,497   |
| 2015 | \$108,718  | \$113,393  | \$222,111  | \$174,214    | \$50,000          | \$124,214      | \$47,897   |
| 2014 | \$97,436   | \$80,745   | \$178,181  | \$172,831    | \$50,000          | \$122,831      | \$5,350    |
| 2013 | \$97,436   | \$72,841   | \$170,277  | \$170,277    | \$50,000          | \$120,277      | \$0        |
| 2012 | \$126,154  | \$68,432   | \$194,586  | \$194,586    | \$50,000          | \$144,586      | \$0        |

**Land Data**

| #                        | Land Use         | Type         | Units | Acres | Sq Feet | FF    | Depth | Rate  | Just Value |
|--------------------------|------------------|--------------|-------|-------|---------|-------|-------|-------|------------|
| 1                        | 0136-IMP CANAL 1 | F-FRONT FOOT |       |       |         | 102.0 | 110   | 1,800 | \$171,850  |
| 2                        | 0136-IMP CANAL 1 | F-FRONT FOOT |       |       |         | 8.0   | 110   | 1,800 | \$13,478   |
| <b>Total Land Value:</b> |                  |              |       |       |         |       |       |       | \$185,328  |

**Building(s) - Residential**

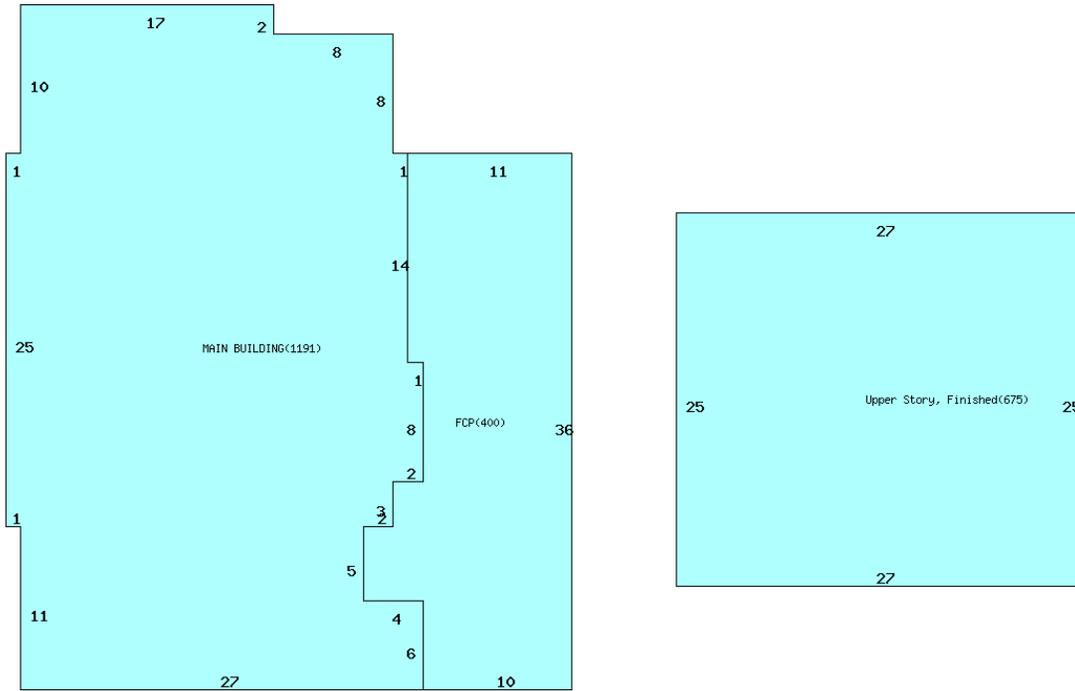
**Card (Bldg) #: 1**

|                     |                      |                       |                            |                         |   |
|---------------------|----------------------|-----------------------|----------------------------|-------------------------|---|
| <b>Style:</b>       |                      | <b># Stories:</b>     | 1                          | <b>2 Fixture Baths:</b> | 1 |
| <b>Description:</b> | R1 - Single Family   | <b># Bedrooms:</b>    | 3                          | <b>3 Fixture Baths:</b> | 1 |
| <b>Quality Grd:</b> | 300                  | <b>Floor Type:</b>    | 14 - CARPET                | <b>4 Fixture Baths:</b> | 0 |
| <b>Arch Design:</b> |                      | <b>Wall Type:</b>     | 3 - PLASTER                | <b>5 Fixture Baths:</b> | 0 |
| <b>Year Built:</b>  | 1920                 | <b>Exterior Wall:</b> | 17 - CONCRETE BLOCK STUCCO | <b>6 Fixture Baths:</b> | 0 |
| <b>Total SFLA:</b>  | 1,866                | <b>Foundation:</b>    | 2 - CONCRETE BLOCK         | <b>7 Fixture Baths:</b> | 0 |
| <b>HVAC:</b>        | Y - AIR CONDITIONING | <b>Roof Cover:</b>    | 6 - CONCRETE TILE          | <b>Add'l Fixtures:</b>  | 2 |
| <b>Heat Method:</b> | 6 - FORCED DUCTED    | <b>Roof Type:</b>     | 03 - GABLE                 |                         |   |
| <b>Heat Source:</b> | 1 - ELECTRICITY      | <b>FPL:</b>           | 1 / 1 /                    |                         |   |

**Total Building Value: \$106,149**

**Additions to Base Area - Card (Bldg) #: 1**

| Description                | Area         | Year Built |
|----------------------------|--------------|------------|
| MAIN BUILDING              | 1191         |            |
| Upper Story, Finished      | 675          | 1990       |
| Carport, Finished          | 400          | 2005       |
| <b>Total Building Area</b> | <b>2,266</b> |            |



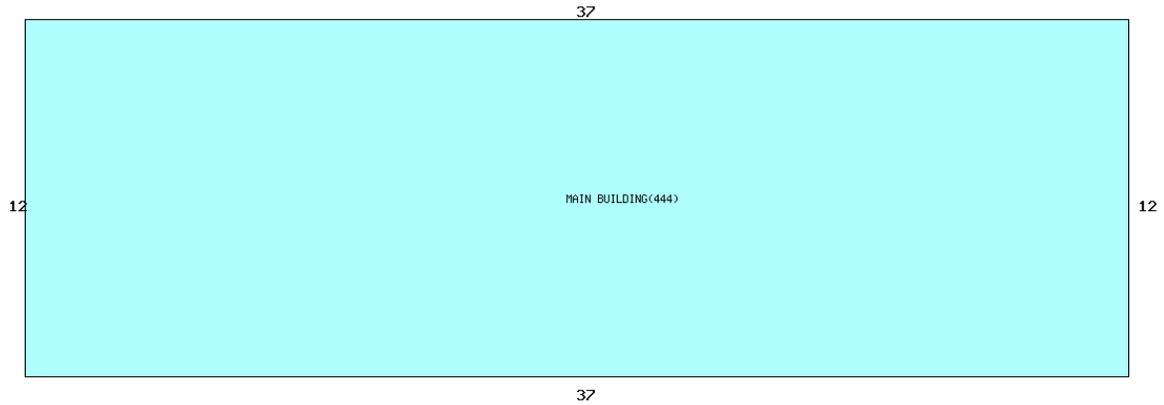
**Card (Bldg) #: 2**

|                     |                    |                       |              |                         |   |
|---------------------|--------------------|-----------------------|--------------|-------------------------|---|
| <b>Style:</b>       |                    | <b># Stories:</b>     | 1            | <b>2 Fixture Baths:</b> | 0 |
| <b>Description:</b> | R1 - Single Family | <b># Bedrooms:</b>    | 2            | <b>3 Fixture Baths:</b> | 1 |
| <b>Quality Grd:</b> | 150                | <b>Floor Type:</b>    | 14 - CARPET  | <b>4 Fixture Baths:</b> | 0 |
| <b>Arch Design:</b> |                    | <b>Wall Type:</b>     | 3 - PLASTER  | <b>5 Fixture Baths:</b> | 0 |
| <b>Year Built:</b>  | 1949               | <b>Exterior Wall:</b> | 3 - BELOW    | <b>6 Fixture Baths:</b> | 0 |
| <b>Total SFLA:</b>  | 444                | <b>Foundation:</b>    | AVERAGE      | <b>7 Fixture Baths:</b> | 0 |
| <b>HVAC:</b>        | N - NONE           | <b>Foundation:</b>    | 3 - CONCRETE | <b>Add'l Fixtures:</b>  | 0 |
| <b>Heat Method:</b> | 5 - FORCED         | <b>Roof Cover:</b>    | SLAB         |                         |   |
|                     | NONDUCTED          | <b>Roof Cover:</b>    | 3 - ASPHALT  |                         |   |
| <b>Heat Source:</b> | 1 - ELECTRICITY    | <b>Roof Type:</b>     | 14 - HIP     |                         |   |
|                     |                    | <b>FPL:</b>           | //           |                         |   |

**Total Building Value: \$6,089**

**Additions to Base Area - Card (Bldg) #: 2**

| Description                | Area       | Year Built |
|----------------------------|------------|------------|
| MAIN BUILDING              | 444        |            |
| <b>Total Building Area</b> | <b>444</b> |            |



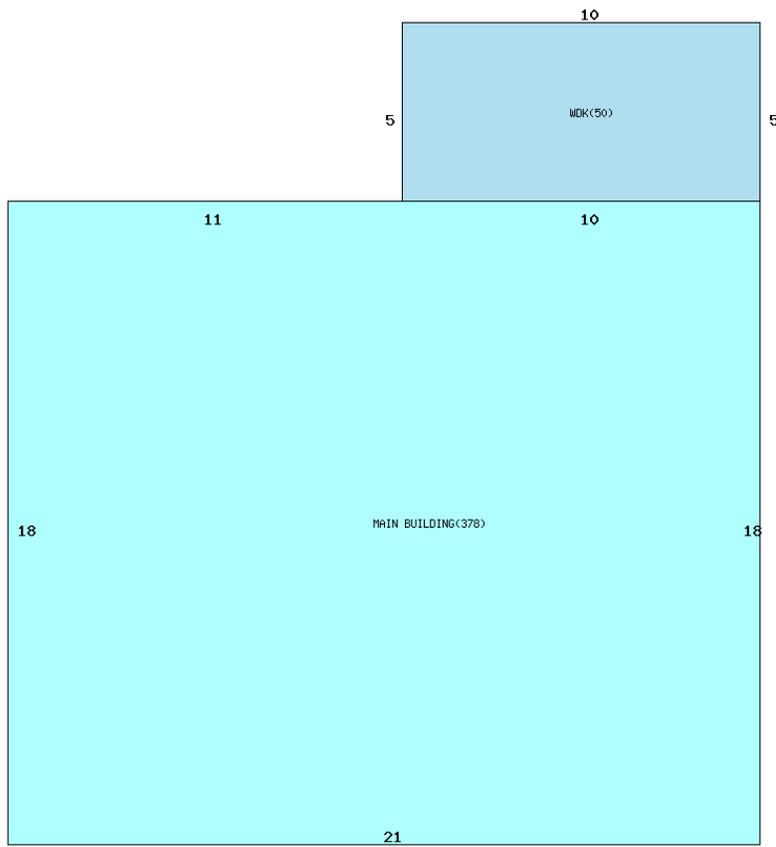
**Card (Bldg) #: 3**

|                     |                    |                       |                   |                         |   |
|---------------------|--------------------|-----------------------|-------------------|-------------------------|---|
| <b>Style:</b>       |                    | <b># Stories:</b>     | 1                 | <b>2 Fixture Baths:</b> | 0 |
| <b>Description:</b> | R1 - Single Family | <b># Bedrooms:</b>    | 1                 | <b>3 Fixture Baths:</b> | 1 |
| <b>Quality Grd:</b> | 250                | <b>Floor Type:</b>    | 14 - CARPET       | <b>4 Fixture Baths:</b> | 0 |
| <b>Arch Design:</b> |                    | <b>Wall Type:</b>     | 3 - PLASTER       | <b>5 Fixture Baths:</b> | 0 |
| <b>Year Built:</b>  | 1949               | <b>Exterior Wall:</b> | 16 - WOOD         | <b>6 Fixture Baths:</b> | 0 |
| <b>Total SFLA:</b>  | 378                |                       | FRAME STUCCO      | <b>7 Fixture Baths:</b> | 0 |
| <b>HVAC:</b>        | N - NONE           | <b>Foundation:</b>    | 3 - CONCRETE      | <b>Add'l Fixtures:</b>  | 0 |
| <b>Heat Method:</b> | 5 - FORCED         |                       | SLAB              |                         |   |
|                     | NONDUCTED          | <b>Roof Cover:</b>    | 6 - CONCRETE TILE |                         |   |
| <b>Heat Source:</b> | 1 - ELECTRICITY    | <b>Roof Type:</b>     | 14 - HIP          |                         |   |
|                     |                    | <b>FPL:</b>           | //                |                         |   |

**Total Building Value: \$28,501**

**Additions to Base Area - Card (Bldg) #: 3**

| <b>Description</b>         | <b>Area</b> | <b>Year Built</b> |
|----------------------------|-------------|-------------------|
| MAIN BUILDING              | 378         |                   |
| Wood Deck                  | 50          | 1990              |
| <b>Total Building Area</b> | <b>428</b>  |                   |



**Miscellaneous Improvement(s)**

| #                                 | Type                     | Year | Area | Units | L x W | Depreciated Value |
|-----------------------------------|--------------------------|------|------|-------|-------|-------------------|
| 1                                 | SEW-SEA WALL (BULKHEADS) | 1920 | 100  | 1     |       | \$1,611           |
| 2                                 | PTO-PATIO/CONCRETE SLAB  | 1920 | 368  | 1     |       | \$274             |
| 3                                 | DOC-DOCK, BOAT           | 1980 | 215  | 1     |       | \$924             |
| <b>Total Miscellaneous Value:</b> |                          |      |      |       |       | \$2,809           |

**Sales History**

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

| Book/Page   | Instrument No.             | Sale Date  | Deed Type          | Qualified/Unqualified | Vacant/Improved | Sale Price |
|-------------|----------------------------|------------|--------------------|-----------------------|-----------------|------------|
| 4849 / 4304 | <a href="#">2002082407</a> | 03/15/2002 | WD-WARRANTY DEED   | UNQUALIFIED           | IMPROVED        | \$200,000  |
| 4729 / 1815 | <a href="#">2001171317</a> | 08/15/2001 | WD-WARRANTY DEED   | UNQUALIFIED           | IMPROVED        | \$110,000  |
| 4493 / 0048 | <a href="#">1999221453</a> | 10/15/1999 | QC-QUIT CLAIM DEED | UNQUALIFIED           | IMPROVED        | \$10       |
| 2953 / 0937 |                            | 03/15/1987 | WD-WARRANTY DEED   | UNQUALIFIED           | IMPROVED        | \$110,000  |
| 2125 / 0131 |                            | 11/15/1979 | WD-WARRANTY DEED   | UNQUALIFIED           | IMPROVED        | \$75,000   |
| 1111 / 0639 |                            | 07/15/1969 | QC-QUIT CLAIM DEED | UNQUALIFIED           | IMPROVED        | \$16,500   |

**Property Description**

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This

description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

| <b>Legal Description</b>                               | <b>Millage Group</b> | <b>Township-Range-<br/>Section</b> | <b>Subdivision-Block-<br/>Lot</b> | <b>Date<br/>Created</b> |
|--|----------------------|------------------------------------|-----------------------------------|-------------------------|
| LOTS 7 & 8 VIRGINIA PK KINGSTON PER OR 4849<br>PG 4304 | 204                  | 15 - 33 - 38                       | 06 - 00 - 0070                    | 29-DEC-<br>81           |

### Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please [contact the building department of the tax district](#) in which the property is located.

| <b>Date</b> | <b>Number</b> | <b>Description</b>              | <b>Amount</b> |
|-------------|---------------|---------------------------------|---------------|
| 12/28/2020  | R2010-397     | REPAIR/REBUILD BOATHOUSE        | \$6,000       |
| 11/09/2017  | R1709-066     | REPLACE PILINGS- HURRICANE IRMA | \$2,000       |
| 10/22/2004  | 043729        |                                 | \$14,000      |
| 10/15/1992  | 92 1395       | ELEC UPGRD/REP/MISC             | \$2,000       |
| 07/03/1990  | 90-1072       | ELEC UPGRD/REP/MISC             | \$1,500       |

## SUPPLEMENTAL INFORMATION

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?

The prior boathouse was destroyed in the wake of Hurricane Irma. Because of the age of that prior structure, it is not possible to rebuild an exact duplicate of that structure which was legally non-conforming. The proposed structure includes an accessory structure to a single-family dwelling. The proposed improvement would be utilized only as a single-family dwelling. The damage done to the preexisting structure prevented its normal maintenance and repair as permitted under Sec. 8.1.E. and requires rebuilding the structure and maintaining, to the greatest extent possible, the function and dimensions of the preexisting structure. The subject property's western boundary is encumbered by the bridge crossing Halifax River, thereby relegating the property's access to Lexington Drive. Because of the property's small size, 0.2525 acres, and its Lexington Drive access it is not reasonably probably that the property could be put to any higher density permitted uses under its MFR -12 zoning classification or its COMM-MU future land use designation.

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

The extraordinary and exceptional conditions necessitating the Variance relate to the destruction of the prior boat house because of Hurricane Irma. As noted in this application, the accessory structure cannot be rebuilt without assuring that it is structurally safe and sound. As a consequence, although the structure continues to have one story, the middle section of the building needs to be raised for two reasons: (1) to harmonize the accessory structure with the existing single family residence and other structures on the property; and (2) more importantly, to create a structural belt between the four pilings in the water with the two pilings on the land. These two pilings on the land serve as an anchor in the event of a future hurricane and avoid the possibility of catastrophic failure. In order to create that belt, the minimum overall height of the middle section, from the ground to the top of the building must be 23 feet 8.5 inches in height. This is the minimum required to create the extra safety measure.

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.

Because of the conditions noted above in a. (i.) and a. (ii), strict application of the code would prohibit the applicant from rebuilding a boat house on the property.

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.

The hardship necessitating the Variance application is not self-created in that the preexisting structure was destroyed by Hurricane Irma. Sound building practices will not allow for it to be rebuilt using the same construction techniques and materials used to build the original structure.

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

The proposed structure is confined to the smallest possible area. No portion of the structure encroaches into any City owned right of way. Because of the need to construct the improvement in a structurally sound way, the height of the structure is higher than the pre-existing non-conforming structure. The rebuilt boathouse will maintain the same gross square floor area of 630 square feet confined within the 0.2525 acres of the subject parcel. The elevation, framing plan, and building section of the rebuilt boathouse are attached as Exhibit "A". Please refer to item i. above.

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

The original structure was non-conforming under the current Code. The Variance which will allow the structure to be increased in height while maintaining its character as a single-story accessory structure is in harmony with the Article 8 of the Code and while maintaining as much as possible the architectural similarity to the preexisting structure. The applicant submitted a permit application to rebuild the boathouse on the subject property which was approved for construction of a single-story boathouse. The applicant is submitting this Variance application to secure the necessary zoning approval the rebuild the non-conforming preexisting structure. The City of Daytona Beach, Development Services Department, Permit & Licensing Division, has not indicated that it objects to the proposed use of the property or rebuilt boathouse, provided that it does not expanding or enlarge any nonconformities. As noted above in v., the rebuilt boathouse has the same 630 square feet and .02525 acres as the prior structure. The proposed rebuilt boathouse use is not inconsistent with permitted uses under its MFR-12 zoning classification.

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.

The granting of a Variance will not adversely affect the health, safety, or public welfare and, if granted, would only serve to increase the value of adjacent properties. Properties to the North and West are commercially developed, and properties to the South and East are residentially developed. Immediately north of the subject property on the north side of the Halifax River is the Daytona Beach Marina. Properties to the West and South of Halifax River include Red Ember Cycles, Planet Granite. To the immediate South of the subject property is a parking lot. On the East and South sides of Lexington Drive are residential properties. Because the subject improvements will continue to be used as a single-family residential accessory structure it will not lead to an increase in traffic on the adjacent roads.

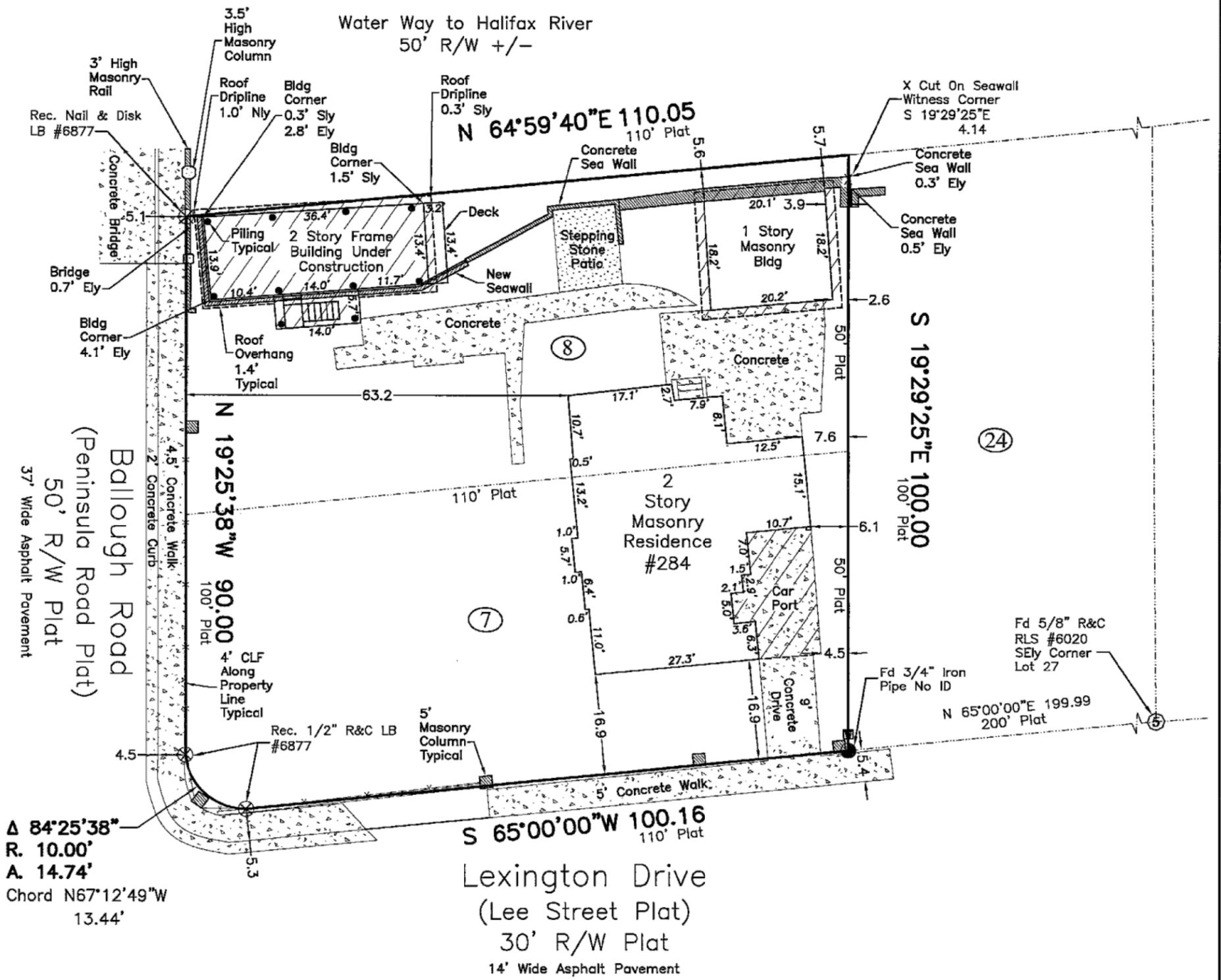
viii. The Variance is consistent with the Comprehensive Plan.

The structure is consistent with the Comprehensive Plan and the property's future land use designation of Comm-MU. The property will be put to a less intense use than is otherwise permitted under the Comm-MU future land use designation.

BOUNDARY SURVEY  
Sheet 1 of 2



SCALE : 1" = 20'



$\Delta$  84°25'38"  
R. 10.00'  
A. 14.74'  
Chord N67°12'49"W  
13.44'

(Not valid unless accompanied by sheet 2, Survey Report)

Job Number 21245 Ref #04161 Crd #00154  
FB 343 © 45-46, 197 © 26-28

|   |          |       |         |           |
|---|----------|-------|---------|-----------|
| <b>MYER LAND SURVEYING, INC.</b><br>LICENSED BUSINESS #6877<br>MICHAEL M. MYER #LS 4006<br>PROFESSIONAL LAND SURVEYOR<br>316 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117<br>386 255-6304 Phone MyerLandSurveying@gmail.com |          |       |         |           |
| SCALE   | DESIGNED | DRAWN | CHECKED | DATE      |
| 1" = 20'  |          | ALH   | MMM     | 7/23/2021 |

**SURVEY REPORT**  
Sheet 2 of 2

**LEGAL DESCRIPTION:**

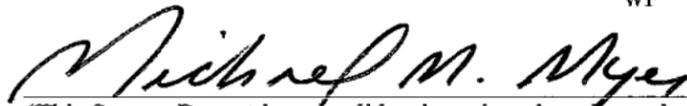
Lots 7 and 8, Map of Virginia Park, according to the plat thereof, recorded in Map Book 6, Page 55, of the Public Records of Volusia County, Florida

**GENERAL NOTES:**

1. Field survey completed 07/22/21.
2. Bearing basis assumed: S65°00'00"W along the northerly line of Lexington Drive.
3. Underground utilities were not located except as shown.
4. Dimensions shown are feet and decimals thereof.
5. Foundation pilings were located as shown on sketch.
6. Underground foundation of main structure was not located.

**GENERAL LEGEND:**

|       |                                       |       |                               |
|-------|---------------------------------------|-------|-------------------------------|
| A     | Arc length                            | N&D   | Nail and disc                 |
| A/C   | Air conditioning pad                  | NAVD  | North American Vertical Datum |
| AU    | Aerial utilities                      | P     | Pool pump                     |
| C     | Cable TV service                      | PC    | Point of curve                |
| CALC  | Calculation                           | PCC   | Point of compound curve       |
| CB    | Catch basin                           | PCP   | Permanent control point       |
| CL    | Centerline                            | POB   | Point of beginning            |
| CLF   | Chain link fence                      | POC   | Point of commencement         |
| CM    | Concrete monument                     | PP    | Pinched pipe                  |
| CMP   | Corrugated metal pipe                 | PRC   | Point of reverse curve        |
| CONC  | Concrete                              | PT    | Point of tangent              |
| CR    | Cable riser                           | PVC   | Polyvinyl chloride            |
| D     | Delta                                 | R     | Radius                        |
| DESC  | Description                           | R&C   | Rod and cap                   |
| ⓔ     | Electric meter                        | RCP   | Reinforced Concrete Pipe      |
| E(LY) | East(erly)                            | REC   | Recovered                     |
| EMT   | Electrical metal tubing               | RLS   | Registered land surveyor      |
| FD    | Found                                 | R\W   | Right of Way                  |
| FLD   | Field                                 | Ⓢ     | Utility services              |
| G     | Gas meter                             | S(LY) | South(erly)                   |
| FPL   | Florida Power and Light               | T     | Telephone service             |
| FPLS  | Florida Professional<br>Land Surveyor | TYP   | Typical                       |
| IP    | Iron pipe                             | U     | Utility pole                  |
| L     | Light pole                            | VF    | Vinyl Fence                   |
| LB    | Licensed business                     | Ⓜ     | Water meter                   |
| N(LY) | North(erly)                           | W(LY) | Westerly                      |
|       |                                       | WF    | Wooden fence                  |



(This Survey Report is not valid unless signed, embossed with signatory's seal and accompanied by Map of Boundary Survey, Job No. 21245.)

**MICHAEL M. MYER, PSM LS4006**

**Report and map of survey are exclusively prepared for the benefit of:**

Florentin Vasiliu

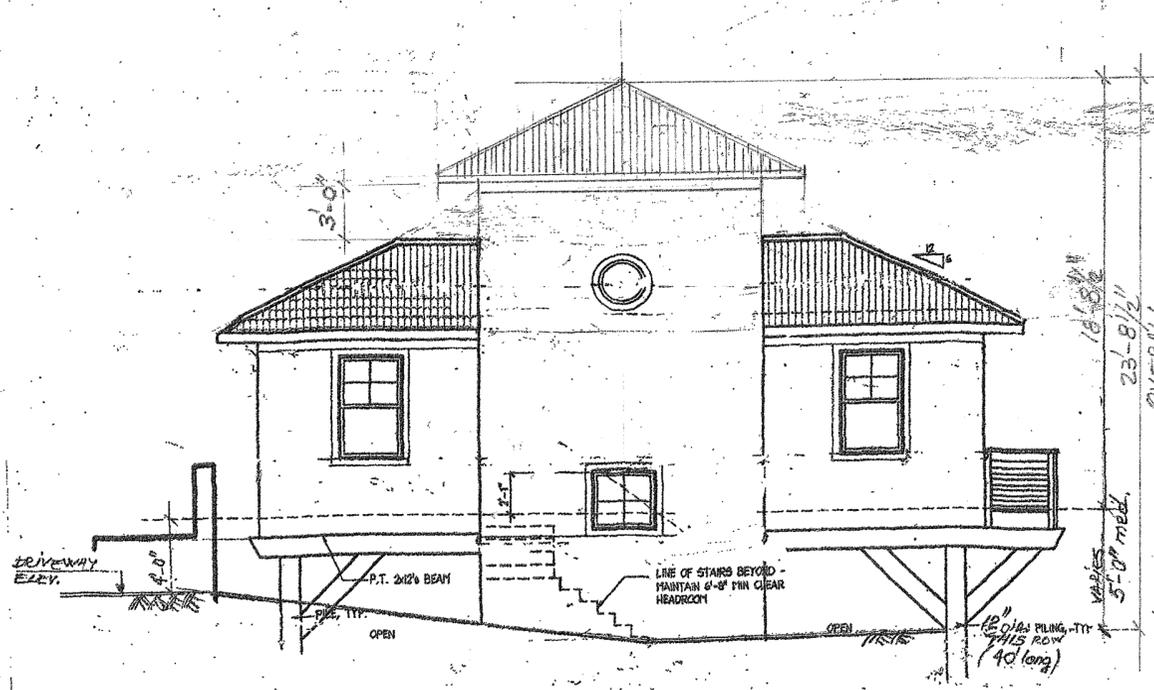
**Michael M Myer**

Digitally signed by Michael M Myer

Date: 2021.07.26 13:15:56 -04'00'

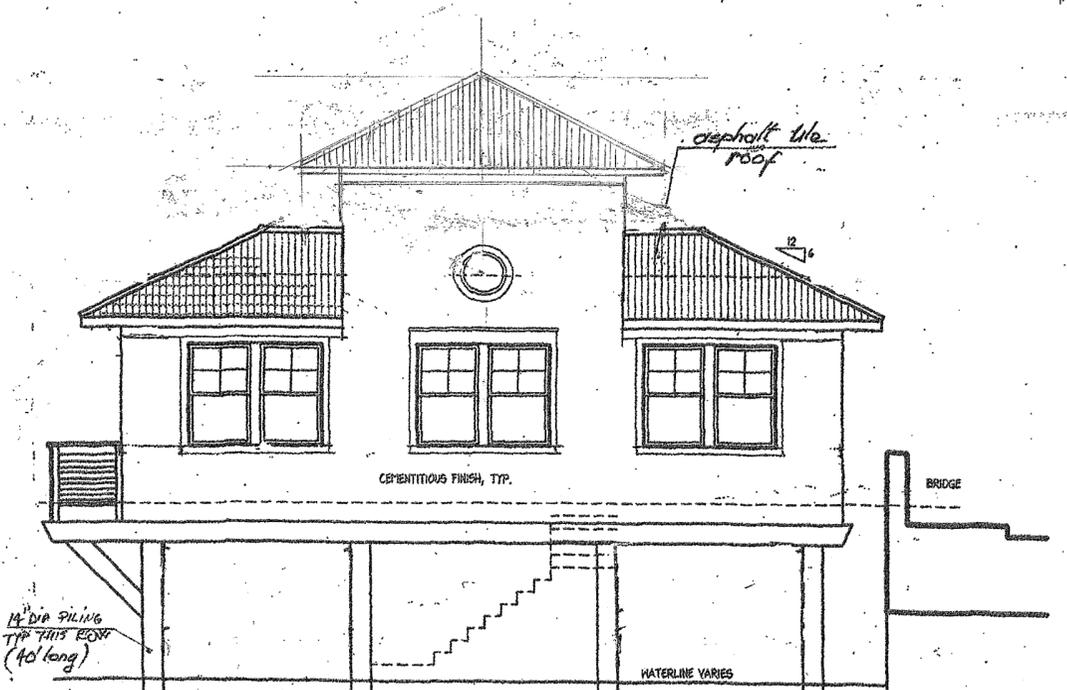
Job No. 21245 CRD #00154  
FB 343, pp 45, 46





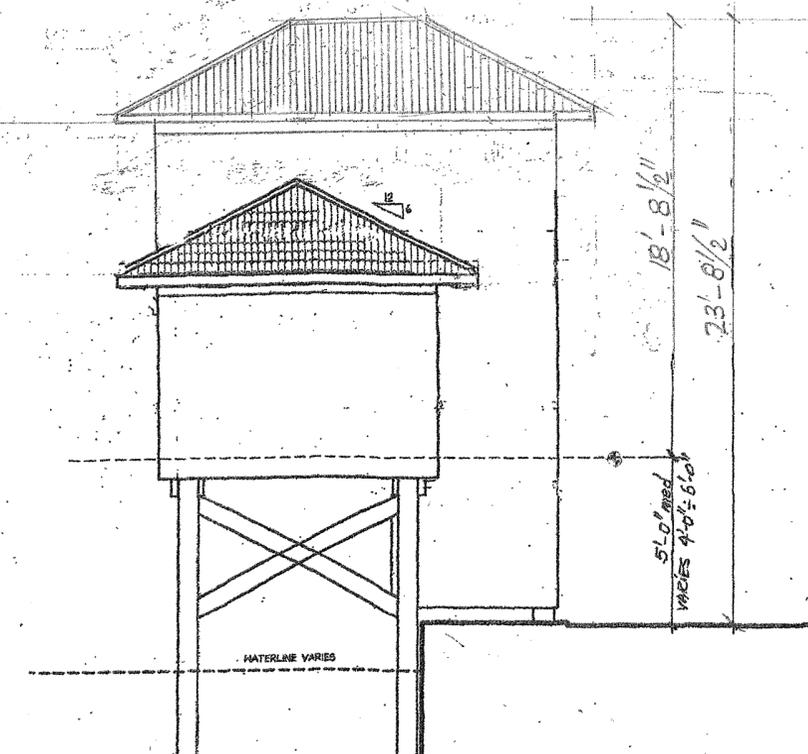
**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



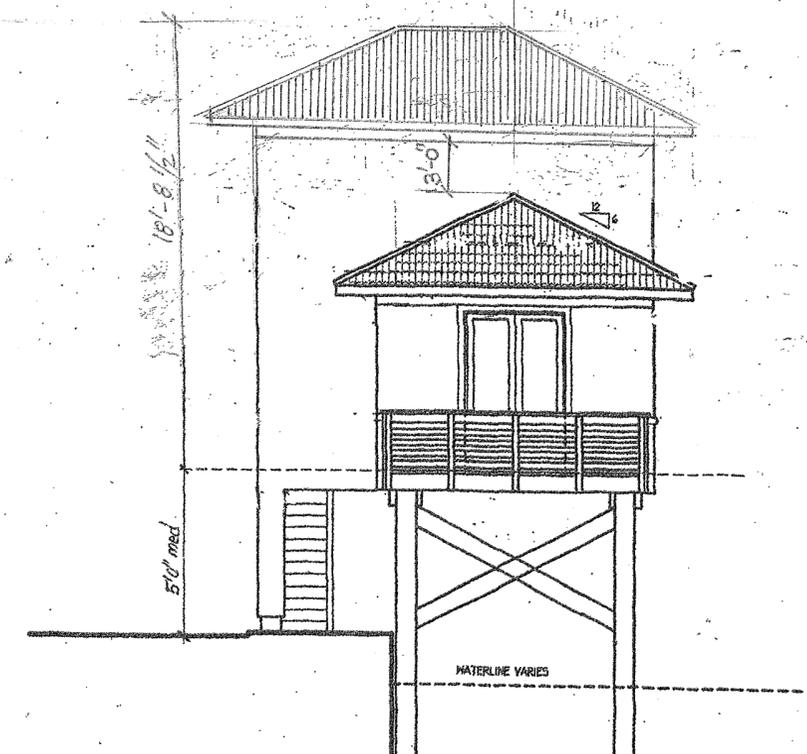
**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

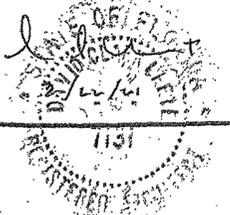
SCALE: 1/8" = 1'-0"

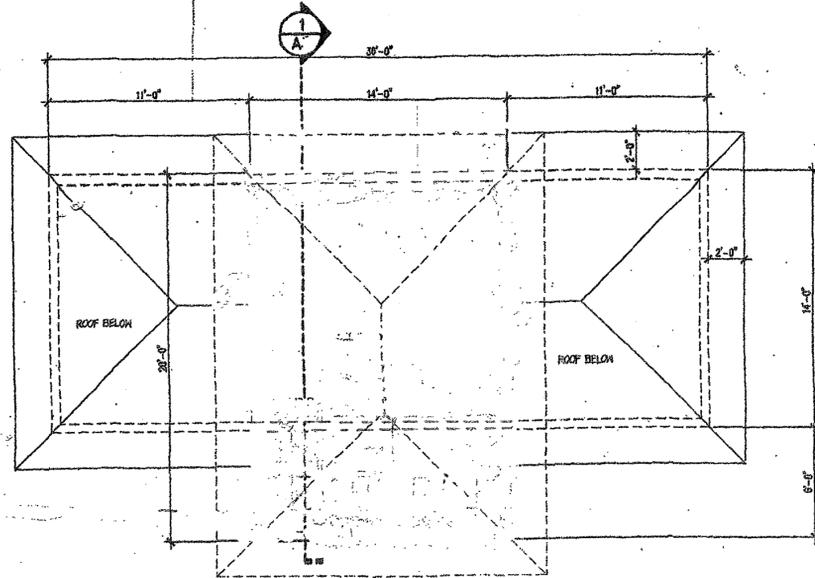
THESE PLANS MEET THE REQUIREMENTS OF SECTION R301.2 OF THE 2020 FBC-RESIDENTIAL CODE FOR A BASE WIND SPEED OF 140 M.P.H. EXPOSURE C, RISK CATEGORY II, ENCLOSED BUILDING, INTERNAL PRESSURE COEFFICIENT 0.18

**COMPONENTS + CLADDING PRESSURES (PSF)**

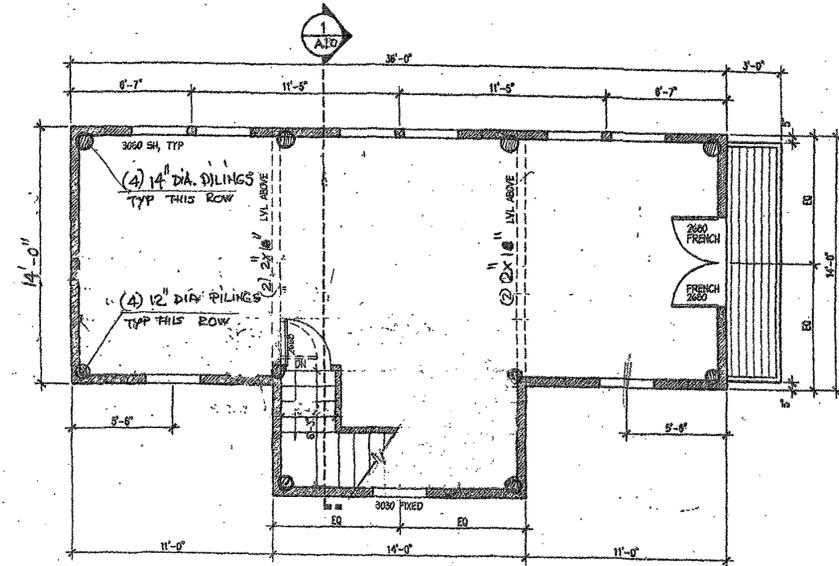
|                           |        |         |
|---------------------------|--------|---------|
| INTERIOR ROOF ZONE        | + N/A  | - N/A   |
| 3' EDGE + RIDGE ROOF ZONE | + 22.4 | - 62.0  |
| 3' x 3' CORNER ROOF ZONE  | + 24.0 | - 100.0 |
| INTERIOR WALL ZONE        | + 38.2 | - 41.9  |
| 3' END WALL ZONE          | + 40.8 | - 53.2  |
| GARAGE DOOR               | + N/A  | - N/A   |

DAVID C. LEETE  
AR 0007131

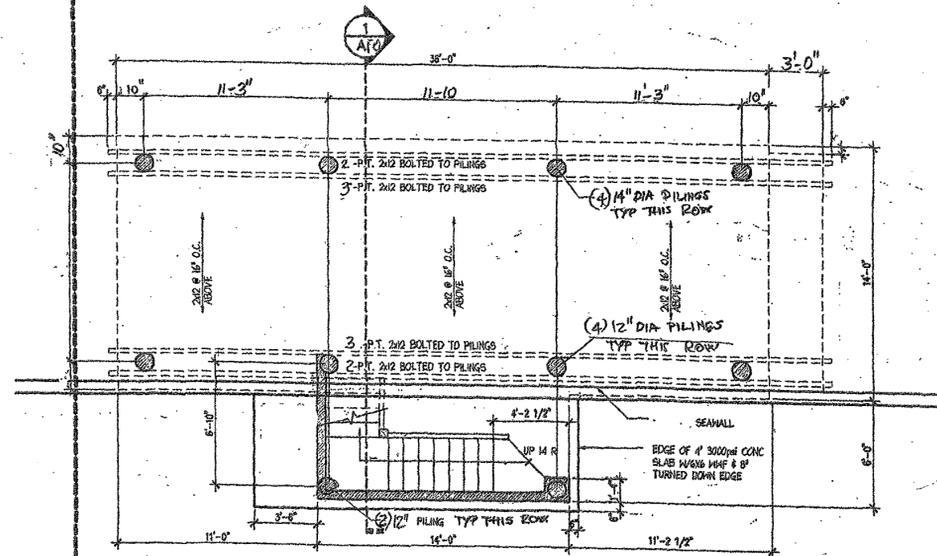




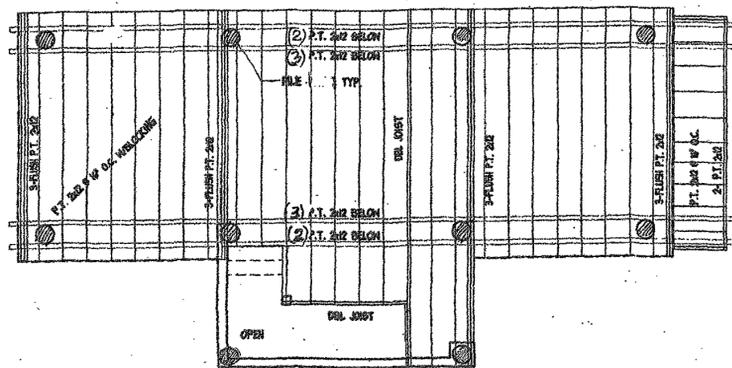
**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

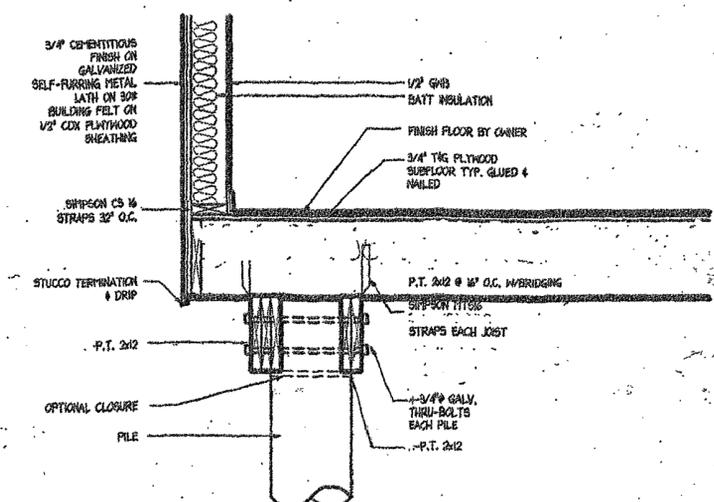


**GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

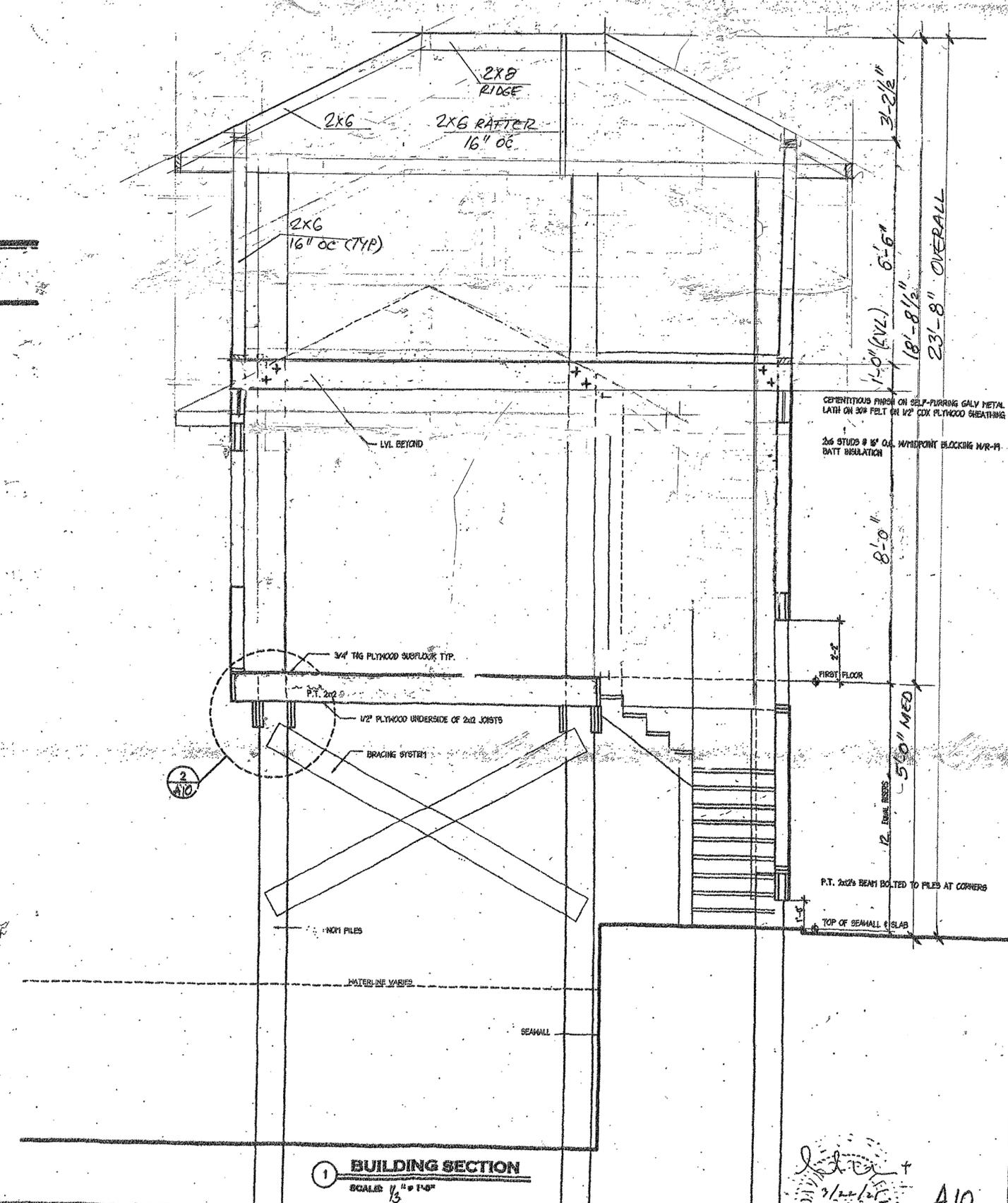


**FIRST FLOOR FRAMING PLAN**  
SCALE: 1/8" = 1'-0"

*Handwritten signature and initials*  
A9



**2 DETAIL**  
SCALE: 1/4" = 1'-0"



**1 BUILDING SECTION**  
SCALE: 1/8" = 1'-0"

*J. L. ...*  
7/22/2011  
A10



Property Appraiser  
Larry Bartlett

**DISCLAIMER:** Surrounding Owners Request Prepared by Volusia County Property Appraisers Office S21029

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.

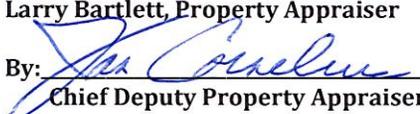
Additionally, the Appraiser's data is not as current as the Clerk of the Court data causing mismatches - which are beyond our control

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 18 day of June A.D. 20 21  
Larry Bartlett, Property Appraiser

By:   
Chief Deputy Property Appraiser

Parcel Number of Subject Property: 5338-06-00-0070 - Florentin Vasiliu - 150' Radius - 6/17/2021

| PID          | OWNER1                      | ADDR1                     | MAILCITY      | MAILSTATE | MAILZIP |
|--------------|-----------------------------|---------------------------|---------------|-----------|---------|
| 533801030020 | DAYTONA BEACH SMI LLC       | 17330 PRESTON RD STE 220A | DALLAS        | TX        | 75252   |
| 533804000010 | DAYTONA BEACH SMI LLC       | 17330 PRESTON RD STE 220A | DALLAS        | TX        | 75252   |
| 533805000480 | RED EMBER INC               | 594 BALLOUGH RD           | DAYTONA BEACH | FL        | 32114   |
| 533805000510 | ELAN OF VOLUSIA COUNTY INC  | 600 BALLOUGH RD           | DAYTONA BEACH | FL        | 32114   |
| 533806000030 | DAYTONA BEACH SMI LLC       | 17330 PRESTON RD STE 220A | DALLAS        | TX        | 75252   |
| 533806000070 | VASILIU FLORENTIN           | 284 LEXINGTON DR          | DAYTONA BEACH | FL        | 32114   |
| 533806000140 | ST JOHNS REVOC LIVING TRUST | 101 UNIVERSITY BLVD       | DAYTONA BEACH | FL        | 32118   |
| 533806000190 | YOUNG RANDY L EST           | 273 LEXINGTON DR          | DAYTONA BEACH | FL        | 32114   |
| 533806000210 | BETZ DAVID M                | 2469 REGINALD CT          | POWELL        | OH        | 43065   |
| 533806000220 | SIMPSON JO ANN TR           | 265 LEXINGTON DR          | DAYTONA BEACH | FL        | 32114   |
| 533806000240 | KIEFFER RANDY               | 274 LEXINGTON DR          | DAYTONA BEACH | FL        | 32114   |
| 533806000270 | MATUSZCZAK ROBERT           | 266 LEXINGTON DR          | DAYTONA BEACH | FL        | 32114   |
| 533806000250 | WOOD ERIC P                 | 270 LEXINGTON DR          | DAYTONA BEACH | FL        | 32114   |

**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 BOA2021-006 Public Hearing Date August 19, 2021

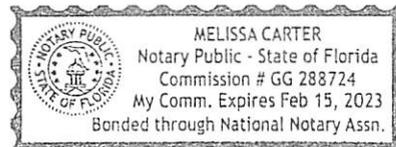
Typed/Printed Name FLORENTIN VASILIU

Signature (sign after reading) [Signature]

Address 284 Lexington Drive Daytona Beach  
FL - 32114

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 14th day of August, 2021, by Florentin Vasiliu, who is personally known to me or has produced FL DL



[Signature]  
NOTARY PUBLIC - STATE OF FLORIDA

Melissa Carter  
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION # \_\_\_\_\_



 CITY OF DAYTONA BEACH  
**PUBLIC NOTICE**  
A PUBLIC HEARING FOR A  
**VARIANCE**

FOR THIS PROPERTY WILL BE HELD ON 08-19-2021  
AT 1:00 PM IN THE COMMISSION CHAMBERS AT CITY  
HALL, 301 S. RIDGEWOOD AVENUE. INTERESTED PARTIES  
CAN CONTACT THE CITY OF DAYTONA BEACH PLANNING  
DEPARTMENT AT 386-671-8120 OR VISIT [WWW.CDBE.US](http://WWW.CDBE.US)  
FOR FURTHER INFORMATION.

PLANNING BOARD  
 CITY COMMISSION

BOARD OF ADJUSTMENT  
 HISTORIC PRESERVATION

# Case C

Agenda Item 5 – Case C

**BOA2021-008**

**Variance from Article 4, Section 4.2.B  
Of the Land Development Code (LDC)**

6 Elizabeth Lane

Agenda Item 5 – Case C  
**BOA2021-008**  
**Variance from Article 4, Section 4.2.B**  
**Of the Land Development Code (LDC)**  
6 Elizabeth Lane

**STAFF REPORT**

**DATE:** August 11, 2021

**TO:** Board of Adjustment Members

**FROM** Missy Phillips, Senior Development Review Technician

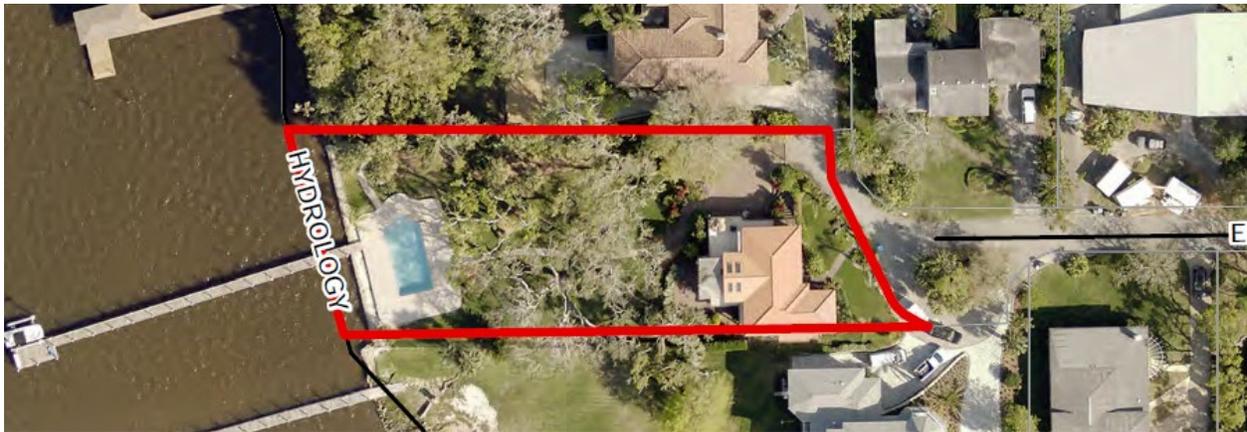
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**VARIANCE REQUEST**

A request by Ann B. Hendrix (property owner), for a variance from Article 4 (Development Standards), Section 4.2.B of the Land Development Code (LDC) to **reduce the required interior side yard setback from 10 feet to 5 feet**, to allow for construction of a 600sf detached garage. The property is located at **6 Elizabeth Lane**. 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 located at the end of Elizabeth Lane. The rear of the property abuts the Halifax River. Elizabeth Lane is located just west of South Peninsula Drive, South of Silver Beach Avenue.



*Aerial View of the Property*

**PROJECT HISTORY AND VARIANCE DESCRIPTION**

The property located at 6 Elizabeth Lane is currently occupied by the applicant. A review of County records show that this lot is 26,500sf. The existing structure was built in 1949. The structure is a two story, 3,313sf single family home.



**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 fully developed 100' wide by 265' deep lot within the City. The applicant states the yard has significant elevation changes, and multiple oak trees throughout the yard, both of which would make placement of a detached garage anywhere else on the property difficult and costly.

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

Per Plat Book 19 Page 13, this lot #7 was originally plotted exactly as it is currently. The topographic conditions do not appear to be the result of actions of the landowner.

- 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.**

If this variance is not granted, the resulting hardship would be that the homeowner would not be able to build a detached garage in the location they would prefer.

- 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 variance would allow the property owner to build a detached garage five feet closer to the interior side property line, and thereby encroach into the required setback of the current Land Development Code.

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

The subject property is currently fully developed without a garage.

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

Yes, the variance is in harmony with the general purpose and intent of the Code.

**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.

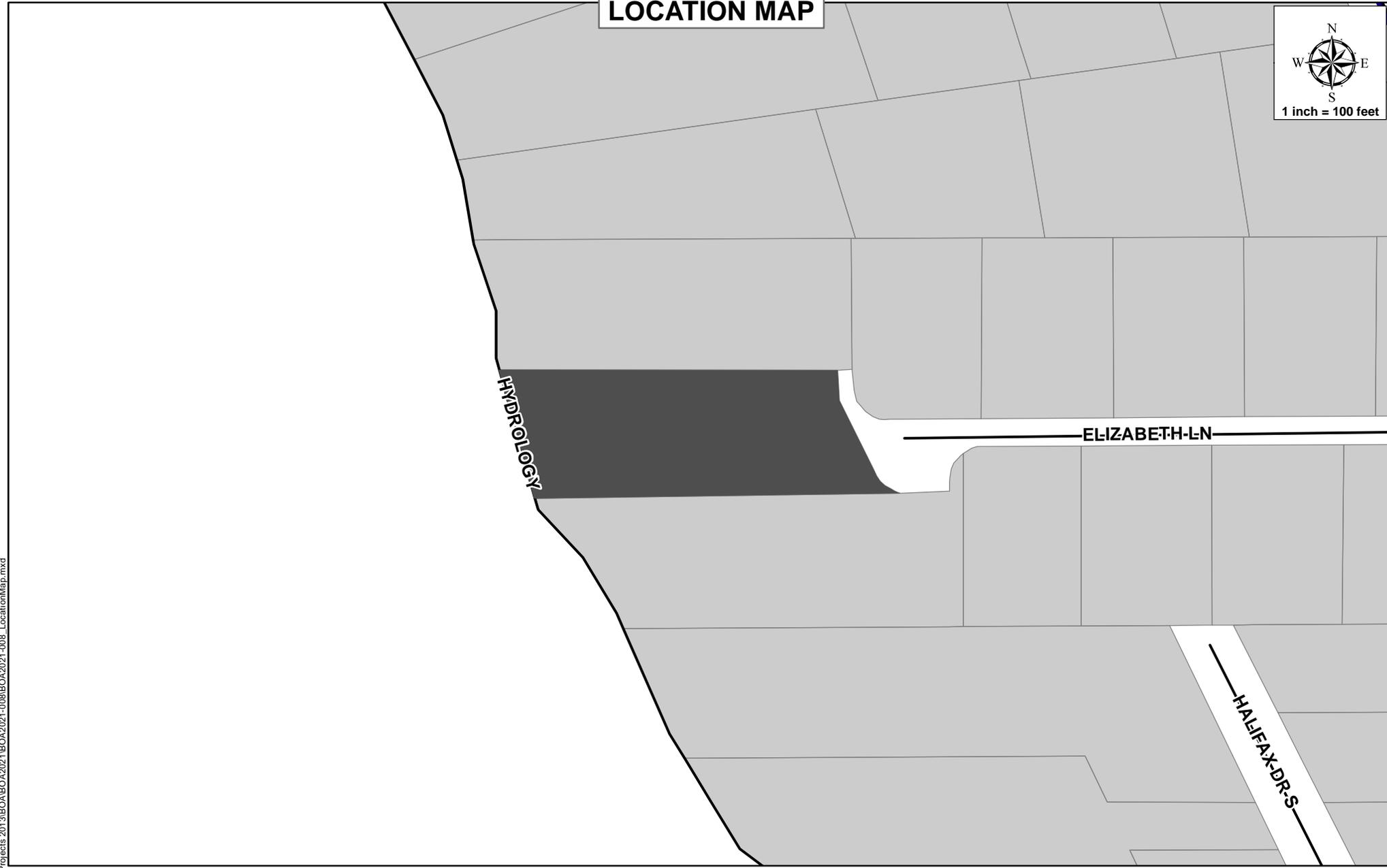




# LOCATION MAP



1 inch = 100 feet



Document Path: P:\Admin\Pratt\ma\Short Term Projects 201-3\BOA\BOA2021\BOA2021-008\BOA2021-008\_LocationMap.mxd



**Case : BOA 2021-008**  
**6 Elizabeth Ln**  
**Daytona Beach FL 32118**

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



HYDROLOGY

ELIZABETH LN

HALIFAX DRS



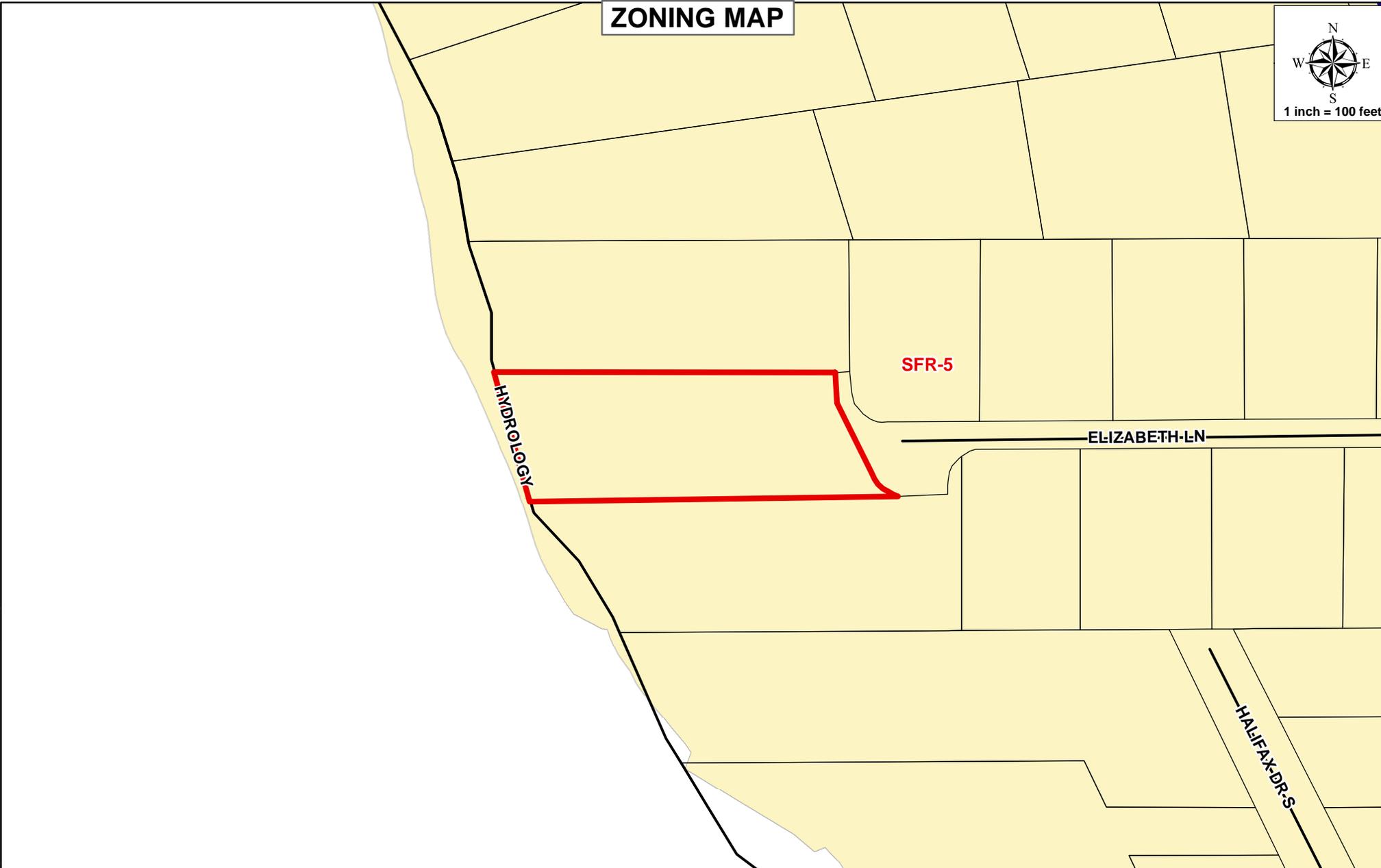
**Case : BOA 2021-008**  
**6 Elizabeth Ln**  
**Daytona Beach FL 32118**

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# ZONING MAP



1 inch = 100 feet



SFR-5

HYDROLOGY

ELIZABETH LN

HALIFAX DR



**Case : BOA 2021-008**  
**6 Elizabeth Ln**  
**Daytona Beach FL 32118**

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.

# FUTURE LAND USE MAP



1 inch = 100 feet

Halifax\_River

HYDROLOGY

Level-1-Residential

ELIZABETH-LN

HALIFAX-DRS



**Case : BOA 2021-008**

**6 Elizabeth Ln  
Daytona Beach FL 32118**

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**THE CITY OF DAYTONA BEACH –2021  
DEVELOPMENT & ADMINISTRATIVE SERVICES  
VARIANCE 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               |                                     | LDC Text Amendment                     |                                     | Planned Development Rezoning*    |
| Special Use*                  |                                     | Minor Preliminary Plat                 |                                     | Planned Development Amendment    |
| Public Use*                   |                                     | Major Preliminary Plat*                |                                     | Large Scale Comp Plan Amendment* |
| Temporary Use (Special Event) |                                     | Final Plat                             |                                     | Small Scale Comp Plan Amendment* |
| Annexation-Voluntary          |                                     | ROW Vacation                           |                                     | Excess Boat Slip Allocation      |
| Semipublic Use*               |                                     | Certificate of Appropriateness, Major* |                                     | Other (Please Describe):         |
| Easement Vacation             |                                     | Historic Overlay Amendment*            |                                     |                                  |

In a Redevelopment Area?  Ballowh Road  Downtown  South Atlantic  Midtown  Main Street

**SUMMARY OF APPLICATION REQUEST (PROJECT DESCRIPTION):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SITE & APPLICANT INFORMATION: All information must be completed**

|  |                                      |                  |                           |       |         |                       |   |   |   |   |   |   |   |   |   |
|--|--------------------------------------|------------------|---------------------------|-------|---------|-----------------------|---|---|---|---|---|---|---|---|---|
| Project Name:  | 6 Elizabeth Lane                     |                  |                           |       |         |                       |   |   |   |   |   |   |   |   |   |
| 12 Digit Short Tax Parcel ID#:                                     | 5                                    | 3                | 1                         | 6     | -       | 1                     | 6 | - | 0 | 0 | - | 0 | 0 | 7 | 0 |
| Street Address   |                                      |                  |                           |       |         |                       |   |   |   |   |   |   |   |   |   |
| <b>SITE INFORMATION:</b>   | <b>Existing:</b>                     | <b>Proposed:</b> | <b>Abutting Property:</b> |       |         |                       |   |   |   |   |   |   |   |   |   |
| Future Land Use Designation:                                       | L1-R                                 | L1-R             | L1-R                      | L1-R  | L1-R    | river                 |   |   |   |   |   |   |   |   |   |
| Zoning Designation:  | SFR-5                                | SFR-5            | SFR-5                     | SFR-5 | SFR-5   | river                 |   |   |   |   |   |   |   |   |   |
| Gross Sq. Ft. Floor Area:  | 3,313                                | 3,913            |                           |       |         |                       |   |   |   |   |   |   |   |   |   |
| Acres of Parcel(s):  | 0.60                                 | 0.60             |                           |       |         |                       |   |   |   |   |   |   |   |   |   |
| <b>Property Owner (Provide Proof of Ownership)</b>                 |                                      |                  |                           |       |         |                       |   |   |   |   |   |   |   |   |   |
| Company/Contact Name:  | Ann Hendrix                          |                  |                           |       | Phone:  | (386) 566-1427        |   |   |   |   |   |   |   |   |   |
| Street Address:  | 6 Elizabeth Lane                     |                  |                           |       | E-mail: | dfhabh@yahoo.com      |   |   |   |   |   |   |   |   |   |
| City & State:  | Daytona Beach, FL                    |                  |                           |       | Zip:    | 32118                 |   |   |   |   |   |   |   |   |   |
| <b>Lead Designer, if any (Provide Owner Authorization Form)</b>    |                                      |                  |                           |       |         |                       |   |   |   |   |   |   |   |   |   |
| Company/Contact Name:  | Pete Zahn, PE/Zahn Engineering, Inc. |                  |                           |       | Phone:  | (386) 252-0020        |   |   |   |   |   |   |   |   |   |
| Street Address:  | 150 S. Palmetto Ave, Suite 201       |                  |                           |       | E-mail: | pete.zahn@zahneng.com |   |   |   |   |   |   |   |   |   |
| City & State:  | Daytona Beach, FL                    |                  |                           |       | Zip:    | 32114                 |   |   |   |   |   |   |   |   |   |
| <b>Authorized Agent, if any (Provide Owner Authorization Form)</b> |                                      |                  |                           |       |         |                       |   |   |   |   |   |   |   |   |   |
| Company/Contact Name:  | Pete Zahn, PE/Zahn Engineering, Inc. |                  |                           |       | Phone:  | (386) 252-0020        |   |   |   |   |   |   |   |   |   |
| Street Address:  | 150 S. Palmetto Ave, Suite 201       |                  |                           |       | E-mail: | pete.zahn@zahneng.com |   |   |   |   |   |   |   |   |   |
| City & State:  | Daytona Beach, FL                    |                  |                           |       | Zip:    | 32114                 |   |   |   |   |   |   |   |   |   |

|                             |               |                         |
|-----------------------------|---------------|-------------------------|
| <b>Applicant Signature:</b> |               | <b>DATE:</b><br>7.27.21 |
| <b>Print Name:</b>          | Pete Zahn, PE |                         |

**Property Summary**

**Alternate Key:** 3413628  
**Parcel ID:** 531616000070  
**Township-Range-Section:** 15 - 33 - 16  
**Subdivision-Block-Lot:** 16 - 00 - 0070  
**Business Name:**  
**Owner(s):** HENDRIX ANN B - FS - Fee Simple - 100  
**Mailing Address On File:** 6 ELIZABETH LN  
DAYTONA BEACH FL 32118  
**Physical Address:** 6 ELIZABETH LN, DAYTONA BEACH 32118  
**Building Count:** 1  
**Neighborhood:** 3047 - RIVER FRONT (HALIFAX) DOBBINS  
[Neighborhood Sales](#)  
**Subdivision Name:** ELIZABETH OLIVER  
**Property Use:** 0100 - SINGLE FAMILY  
**Tax District:** 204-DAYTONA BEACH  
**2020 Certified Millage Rate:** 19.3569  
**Homestead Property:** Yes  
**Agriculture Classification:** No  
**Legal 1:** LOT 7 OLIVER SUB IN C N MORRIS SUB MB 19 PG 13 PER OR 2421 P  
**Legal 2:** G 1520 PER OR 5452 PG 2523 PER OR 5965 PG 0882 PER OR 5975 P  
**Legal 3:** GS 4259-4263 INC PER OR 5975 PGS 4255-4256 INC PER OR 6390 P

**Property Values**

| Tax Year:                 | 2021 Working           | 2020 Final             | 2019 Final             |
|---------------------------|------------------------|------------------------|------------------------|
| <b>Valuation Method:</b>  | 1-Market Oriented Cost | 1-Market Oriented Cost | 1-Market Oriented Cost |
| <b>Improvement Value:</b> | \$245,009              | \$231,567              | \$227,804              |
| <b>Land Value:</b>        | \$428,400              | \$428,400              | \$428,400              |
| <b>Just/Market Value:</b> | \$673,409              | \$659,967              | \$656,204              |

**Tax Roll Values by Taxing Authority**

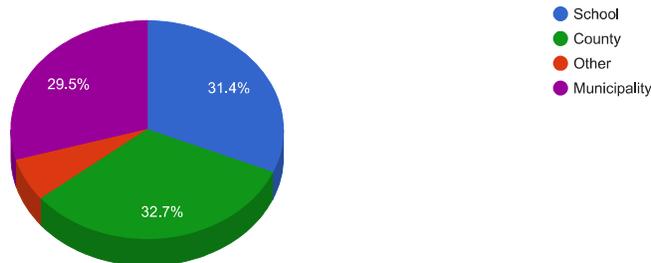
Values shown below are the 2021 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2020 CERTIFIED MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

| Tax Authority                            | Just/Market Value | Assessed Value | Ex/10CAP | Taxable Value | Millage Rate | Estimated Taxes |
|--|-------------------|----------------|----------|---------------|--------------|-----------------|
| 0017 CAPITAL IMPROVEMENT                 | \$673,409         | \$645,152      | \$25,000 | \$620,152     | 1.5000       | \$930.23        |
| 0012 DISCRETIONARY                       | \$673,409         | \$645,152      | \$25,000 | \$620,152     | 0.7480       | \$463.87        |
| 0011 REQ LOCAL EFFORT                    | \$673,409         | \$645,152      | \$25,000 | \$620,152     | 3.6590       | \$2,269.14      |
| 0050 GENERAL FUND                        | \$673,409         | \$645,152      | \$50,000 | \$595,152     | 5.4500       | \$3,243.58      |
| 0055 LIBRARY                             | \$673,409         | \$645,152      | \$50,000 | \$595,152     | 0.5174       | \$307.93        |
| 0520 MOSQUITO CONTROL                    | \$673,409         | \$645,152      | \$50,000 | \$595,152     | 0.1781       | \$106.00        |
| 0530 PONCE INLET PORT AUTHORITY          | \$673,409         | \$645,152      | \$50,000 | \$595,152     | 0.0880       | \$52.37         |
| 0058 VOLUSIA ECHO                        | \$673,409         | \$645,152      | \$50,000 | \$595,152     | 0.0000       | \$0.00          |
| 0057 VOLUSIA FOREVER                     | \$673,409         | \$645,152      | \$50,000 | \$595,152     | 0.1052       | \$62.61         |
| 0059 VOLUSIA FOREVER I&S 2005            | \$673,409         | \$645,152      | \$50,000 | \$595,152     | 0.0783       | \$46.60         |
| 0065 FLORIDA INLAND NAVIGATION DISTRICT  | \$673,409         | \$645,152      | \$50,000 | \$595,152     | 0.0320       | \$19.04         |
| 0100 HALIFAX HOSPITAL AUTHORITY          | \$673,409         | \$645,152      | \$50,000 | \$595,152     | 0.9879       | \$587.95        |
| 0060 ST JOHN'S WATER MANAGEMENT DISTRICT | \$673,409         | \$645,152      | \$50,000 | \$595,152     | 0.2287       | \$136.11        |
| 0210 DAYTONA BEACH                       | \$673,409         | \$645,152      | \$50,000 | \$595,152     | 5.5300       | \$3,291.19      |
| 0211 DAYTONA BEACH I&S 2004              | \$673,409         | \$645,152      | \$50,000 | \$595,152     | 0.2543       | \$151.35        |
|  |                   |                |          |               | 19.3569      | \$11,667.97     |

**Non-Ad Valorem Assessments**

| Project | #Units | Rate | Amount | Estimated Ad Valorem Tax:              | \$11,667.97        |
|---------|--------|------|--------|--|--------------------|
|         |        |      |        | Estimated Non-Ad Valorem Tax:          | \$0.00             |
|         |        |      |        | <b>Estimated Taxes:</b>                | <b>\$11,667.97</b> |
|         |        |      |        | Estimated Tax Amount without SOH/10CAP | \$13,035.11        |

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

| Year | Land Value | Impr Value | Just Value | Non-Sch Assd | County Exemptions | County Taxable | HX Savings |
|------|------------|------------|------------|--------------|-------------------|----------------|------------|
| 2020 | \$428,400  | \$231,567  | \$659,967  | \$636,245    | \$50,000          | \$586,245      | \$23,722   |
| 2019 | \$428,400  | \$227,804  | \$656,204  | \$621,940    | \$50,000          | \$571,940      | \$34,264   |
| 2018 | \$428,400  | \$239,751  | \$668,151  | \$610,343    | \$50,000          | \$560,343      | \$57,808   |
| 2017 | \$428,400  | \$184,956  | \$614,028  | \$564,243    | \$50,000          | \$514,243      | \$49,785   |
| 2016 | \$429,072  | \$163,609  | \$592,681  | \$552,638    | \$50,000          | \$502,638      | \$40,043   |
| 2015 | \$429,072  | \$154,667  | \$583,739  | \$548,796    | \$50,000          | \$498,796      | \$34,943   |
| 2014 | \$429,072  | \$128,548  | \$557,620  | \$531,757    | \$50,000          | \$481,757      | \$25,863   |
| 2013 | \$407,618  | \$116,281  | \$523,899  | \$523,899    | \$50,000          | \$473,899      | \$0        |
| 2012 | \$465,850  | \$109,527  | \$575,377  | \$575,377    | \$50,000          | \$525,377      | \$0        |

Land Data

| #                        | Land Use                 | Type            | Units | Acres | Sq Feet | FF    | Depth | Rate  | Just Value |
|--------------------------|--------------------------|-----------------|-------|-------|---------|-------|-------|-------|------------|
| 1                        | 0133-IMP RVRFRNT-1 <2 AC | F-FRONT<br>FOOT |       |       |         | 100.0 | 265   | 4,200 | \$428,400  |
| <b>Total Land Value:</b> |                          |                 |       |       |         |       |       |       | \$428,400  |

Building(s) - Residential

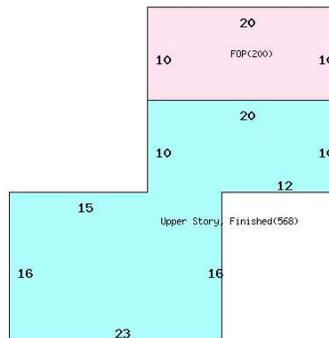
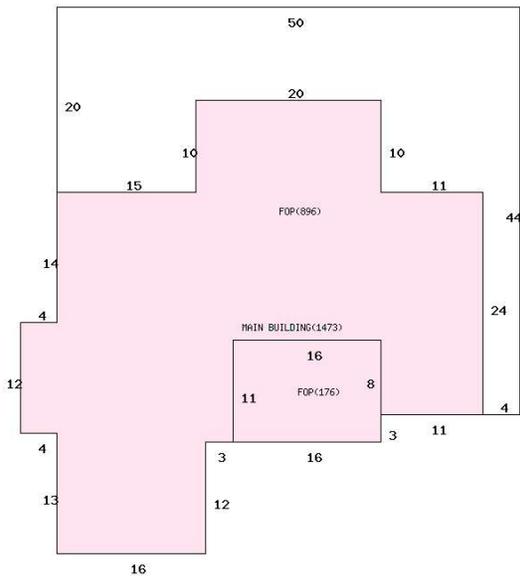
Card (Bldg) #: 1

|                     |                      |                       |                                 |                         |   |
|---------------------|----------------------|-----------------------|---------------------------------|-------------------------|---|
| <b>Style:</b>       |                      | <b># Stories:</b>     | 1                               | <b>2 Fixture Baths:</b> | 0 |
| <b>Description:</b> | R1 - Single Family   | <b># Bedrooms:</b>    | 3                               | <b>3 Fixture Baths:</b> | 3 |
| <b>Quality Grd:</b> | 400                  | <b>Floor Type:</b>    | 11 - TILE - CERAMIC/CLAY        | <b>4 Fixture Baths:</b> | 0 |
| <b>Arch Design:</b> |                      | <b>Wall Type:</b>     | 3 - PLASTER                     | <b>5 Fixture Baths:</b> | 0 |
| <b>Year Built:</b>  | 1949                 | <b>Exterior Wall:</b> | 15 - CONCRETE - CINDER<br>BLOCK | <b>6 Fixture Baths:</b> | 0 |
| <b>Total SF/LA:</b> | 2,041                | <b>Foundation:</b>    | 3 - CONCRETE SLAB               | <b>7 Fixture Baths:</b> | 0 |
| <b>HVAC:</b>        | Y - AIR CONDITIONING | <b>Roof Cover:</b>    | 6 - CONCRETE TILE               | <b>Add'l Fixtures:</b>  | 0 |
| <b>Heat Method:</b> | 6 - FORCED DUCTED    | <b>Roof Type:</b>     | 14 - HIP                        |                         |   |
| <b>Heat Source:</b> | 1 - ELECTRICITY      | <b>FPL:</b>           | //                              |                         |   |

Total Building Value: \$207,107

Additions to Base Area - Card (Bldg) #: 1

| Description                | Area         | Year Built |
|----------------------------|--------------|------------|
| MAIN BUILDING              | 1473         |            |
| Porch, Open Finished       | 896          |            |
| Porch, Open Finished       | 176          |            |
| Upper Story, Finished      | 568          |            |
| Porch, Open Finished       | 200          |            |
| <b>Total Building Area</b> | <b>3,313</b> |            |



Miscellaneous Improvement(s)

| # | Type                           | Year | Area  | Units | L x W   | Depreciated Value |
|---|--------------------------------|------|-------|-------|---------|-------------------|
| 1 | RSP-POOL, RESIDENTIAL SWIMMING | 1954 | 720   | 1     |         | \$22,637          |
| 2 | PTO-PATIO/CONCRETE SLAB        | 1954 | 1,332 | 1     |         | \$1,241           |
| 3 | SEW-SEA WALL (BULKHEADS)       | 1983 | 100   | 1     |         | \$1,611           |
| 4 | DOC-DOCK, BOAT                 | 2014 | 200   | 1     | 10 x 20 | \$3,439           |
| 5 | BL1-BOAT LIFT                  | 2014 | 1     | 1     |         | \$1,409           |

**Total Miscellaneous Value:**

\$37,902

**Sales History**

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

| Book/Page   | Instrument No.             | Sale Date  | Deed Type         | Qualified/Unqualified | Vacant/Improved | Sale Price |
|-------------|----------------------------|------------|-------------------|-----------------------|-----------------|------------|
| 7482 / 2901 | <a href="#">2017239565</a> | 12/08/2017 | WD-WARRANTY DEED  | QUALIFIED             | IMPROVED        | \$820,000  |
| 6688 / 3607 | <a href="#">2012042349</a> | 03/02/2012 | WD-WARRANTY DEED  | UNQUALIFIED           | IMPROVED        | \$100      |
| 6390 / 4505 | <a href="#">2009160140</a> | 07/15/2009 | TR-TRUSTEE'S DEED | UNQUALIFIED           | IMPROVED        | \$100      |
| 5975 / 4259 | <a href="#">2006315024</a> | 12/18/2006 | TR-TRUSTEE'S DEED | UNQUALIFIED           | IMPROVED        | \$100      |
| 5975 / 4255 | <a href="#">2006315021</a> | 12/18/2006 | PR1-PERSONAL REP  | UNQUALIFIED           | IMPROVED        | \$100      |
| 5965 / 0882 | <a href="#">2006301057</a> | 11/29/2006 | PR1-PERSONAL REP  | UNQUALIFIED           | IMPROVED        | \$100      |
| 5452 / 2523 | <a href="#">2004310386</a> | 11/29/2004 | WD-WARRANTY DEED  | UNQUALIFIED           | IMPROVED        | \$100      |
| 2421 / 1520 |                            | 02/15/1983 | WD-WARRANTY DEED  | UNQUALIFIED           | IMPROVED        | \$160,000  |
| 2172 / 1074 |                            | 05/15/1980 | WD-WARRANTY DEED  | UNQUALIFIED           | IMPROVED        | \$120,000  |
| 2044 / 1251 |                            | 01/15/1979 | WD-WARRANTY DEED  | UNQUALIFIED           | IMPROVED        | \$86,000   |

**Property Description**

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

| Legal Description   | Millage Group | Township-Range-Section | Subdivision-Block-Lot | Date Created |
|---|---------------|------------------------|-----------------------|--------------|
| LOT 7 OLIVER SUB IN C N MORRIS SUB MB 19 PG 13 PER OR 2421<br>PG 1520 PER OR 5452 PG 2523 PER OR 5965 PG 0882 PER OR 5975<br>PGS 4259-4263 INC PER OR 5975 PGS 4255-4256 INC PER OR 6390<br>PGS 4505-4508 INC PER OR 6688 PG 3607 PER OR 7482 PG 2901 | 204           | 15 - 33 - 16           | 16 - 00 - 0070        | 29-DEC-81    |

**Permit Summary**

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please [contact the building department of the tax district](#) in which the property is located.

| Date       | Number    | Description                             | Amount   |
|------------|-----------|---|----------|
| 06/17/2014 | R1406-059 | DOCK & BOAT LIFT                        | \$19,000 |
| 04/11/2014 | R1404-083 | REPLACE FLAT ROOF W/ TRUSSES & SHINGLES | \$29,700 |
| 03/18/1992 | 920344    | ADDITIONS/ALTERATION                    | \$6,800  |
| 03/05/1984 | 33602C    | MISCELLANEOUS                           | \$0      |
| 09/07/1983 | 32454C    | MISCELLANEOUS                           | \$0      |
| 04/01/1983 | 22374C    | REPAIR SEAWALL                          | \$6,200  |

# 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?

The area available for garage access drops substantially in elevation from street to the area of the proposed garage. A new irrigation system is located such as to limit the area available for construction.

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

The terrain drops substantially. The lot is covered with large oak trees.

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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.

Yes.

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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.

The conditions are unique on this property.

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

This is the minimum to allow construction of a reasonably designed garage.

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

It is.

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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.

Granting the variance will not adversely affect any of the items noted.

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viii. The Variance is consistent with the Comprehensive Plan.

It is consistent.

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**NOTARIZED AUTHORIZATION OF OWNER**

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

holder(s) of the property described as: 6 Elizabeth Lane

Parcel 5316-16-00-0070  
(property address or 12-digit parcel number)

authorize Pete Zahn, PE, Zahn Engineering, Inc. 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 \_\_\_\_\_,

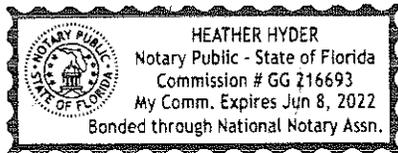
20\_\_\_\_, before the Board of Adjustment of The City of Daytona Beach, Florida.

Ann Hendrix  
OWNER'S SIGNATURE

\_\_\_\_\_  
OWNER'S SIGNATURE

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of JULY,  
2021, by ANN HENDRIX, who is personally known to me or has  
produced \_\_\_\_\_.



Heather Hyder  
NOTARY PUBLIC - STATE OF FLORIDA

HEATHER HYDER  
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION # GG 216693

**GENERAL LEGEND:**

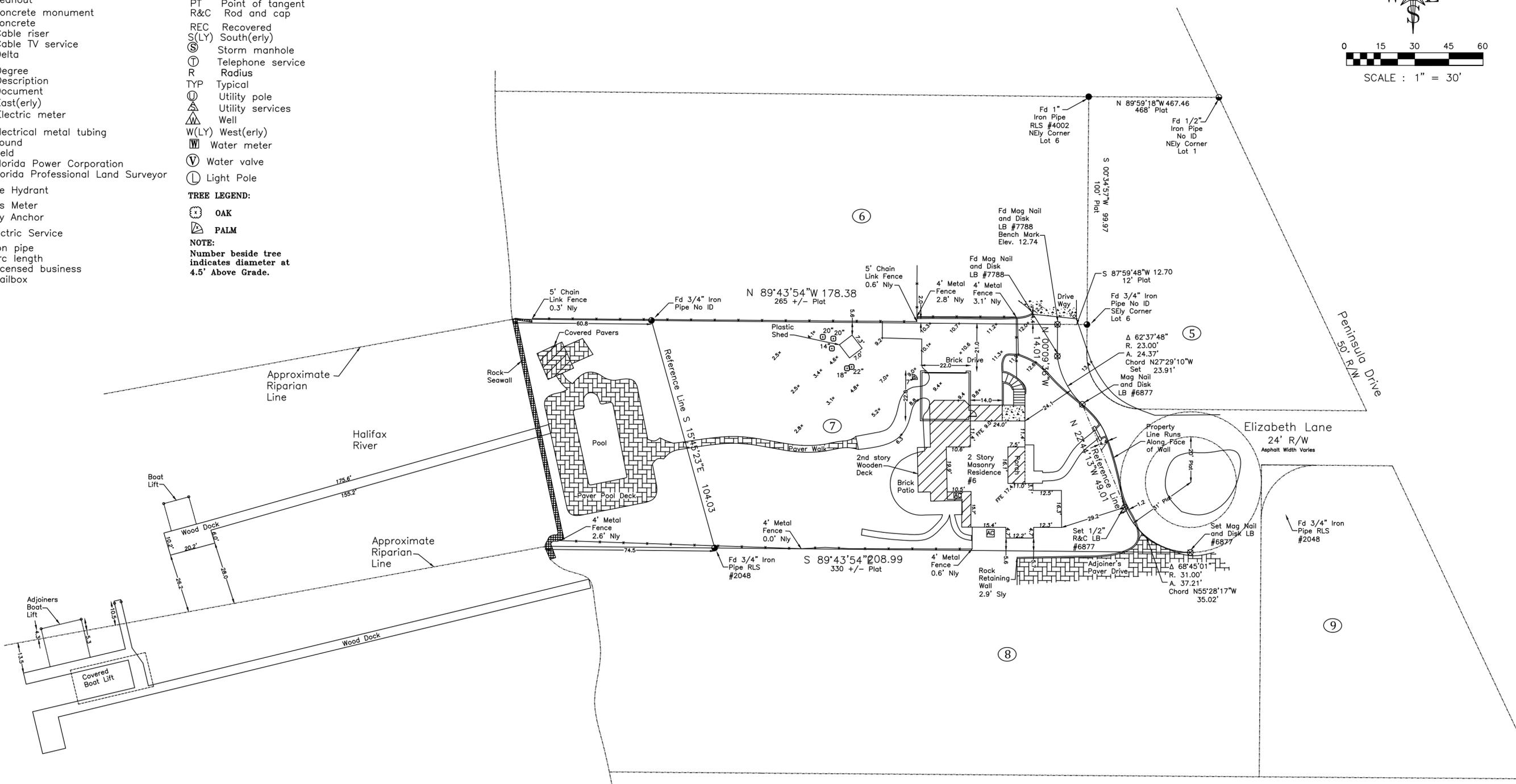
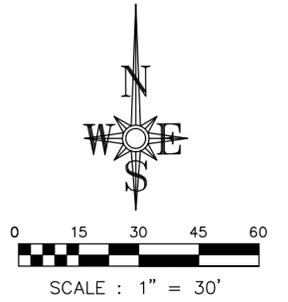
- A\C Air conditioning pad
- A\U Aerial utilities
- ACLRR Atlantic Coastline Railroad
- CALC Calculation
- CB Catch basin
- CL Centerline
- ⊙ Cleanout
- CM Concrete monument
- CONC Concrete
- ⊕ Cable riser
- ⊖ Cable TV service
- △ Delta
- Degree
- DESC Description
- Doc Document
- E(LY) East(ery)
- ⊕ Electric meter
- EMT Electrical metal tubing
- FD Found
- FLD Field
- FPC Florida Power Corporation
- FPLS Florida Professional Land Surveyor
- ⊕ Fire Hydrant
- ⊕ Gas Meter
- ▶ Guy Anchor
- ES Electric Service
- IP Iron pipe
- L Arc length
- LB Licensed business
- MB Mailbox

- N(LY) North(ery)
- RLS Registered land surveyor
- NGVD National Geodetic Vertical Datum
- R/W Right of Way
- PC Point of curve
- PCP Permanent control point
- POB Point of beginning
- POC Point of commencement
- PT Point of tangent
- R&C Rod and cap
- REC Recovered
- S(LY) South(ery)
- ⊕ Storm manhole
- ⊕ Telephone service
- R Radius
- TYP Typical
- ⊕ Utility pole
- ⊕ Utility services
- ⊕ Well
- W(LY) West(ery)
- ⊕ Water meter
- ⊕ Water valve
- ⊕ Light Pole

**TREE LEGEND:**

- ⊕ OAK
  - ⊕ PALM
- NOTE:**  
Number beside tree indicates diameter at 4.5' Above Grade.

**BOUNDARY SURVEY**



**GENERAL NOTES:**

1. Survey completed 3/1/21.
2. Bearing Basis assumed N89°43'54"W along the northerly line of Lot 7.
3. Visible utilities located no underground utilities were located.
4. No title search has been performed by or provided to MYER LAND SURVEYING.
5. Dimensions shown are feet and decimals thereof.
6. Elevations are North American Vertical Datum of 1988.
7. The face of the rock wall is the best indication of the curvilinear easterly property line. The plat has no geometry to fix the line's position.

**LEGAL DESCRIPTION:**

Lot Seven (7), Oliver Subdivision, a Re-subdivision of Lots One (1) and Two (2) and Three (3) lying West of South Peninsula Drive of Charles N. Morris Subdivision, according to map recorded in Map Book 19, Page13, of the Public Records of Volusia County, Florida, together with any and all riparian rights appertaining thereto.

**BOUNDARY and TOPOGRAPHIC SURVEY**  
Exclusively prepared for:  
**Ann B. Hendrix**

MICHAEL M. MYER, FL PSM LS4006  
MYER LAND SURVEYING, INC., LICENSED BUSINESS #6877  
(not valid unless signed and embossed with surveyor's seal and/or imprinted with a digital seal badge).

**MYER LAND SURVEYING, INC.**  
LICENSED BUSINESS #6877  
MICHAEL M. MYER #LS 4006  
PROFESSIONAL LAND SURVEYOR  
316 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117  
386 255-6304 Phone MyerLandSurveying@gmail.com

|          |          |       |         |          |
|----------|----------|-------|---------|----------|
| SCALE    | DESIGNED | DRAWN | CHECKED | DATE     |
| 1" = 30' |          | ALH   | MMM     | 3/2/2021 |



| OWNER                       | MAILING_ADDRESS1    | MAILING_ADDRESS2 | MAILING_ADDRESS3            | PARID           |
|-----------------------------|---------------------|------------------|-----------------------------|-----------------|
| PALAZZOLO MARK              | 2208 S PENINSULA DR |                  | DAYTONA BEACH FL 32118      | ALTKEY: 3410084 |
| ANGEL TODD M                | 2210 S PENINSULA DR |                  | DAYTONA BEACH FL 32118      | ALTKEY: 3410092 |
| LLOYD ELIZABETH G & GARY D  | 15 ELIZABETH LN     |                  | DAYTONA BEACH FL 32118      | ALTKEY: 3413598 |
| BAGGETT BURCH               | 523 N HALIFAX AVE   |                  | DAYTONA BEACH FL 32118      | ALTKEY: 3413601 |
| BALDWIN THOMAS R            | 7 ELIZABETH LN      |                  | DAYTONA BEACH FL 32118      | ALTKEY: 3413610 |
| HENDRIX ANN B               | 6 ELIZABETH LN      |                  | DAYTONA BEACH FL 32118      | ALTKEY: 3413628 |
| HAWKINS DONALD E & JOANNE B | 8 ELIZABETH LANE    |                  | DAYTONA BEACH FL 32118 5202 | ALTKEY: 3413636 |
| HAWKINS DONALD E & JOANN B  | 8 ELIZABETH LN      |                  | DAYTONA BEACH FL 32118      | ALTKEY: 3413644 |
| COOK SANDRA J               | 14 ELIZABETH LN     |                  | DAYTONA BEACH FL 32118      | ALTKEY: 3413652 |

**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 BOA2021-008

Public Hearing Date August 19, 2021

Typed/Printed Name Pete Zahn

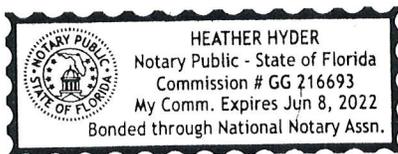
Signature (sign after reading) \_\_\_\_\_



Address 150 S. Palmetto Ave, Daytona Beach, FL 32114

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 9<sup>TH</sup> day of AUGUST, 2021, by PETE ZAHN, who is personally known to me or has produced \_\_\_\_\_



NOTARY PUBLIC – STATE OF FLORIDA

HEATHER HYDER  
NAME OF NOTARY – TYPED OR PRINTED

COMMISSION # GG 216693

7020 1290 0000 5423 7750

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Daytona Beach, FL 32118  
**OFFICIAL USE**

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|---|--------|------|
| Certified Mail Fee  | \$3.60 | 0353 |
| Extra Services & Fees (check box, add fee as appropriate)     |        |      |
| <input checked="" type="checkbox"/> Return Receipt (hardcopy) | \$2.18 |      |
| <input type="checkbox"/> Return Receipt (electronic)          | \$0.00 |      |
| <input type="checkbox"/> Certified Mail Restricted Delivery   | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Required             | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery  | \$0.00 |      |
| Postage   | \$0.55 |      |
| Total Postage and Fees  | \$7.00 |      |

Sent To **Donald & Joann Hawkins**  
 Street and Apt. **8 Elizabeth Lane**  
 City, State, ZIP **Daytona Beach, FL 32118**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 5423 7750

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| <input type="checkbox"/> Adult Signature Required             | \$0.00 |  |
| <input type="checkbox"/> Adult Signature Restricted Delivery  | \$0.00 |  |
| Postage   | \$0.55 |  |
| Total Postage and Fees  | \$7.00 |  |

Sent To **Todd Angel**  
 Street and A **2210 S. Peninsula Drive**  
 City, State, ZIP **Daytona Beach, FL 32118**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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| <input type="checkbox"/> Adult Signature Restricted Delivery  | \$0.00 |  |
| Postage   | \$0.55 |  |
| Total Postage and Fees  | \$7.00 |  |

Sent To **Thomas Baldwin**  
 Street and Apt **7 Elizabeth Lane**  
 City, State, ZIP **Daytona Beach, FL 32118**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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| <input type="checkbox"/> Adult Signature Required             | \$0.00 |  |
| <input type="checkbox"/> Adult Signature Restricted Delivery  | \$0.00 |  |
| Postage   | \$0.55 |  |
| Total Postage and Fees  | \$7.00 |  |

Sent To **Sandra Cook**  
 Street and **14 Elizabeth Lane**  
 City, State, ZIP **Daytona Beach, FL 32118**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 5423 7736

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| <input type="checkbox"/> Adult Signature Required             | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery  | \$0.00 |
| Postage   | \$0.55 |
| Total Postage and Fees  | \$7.00 |

Sent To **Mark Palazzolo**  
 Street and **2208 S. Peninsula Drive**  
 City, State **Daytona Beach, FL 32118**

Postmark Here: DOWNTOWN STATION AUG 6 2015

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| <input type="checkbox"/> Adult Signature Restricted Delivery  | \$0.00 |
| Postage   | \$0.55 |
| Total Postage and Fees  | \$7.00 |

Sent To **Burch Baggett**  
 Street and **523 N. Halifax Avenue**  
 City, State **Daytona Beach, FL 32118**

Postmark Here: DOWNTOWN STATION AUG 6 2015

7020 1290 0000 5423 7774

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| <input type="checkbox"/> Adult Signature Restricted Delivery  | \$0.00 |
| Postage   | \$0.55 |
| Total Postage and Fees  | \$7.00 |

Sent To **Elizabeth & Gary Lloyd**  
 Street and **15 Elizabeth Lane**  
 City, State **Daytona Beach, FL 32118**

Postmark Here: DOWNTOWN STATION AUG 6 2015



**CITY OF DAYTONA BEACH**  
**PUBLIC NOTICE**  
A PUBLIC HEARING FOR A  
VARIANCE

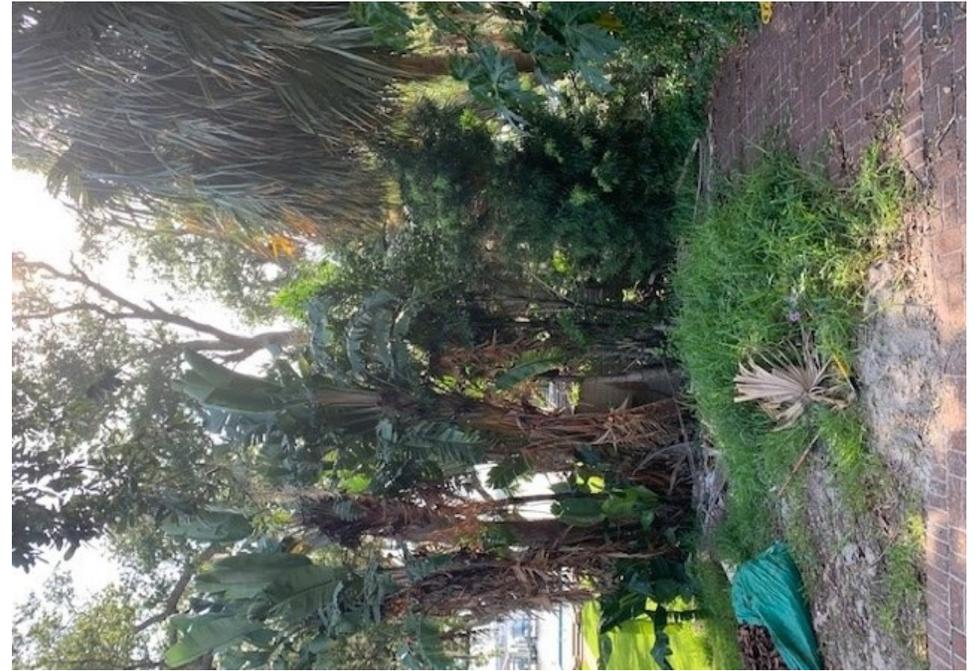
FOR THIS PROPERTY WILL BE HELD ON **01-11**  
AT **1:00 PM** IN THE COMMISSION CHAMBER  
WALL 301 S. WOODWOOD AVENUE. INTERESTED  
PARTIES CAN CONTACT THE CITY OF DAYTONA BEACH PLANNING  
DEPARTMENT AT 386-671-8122 OR VISIT [WWW.CITYOFDAYTONA.COM](http://WWW.CITYOFDAYTONA.COM)  
FOR FURTHER INFORMATION.

PLANNING BOARD BOARD OF ADJUSTMENT  
CITY COMMISSION HISTORIC PRESERVATION

**ADT**  
PROTECTION



Entry



Looking West



Looking North



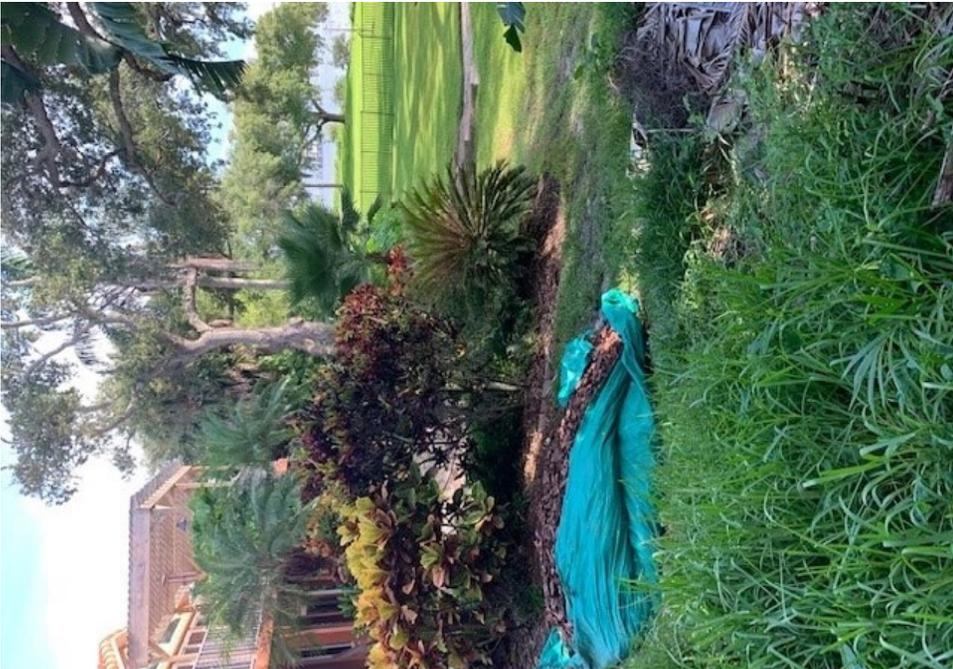
Neighbor to North - driveway



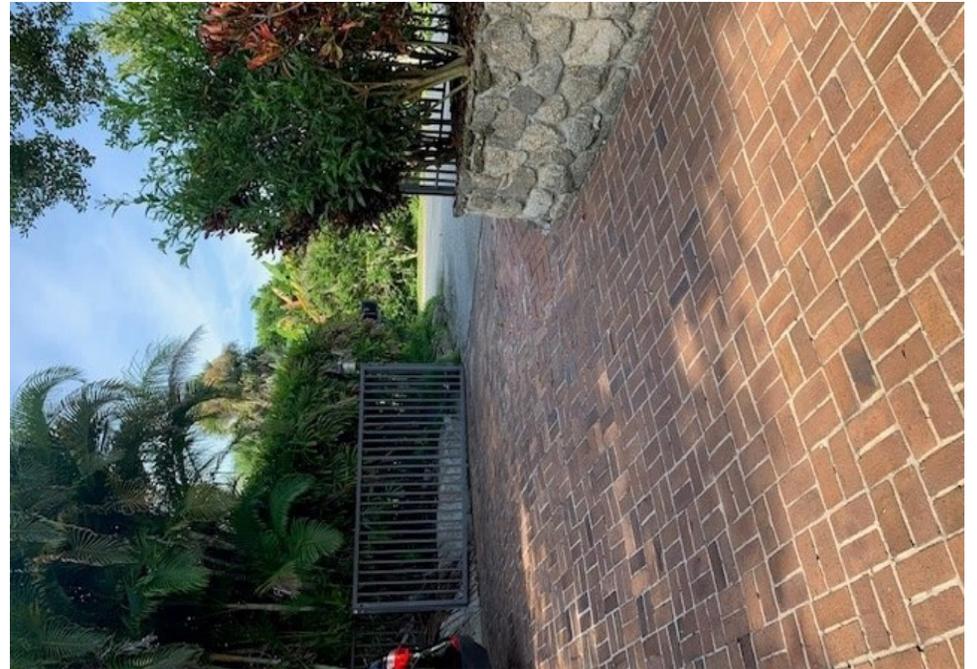
New walk



Looking SE from proposed garage



Looking South



Looking NE at entry

## **Neighbor at 7 Elizabeth Lane Response**

Thomas and Cynthia Baldwin

7 Elizabeth Lane

**From:** [Tom Baldwin](#)  
**To:** [Phillips, Melissa](#)  
**Cc:** [Cindy](#)  
**Subject:** RE: 6 Elizabeth Lane Variance Hearing Rebuttal  
**Date:** Wednesday, August 11, 2021 3:50:55 PM

---

[EXTERNAL EMAIL. EXERCISE CAUTION.]

In the attached Street View, you can see why #7 Elizabeth house is oriented the way it is; facing the cul-de-sac.

In the Satellite View you can see the two Chevy 2500 lifted pick up trucks side by side in the driveway of 6 Elizabeth Lane. This gives good scale. There is plenty of room for the new garage while maintaining the setback.

The tree seen by my front door is on my property. I prefer that they don't build any closer to the roots of that giant oak than necessary.

Thanks again,  
Thomas Baldwin  
7 Elizabeth Lane  
Daytona Beach, FL 32118

---

**From:** Tom Baldwin <baldwin@cfl.rr.com>  
**Sent:** Wednesday, August 11, 2021 3:18 PM  
**To:** 'PhillipsMelissa@codb.us' <PhillipsMelissa@codb.us>  
**Cc:** Cindy <obgyn@cfl.rr.com>  
**Subject:** 6 Elizabeth Lane Variance Hearing Rebuttal

To: City of Daytona Beach Permits & Licensing  
Attn: Missy Phillips

From: Thomas and Cynthia Baldwin  
7 Elizabeth Lane  
Daytona Beach, FL 32118

RE: Setback Variance Hearing for Owner, Ann B. Hendrix  
6 Elizabeth Lane  
Daytona Beach, FL 32118

Missy,

As per our phone conversation, we are not in favor of the City of Daytona granting a setback variance in this matter. I will attempt to take time off of work to attend the hearing. That will be difficult on such short notice. I am sending this in advance of that hearing in case I cannot attend.

Property setbacks are in place for an important reason! In this case, they give neighbors “Breathing Room”. Setbacks prevent owners from crowding the property of others. Exemptions should only be made in circumstances of demonstrated hardship. That hardship threshold has not been met in this case. The property in question is a Million-dollar estate on one half of an acre of riverfront property. There is ample room to build whatever the owner desires while preserving that buffer between neighbors.

Our lot at 7 Elizabeth Lane has features that make it more challenging to access. (See attached map of lot lines) We have a narrow one-way public drive which passes the Hendrix property to access our lot. As a result, our house is oriented sideways on the lot. Facing the cul-de-sac with our front door and master bedroom facing the Hendrix property. The area in question; this setback is literally right out my front door!

I understand the reasons for this request are the challenging topography of the land where the owner wants to build their detached garage and a buried sprinkler pipe. These issues do not constitute a “hardship”. They are building challenges. It might cost more money to stem wall the back corner of the garage and move a buried PVC pipe. That doesn’t justify changing the aesthetics to my property. There is also a mention of an oak tree on the site. Please ask them to specify the exact location of that tree for you. It is far behind the proposed garage location. Keeping the extra five feet setback will not affect it in my estimation. This is especially true if the southwest corner of the garage foundation is stem walled.

Setbacks are in force for just this type of situation. Of course, Mrs. Hendrix wants to spread out and have more breathing room on her property. That’s just human nature. She was aware of the building challenges and lack of a garage when she bought her home in December, 2017. We had already been living in our home for five years at that time.

Thank you for the opportunity to voice our concerns. We will be living next to Mrs. Hendrix for the foreseeable future. We are currently on good terms. I have no doubt that she will be able to build her dream home next door without this variance. We can all maintain our property privacy and value.

Sincerely,  
Thomas Baldwin  
7 Elizabeth Lane  
Daytona Beach, FL 32118  
407-754-4800

County Property Appraiser's Office  
ov.org





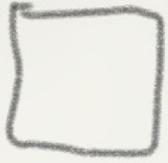
6

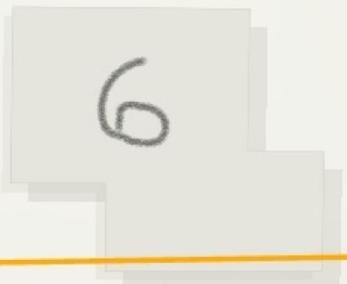
1 Elizabeth Ln



7

FRONT DOOR →

NEW Garage 



6



Elizabeth

# Case D

Agenda Item 5 – Case D

**BOA2021-009**

**Variance from Article 4, Section 4.7.Z  
Of the Land Development Code (LDC)**

928 Sycamore Street

Agenda Item 5 – Case D  
**BOA2021-009**  
**Variance from Article 4, Section 4.7.Z**  
**Of the Land Development Code (LDC)**  
928 Sycamore Street

**STAFF REPORT**

**DATE:** August 11, 2021

**TO:** Board of Adjustment Members

**FROM** Missy Phillips, Senior Development Review Technician

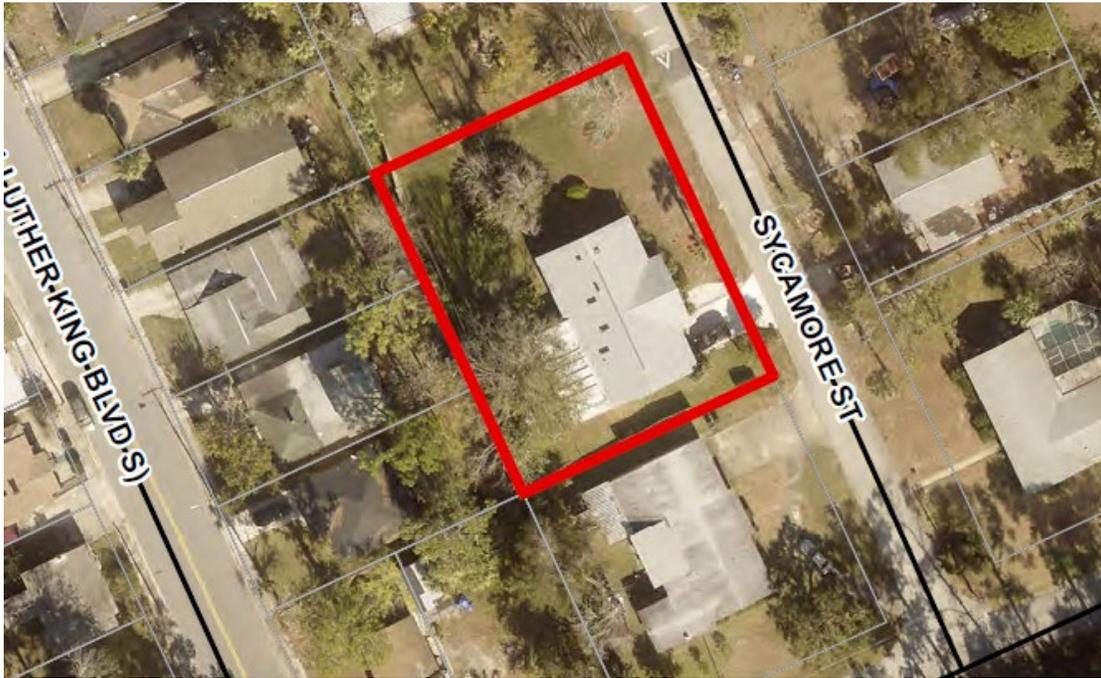
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**VARIANCE REQUEST**

A request by Thomas A. Huger and Linda G. Huger (property owner), for a variance from Article 4 (Development Standards), Section 4.7.Z of the Land Development Code (LDC) to **reduce the required rear yard setback from 25 feet to 15 feet**, to allow for an approximately 1,092 sf addition to the rear of the existing structure. The property is located at **928 Sycamore Street**. The zoning on the property is **Redevelopment Midtown - Residential Preservation (RDM-6)**, and the Future Land Use (FLU) on the property is **Level 2 Residential**.

**PROPERTY LOCATION**

The subject property is located at the southwest end of Sycamore Street. Sycamore Street is located west of South Ridgewood Avenue, between Fremont Avenue and Shady Place.

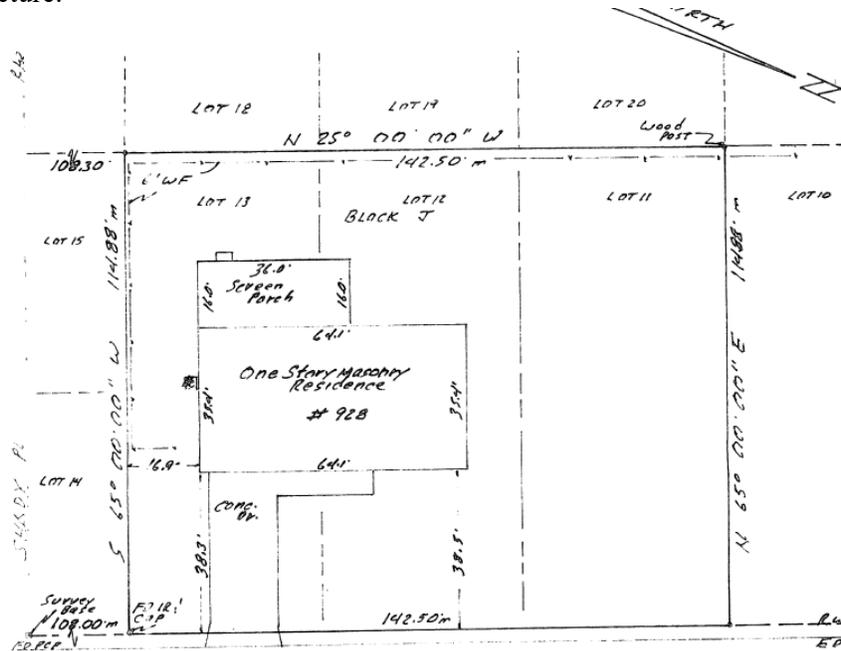


*Aerial View of the Property*

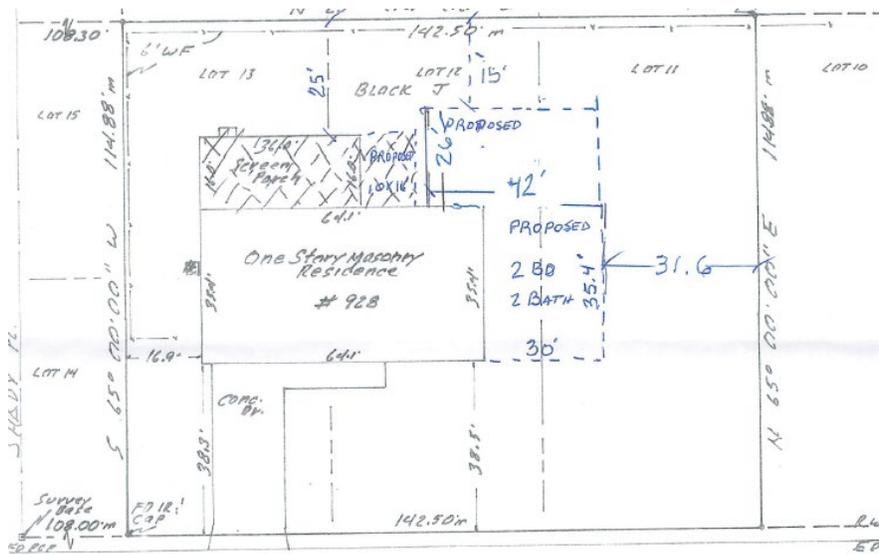
**PROJECT HISTORY AND VARIANCE DESCRIPTION**

The property located at 928 Sycamore Street is currently occupied by the applicant. A review of County records show that this lot is 16,330sf. The existing structure was built in 1985. The structure is a single story, 1,575sf single family home.

The applicant is requesting a variance from Article 4, Section 4.7.Z of the LDC to reduce the required rear yard setback from 25 feet to 15 feet in order to add an approximately 1,092sf addition to the rear of the existing structure.



**Existing Survey Submitted by Applicant**



**Proposed Survey Submitted by Applicant**

**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 fully developed 142' wide by 115' deep lot within the City. There are no apparent extraordinary or exceptional conditions to this property or structure.

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

There are no apparent extraordinary or exceptional conditions to this property or structure.

- 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 property is fully developed. If this variance is not granted, the resulting hardship would be that the homeowner would not be able to add the addition at the dimensions they would prefer.

- 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 variance would allow the property owner to build an addition to their existing home ten feet closer to the rear property line, and thereby encroach into the required setback of the current Land Development Code.

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

The subject property is currently fully developed.

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

Yes, the variance is in harmony with the general purpose and intent of the Code.

- 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\Prattina\Short Term Projects 2013\BOA\BOA2021\BOA2021-009\BOA2021-009\_LocationMap.mxd



**Case : BOA 2021-009**  
**928 Sycamore St**  
**Daytona Beach FL 32114**

City of Daytona Beach Map disclaimer:  
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# AERIAL MAP



1 inch = 100 feet



**Case : BOA 2021-009**

**928 Sycamore St  
Daytona Beach FL 32114**

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RDM5

RP

# ZONING MAP



CR 4035 (MARTIN LUTHER KING BLVD S)

SYCAMORE ST

SHADY PL

RDM6

RDM6

SFR-5

SCHOOL ST

RP

SFR-5

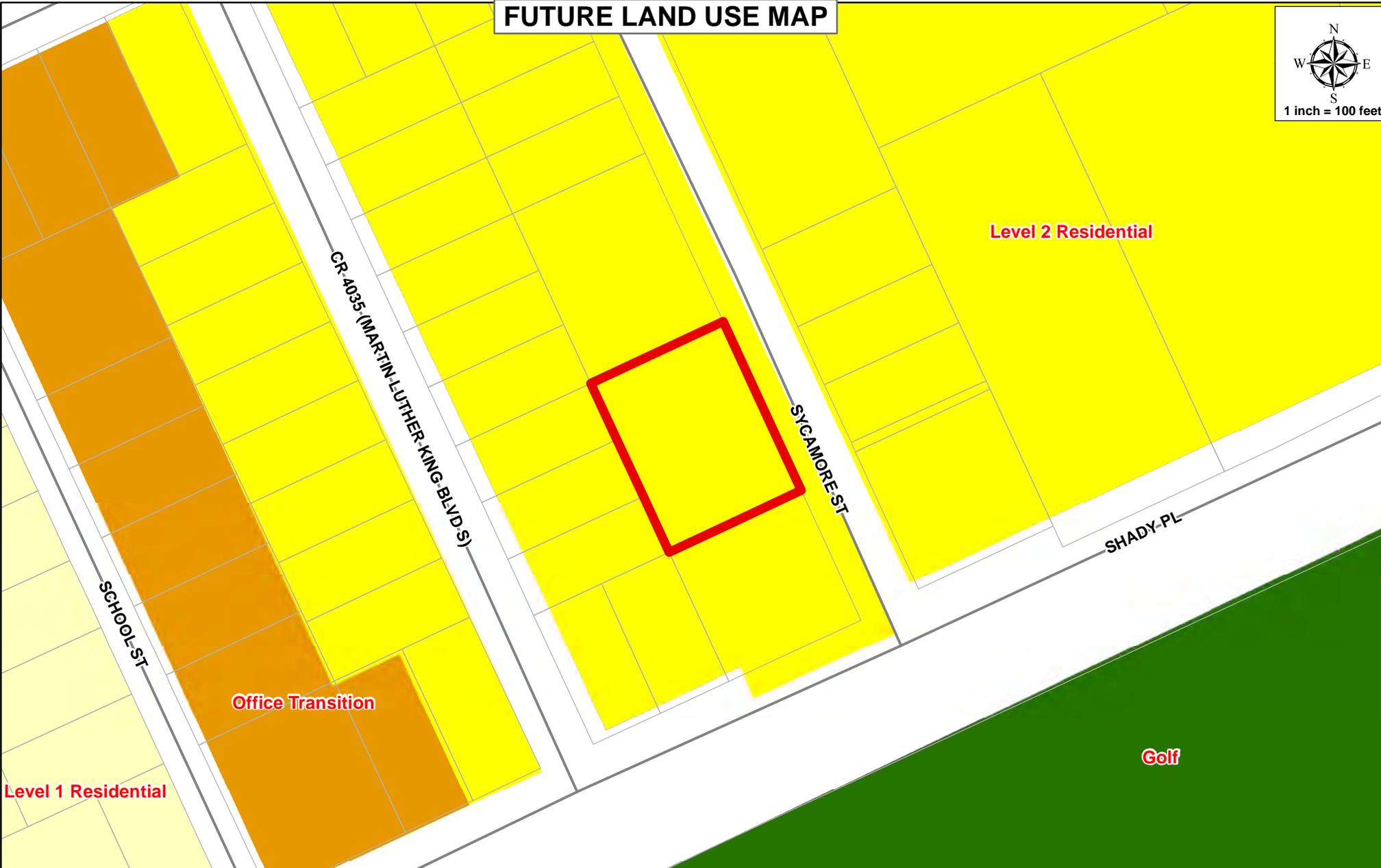
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**Case : BOA 2021-009**  
**928 Sycamore St**  
**Daytona Beach FL 32114**

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# FUTURE LAND USE MAP



**Case : BOA 2021-009**  
**928 Sycamore St**  
**Daytona Beach FL 32114**

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Document Path: P:\Admin\Prattina.Short Term Projects 2013\BOA\BOA2021\BOA2021-009\BOA2021-009\_FutureLandUse.mxd



# THE CITY OF DAYTONA BEACH

## Board of Adjustment

### VARIANCE APPLICATION

#### PURPOSE

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.***

#### **APPLICATION SUBMITTALS MUST INCLUDE THE FOLLOWING DOCUMENTS:**

- Pre-application Meeting** – Required prior to application submittal (Article 3, Section 3.4.V.3.a of the LDC). Contact Angela Doyle,, Board of Adjustment Staff Liaison, at 386.671.8176.
- Development Review Application - Must include the following information:**
  - Name, address, parcel identification number, and phone number of the applicant and any agent authorized to process variance request.
  - Project Description - *Must include the Land Development Code article and section number subject to the variance.*
- Supplemental Application**
- Survey** - One signed and sealed survey of the property (***no more than 2 years old***). The survey must include site location; dimensions of all existing structure(s) and distances of structure from all lot lines; legal description(s); parcel identification number(s); rights-of-way; and easements.
- Site Plan** – One copy of the site plan (***to scale***) either 11" x 17" or 8½" X 14" complying with the Land Development Code regulations located in Appendix A, Section G.
- Authorization of Owner** (If an agent signs the application, the notarized proof of authorization form provided by the City must be signed by the owner of the property).
- Proof of ownership** of the property that is the subject of the request, via documentation such as deed, tax bill, or property appraiser's documentation.
- Application fees:** Single-Family Residential \$300 (***per lot***)    All Others \$450  
After the Fact:    Double Fees                      Applicable Recording Fees
- Application submittals** must include one paper copy of all the documents listed above and one CD or USB flash drive with all submittal documents in PDF format.
- ALL SUBMITTALS MUST BE RECEIVED BY 12:00 P.M. ON THE DEADLINE DATE AND FEES MUST BE PAID WHEN THE APPLICATION IS SUBMITTED.**

BOA 2021-009



**THE CITY OF DAYTONA BEACH –2021  
DEVELOPMENT & ADMINISTRATIVE SERVICES  
VARIANCE 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*              | Variance BOA*                            | <b>X</b>                          | Rezoning*                                   |   |                                      |
| Minor Site Plan               | LDC Text Amendment                       |                                   | Planned Development Rezoning*               |   |                                      |
| Special Use*                  | Minor Preliminary Plat                   |                                   | Planned Development Amendment               |   |                                      |
| Public Use*                   | Major Preliminary Plat*                  |                                   | Large Scale Comp Plan Amendment*            |   |                                      |
| Temporary Use (Special Event) | Final Plat                               |                                   | Small Scale Comp Plan Amendment*            |   |                                      |
| Annexation-Voluntary          | ROW Vacation                             |                                   | Excess Boat Slip Allocation                 |   |                                      |
| Semipublic Use*               | Certificate of Appropriateness, Major*   |                                   | Other (Please Describe):<br><b>VARIANCE</b> |   |                                      |
| Easement Vacation             | Historic Overlay Amendment*              |                                   |   |   |                                      |
| In a Redevelopment Area?      | <input type="checkbox"/> Ballyhough Road | <input type="checkbox"/> Downtown | <input type="checkbox"/> South Atlantic     | <input checked="" type="checkbox"/> Midtown | <input type="checkbox"/> Main Street |

**SUMMARY OF APPLICATION REQUEST (PROJECT DESCRIPTION):**

**REQUEST VARIANCE FOR REAR YARD SETBACK FROM 15' TO 15'**

**SITE & APPLICANT INFORMATION: All information must be completed**

|                                |                        |                  |                           |             |             |             |             |             |             |             |             |             |             |             |             |
|--------------------------------|------------------------|------------------|---------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Project Name:                  |                        |                  |                           |             |             |             |             |             |             |             |             |             |             |             |             |
| 12 Digit Short Tax Parcel ID#: | 5                      | 3                | 3                         | 9           | -           | 9           | 0           | -           | 1           | 0           | -           | 0           | 1           | 2           | 0           |
| Street Address                 | <b>928 SYCAMORE ST</b> |                  |                           |             |             |             |             |             |             |             |             |             |             |             |             |
| <b>SITE INFORMATION:</b>       | <b>Existing:</b>       | <b>Proposed:</b> | <b>Abutting Property:</b> |             |             |             |             |             |             |             |             |             |             |             |             |
| Future Land Use Designation:   | <b>L2-R</b>            |                  | <b>L2-R</b>               | <b>L2-R</b> | <b>L2-R</b> | <b>L2-R</b> | <b>L2-R</b> | <b>L2-R</b> | <b>L2-R</b> | <b>L2-R</b> | <b>L2-R</b> | <b>L2-R</b> | <b>L2-R</b> | <b>L2-R</b> | <b>L2-R</b> |
| Zoning Designation:            | <b>RDM6</b>            |                  | <b>RDM6</b>               | <b>RDM6</b> | <b>RDM6</b> | <b>RDM6</b> | <b>RDM6</b> | <b>RDM6</b> | <b>RDM6</b> | <b>RDM6</b> | <b>RDM6</b> | <b>RDM6</b> | <b>RDM6</b> | <b>RDM6</b> | <b>RDM6</b> |
| Gross Sq. Ft. Floor Area:      |                        |                  |                           |             |             |             |             |             |             |             |             |             |             |             |             |
| Acres of Parcel(s):            | <b>0.36</b>            |                  |                           |             |             |             |             |             |             |             |             |             |             |             |             |

**Property Owner (Provide Proof of Ownership)**

|                       |                                 |         |                          |
|-----------------------|---------------------------------|---------|--------------------------|
| Company/Contact Name: | <b>THOMAS &amp; LINDA HUGER</b> | Phone:  | <b>386-631-0350</b>      |
| Street Address:       | <b>928 SYCAMORE ST</b>          | E-mail: | <b>TAHUGER@YAHOO.COM</b> |
| City & State:         | <b>DAYTONA BEACH, FL 32114</b>  | Zip:    | <b>32114</b>             |

**Lead Designer, if any (Provide Owner Authorization Form)**

|                       |            |         |  |
|-----------------------|------------|---------|--|
| Company/Contact Name: | <b>N/A</b> | Phone:  |  |
| Street Address:       |            | E-mail: |  |
| City & State:         |            | Zip:    |  |

**Authorized Agent, if any (Provide Owner Authorization Form)**

|                       |             |         |  |
|-----------------------|-------------|---------|--|
| Company/Contact Name: | <b>SELF</b> | Phone:  |  |
| Street Address:       |             | E-mail: |  |
| City & State:         |             | Zip:    |  |

|                      |                     |                              |
|----------------------|---------------------|------------------------------|
| Applicant Signature: |                     | DATE:<br><b>24 July 2021</b> |
| Print Name:          | <b>THOMAS HUGER</b> |                              |

**Property Summary**

Alternate Key: 4744541  
 Parcel ID: 533990100120  
 Township-Range-Section: 15 - 33 - 39  
 Subdivision-Block-Lot: 90 - 10 - 0120  
 Business Name:  
 Owner(s): HUGER THOMAS A - TE - Tenancy in the Entirety - 100  
 HUGER LINDA G - TE - Tenancy in the Entirety - 100  
 Mailing Address On File: 928 SYCAMORE ST  
 DAYTONA BEACH FL 32114 6054  
 Physical Address: 928 SYCAMORE ST, DAYTONA BEACH 32114  
 Building Count: 1  
 Neighborhood: 3431 - DAYTONA SUB IN LOT 1 BLK 72--  
[Neighborhood Sales](#)  
 Subdivision Name:  
 Property Use: 0100 - SINGLE FAMILY  
 Tax District: 204-DAYTONA BEACH  
 2020 Certified Millage Rate: 19.3569  
 Homestead Property: Yes  
 Agriculture Classification: No  
 Legal 1: LOTS 11 12 & 13 BLK J HIGBEE ADD DAYTONA MB 2 PG 199 PER OR  
 Legal 2: 2638 PG 0738 & PER OR 3068 PG 1835

**Property Values**

| Tax Year:          | 2021 Working           | 2020 Final             | 2019 Final             |
|--------------------|------------------------|------------------------|------------------------|
| Valuation Method:  | 1-Market Oriented Cost | 1-Market Oriented Cost | 1-Market Oriented Cost |
| Improvement Value: | \$162,537              | \$151,743              | \$154,169              |
| Land Value:        | \$22,259               | \$22,259               | \$13,085               |
| Just/Market Value: | \$184,796              | \$174,002              | \$167,254              |

**Tax Roll Values by Taxing Authority**

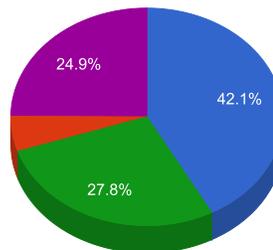
Values shown below are the 2021 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2020 CERTIFIED MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

| Tax Authority                            | Just/Market Value | Assessed Value | Ex/10CAP | Taxable Value | Millage Rate | Estimated Taxes |
|--|-------------------|----------------|----------|---------------|--------------|-----------------|
| 0017 CAPITAL IMPROVEMENT                 | \$184,796         | \$86,696       | \$25,000 | \$61,696      | 1.5000       | \$92.54         |
| 0012 DISCRETIONARY                       | \$184,796         | \$86,696       | \$25,000 | \$61,696      | 0.7480       | \$46.15         |
| 0011 REQ LOCAL EFFORT                    | \$184,796         | \$86,696       | \$25,000 | \$61,696      | 3.6590       | \$225.75        |
| 0050 GENERAL FUND                        | \$184,796         | \$86,696       | \$50,000 | \$36,696      | 5.4500       | \$199.99        |
| 0055 LIBRARY                             | \$184,796         | \$86,696       | \$50,000 | \$36,696      | 0.5174       | \$18.99         |
| 0520 MOSQUITO CONTROL                    | \$184,796         | \$86,696       | \$50,000 | \$36,696      | 0.1781       | \$6.54          |
| 0530 PONCE INLET PORT AUTHORITY          | \$184,796         | \$86,696       | \$50,000 | \$36,696      | 0.0880       | \$3.23          |
| 0058 VOLUSIA ECHO                        | \$184,796         | \$86,696       | \$50,000 | \$36,696      | 0.0000       | \$0.00          |
| 0057 VOLUSIA FOREVER                     | \$184,796         | \$86,696       | \$50,000 | \$36,696      | 0.1052       | \$3.86          |
| 0059 VOLUSIA FOREVER I&S 2005            | \$184,796         | \$86,696       | \$50,000 | \$36,696      | 0.0783       | \$2.87          |
| 0065 FLORIDA INLAND NAVIGATION DISTRICT  | \$184,796         | \$86,696       | \$50,000 | \$36,696      | 0.0320       | \$1.17          |
| 0100 HALIFAX HOSPITAL AUTHORITY          | \$184,796         | \$86,696       | \$50,000 | \$36,696      | 0.9879       | \$36.25         |
| 0060 ST JOHN'S WATER MANAGEMENT DISTRICT | \$184,796         | \$86,696       | \$50,000 | \$36,696      | 0.2287       | \$8.39          |
| 0210 DAYTONA BEACH                       | \$184,796         | \$86,696       | \$50,000 | \$36,696      | 5.5300       | \$202.93        |
| 0211 DAYTONA BEACH I&S 2004              | \$184,796         | \$86,696       | \$50,000 | \$36,696      | 0.2543       | \$9.33          |
|  |                   |                |          |               | 19.3569      | \$858.00        |

**Non-Ad Valorem Assessments**

| Project | #Units | Rate | Amount | Estimated Ad Valorem Tax:              | \$858.00        |
|---------|--------|------|--------|--|-----------------|
|         |        |      |        | Estimated Non-Ad Valorem Tax:          | \$0.00          |
|         |        |      |        | <b>Estimated Taxes:</b>                | <b>\$858.00</b> |
|         |        |      |        | Estimated Tax Amount without SOH/10CAP | \$3,577.08      |

Where your tax dollars are going:



- School
- County
- Other
- Municipality

Previous Years Certified Tax Roll Values

| Year | Land Value | Impr Value | Just Value | Non-Sch Asst | County Exemptions | County Taxable | HX Savings |
|------|------------|------------|------------|--------------|-------------------|----------------|------------|
| 2020 | \$22,259   | \$151,743  | \$174,002  | \$85,499     | \$50,000          | \$35,499       | \$88,503   |
| 2019 | \$13,085   | \$154,169  | \$167,254  | \$83,577     | \$50,000          | \$33,577       | \$83,677   |
| 2018 | \$13,085   | \$138,237  | \$151,322  | \$82,019     | \$50,000          | \$32,019       | \$69,303   |
| 2017 | \$9,552    | \$116,759  | \$126,291  | \$80,332     | \$50,000          | \$30,332       | \$45,959   |
| 2016 | \$9,794    | \$108,729  | \$118,523  | \$78,680     | \$50,000          | \$28,680       | \$39,843   |
| 2015 | \$9,794    | \$98,724   | \$108,518  | \$78,133     | \$50,000          | \$28,133       | \$30,385   |
| 2014 | \$11,752   | \$88,153   | \$99,905   | \$77,513     | \$50,000          | \$27,513       | \$22,392   |
| 2013 | \$14,364   | \$92,536   | \$106,900  | \$76,367     | \$50,000          | \$26,367       | \$30,533   |
| 2012 | \$19,587   | \$90,751   | \$110,338  | \$75,090     | \$50,000          | \$25,090       | \$35,248   |

Land Data

| #                        | Land Use                 | Type            | Units | Acres | Sq Feet | FF    | Depth | Rate | Just Value |
|--------------------------|--------------------------|-----------------|-------|-------|---------|-------|-------|------|------------|
| 1                        | 0101-IMP PVD THRU .49 AC | F-FRONT<br>FOOT |       |       |         | 142.0 | 115   | 220  | \$22,259   |
| <b>Total Land Value:</b> |                          |                 |       |       |         |       |       |      | \$22,259   |

Building(s) - Residential

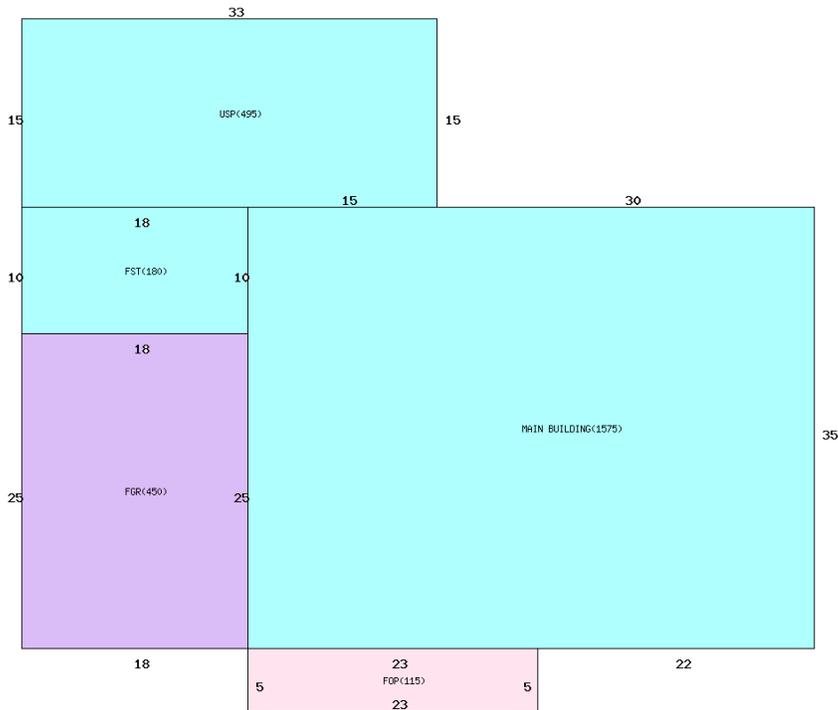
Card (Bldg) #: 1

|                     |                      |                       |                           |                         |   |
|---------------------|----------------------|-----------------------|---------------------------|-------------------------|---|
| <b>Style:</b>       |                      | <b># Stories:</b>     | 1                         | <b>2 Fixture Baths:</b> | 0 |
| <b>Description:</b> | R1 - Single Family   | <b># Bedrooms:</b>    | 3                         | <b>3 Fixture Baths:</b> | 2 |
| <b>Quality Grd:</b> | 300                  | <b>Floor Type:</b>    | 14 - CARPET               | <b>4 Fixture Baths:</b> | 0 |
| <b>Arch Design:</b> |                      | <b>Wall Type:</b>     | 5 - DRYWALL               | <b>5 Fixture Baths:</b> | 0 |
| <b>Year Built:</b>  | 1985                 | <b>Exterior Wall:</b> | 18 - BRICK - CEMENT BRICK | <b>6 Fixture Baths:</b> | 0 |
| <b>Total SFLA:</b>  | 1,575                | <b>Foundation:</b>    | 3 - CONCRETE SLAB         | <b>7 Fixture Baths:</b> | 0 |
| <b>HVAC:</b>        | Y - AIR CONDITIONING | <b>Roof Cover:</b>    | 3 - ASPHALT SHINGLE       | <b>Add'l Fixtures:</b>  | 0 |
| <b>Heat Method:</b> | 6 - FORCED DUCTED    | <b>Roof Type:</b>     | 03 - GABLE                |                         |   |
| <b>Heat Source:</b> | 1 - ELECTRICITY      | <b>FPL:</b>           | 1 / 1 /                   |                         |   |

Total Building Value: \$162,537

Additions to Base Area - Card (Bldg) #: 1

| Description                | Area         | Year Built |
|----------------------------|--------------|------------|
| MAIN BUILDING              | 1575         |            |
| Porch, Screen Unfinished   | 495          |            |
| Finished Utility           | 180          |            |
| Finished Garage            | 450          |            |
| Porch, Open Finished       | 115          |            |
| <b>Total Building Area</b> | <b>2,815</b> |            |



Miscellaneous Improvement(s)

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

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

| Book/Page   | Instrument No. | Sale Date  | Deed Type        | Qualified/Unqualified | Vacant/Improved | Sale Price |
|-------------|----------------|------------|------------------|-----------------------|-----------------|------------|
| 3068 / 1835 |                | 11/15/1987 | WD-WARRANTY DEED | UNQUALIFIED           | IMPROVED        | \$100      |
| 2638 / 0738 |                | 05/15/1984 | WD-WARRANTY DEED | UNQUALIFIED           | VACANT          | \$3,000    |

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

| Legal Description   | Millage Group | Township-Range-Section | Subdivision-Block-Lot | Date Created |
|---|---------------|------------------------|-----------------------|--------------|
| LOTS 11 12 & 13 BLK J HIGBEE ADD DAYTONA MB 2 PG 199 PER OR<br>2638 PG 0738 & PER OR 3068 PG 1835 | 204           | 15 - 33 - 39           | 90 - 10 - 0120        | 15-FEB-85    |

### Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please [contact the building department of the tax district](#) in which the property is located.

| Date       | Number    | Description                                       | Amount   |
|------------|-----------|---|----------|
| 08/11/2020 | R2008-086 | ENCLOSE PORCH & ADD ATTACHED TOOL SHED 10X12      | \$18,500 |
| 06/26/2020 | R2006-322 | REPLACE 200 AMP ELEC SERVICE, REPLACE GARAGE DOOR | \$1,400  |
| 12/01/1984 | 842063    | SFR N.C. EJS CS                                   | \$88,000 |

# 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?

ORIGINAL HOUSES CONSTRUCTED IN EXCESS  
OF ORIGINAL REQUIRED FRONT YARD  
SETBACK

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

25' REAR YARD SETBACK IS IN EXCESS OF  
OTHER RESIDENTIAL AREAS IN CITY

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.

YES

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.

YES

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

YES

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

YES

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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.

YES

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viii. The Variance is consistent with the Comprehensive Plan.

YES

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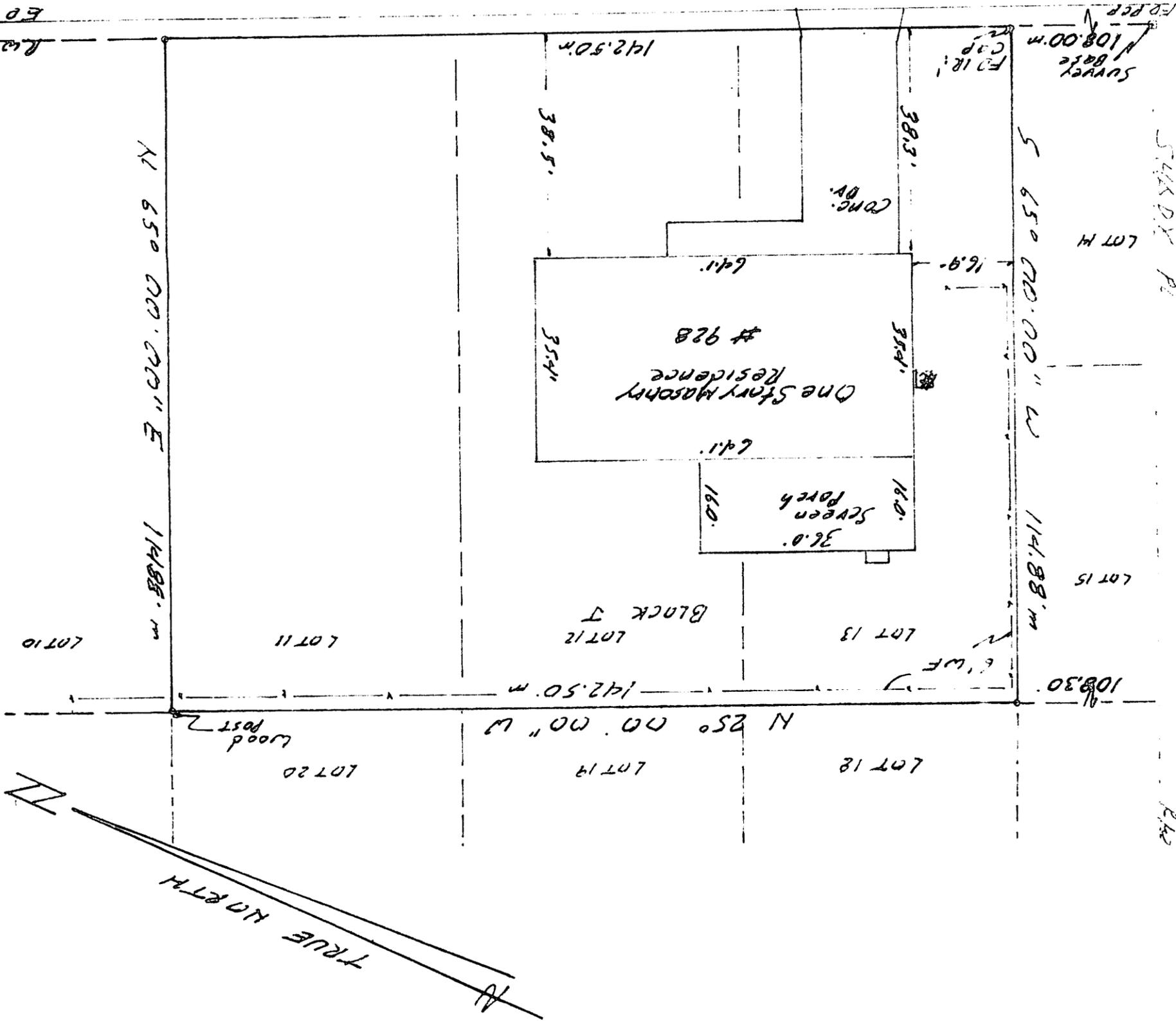
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**HALIFAX LAND SURVEYING**  
 #425 BUCHANAN WAY, SO. DAYTONA, FLORIDA 32119  
 PHONE: 386-767-5089 / FAX: 386-760-6445

LEGAL DESCRIPTION  
 LOT 11, 12 AND 13, BLOCK J, HIGBEE'S ADD TO DAYTONA, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 2, PAGE 199,  
 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SKETCH OF SURVEY



#928 SYCAMORE ST. DAYTONA BEACH, FL. 32114

**SURVEYOR'S NOTES**

1. LEGAL DESCRIPTION PROVIDED BY CLIENT.
2. BEARING STRUCTURE IS ASSUMED UNLESS OTHERWISE STATED.
3. 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.
4. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
5. ELEVATIONS IF SHOWN REFER TO NAVD 1988 DATUM.
6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
7. THIS PROPERTY IS LOCATED IN FLOOD ZONE: X - FIRM 1217C0 359 - J - 125099 9-29-17

**LEGEND:**

|      |                       |      |              |     |                       |     |                    |     |                    |    |             |
|------|-----------------------|------|--------------|-----|-----------------------|-----|--------------------|-----|--------------------|----|-------------|
| CM   | CONCRETE MONUMENT     | FH   | FIRE HYDRANT | MHE | MANHOLE ELECTRIC      | POR | POINT OF REFERENCE | SP  | SCREENED PORCH     | WM | WATER METER |
| CB   | CATCH BASIN           | CONC | CONCRETE     | FPT | FL. POWER TRANSFORMER | PP  | POWER POLE         | SM  | SIDEWALK           | WM | WATER VALVE |
| CL   | CENTER LINE           | CP   | CONCRETE PAD | IP  | IRON PIPE             | R   | RADIAL LINE        | SMH | SANITATION MANHOLE | TV | TELEVISION  |
| CLF4 | CHAIN LINK FENCE 4FT. | D    | DE.D         | IR  | IRON ROD              | R/W | RIGHT OF WAY       | WFM | WOODEN FENCE 6 FT. |    |             |
| CLF6 | CHAIN LINK FENCE 6FT. | FD   | FOUND        | M   | MEASURED DISTANCE     | POB | POINT OF BEGINNING |     |                    |    |             |

CHECKED TO: (1) OWNERS: THOMAS A. & LINDA G. HUGER

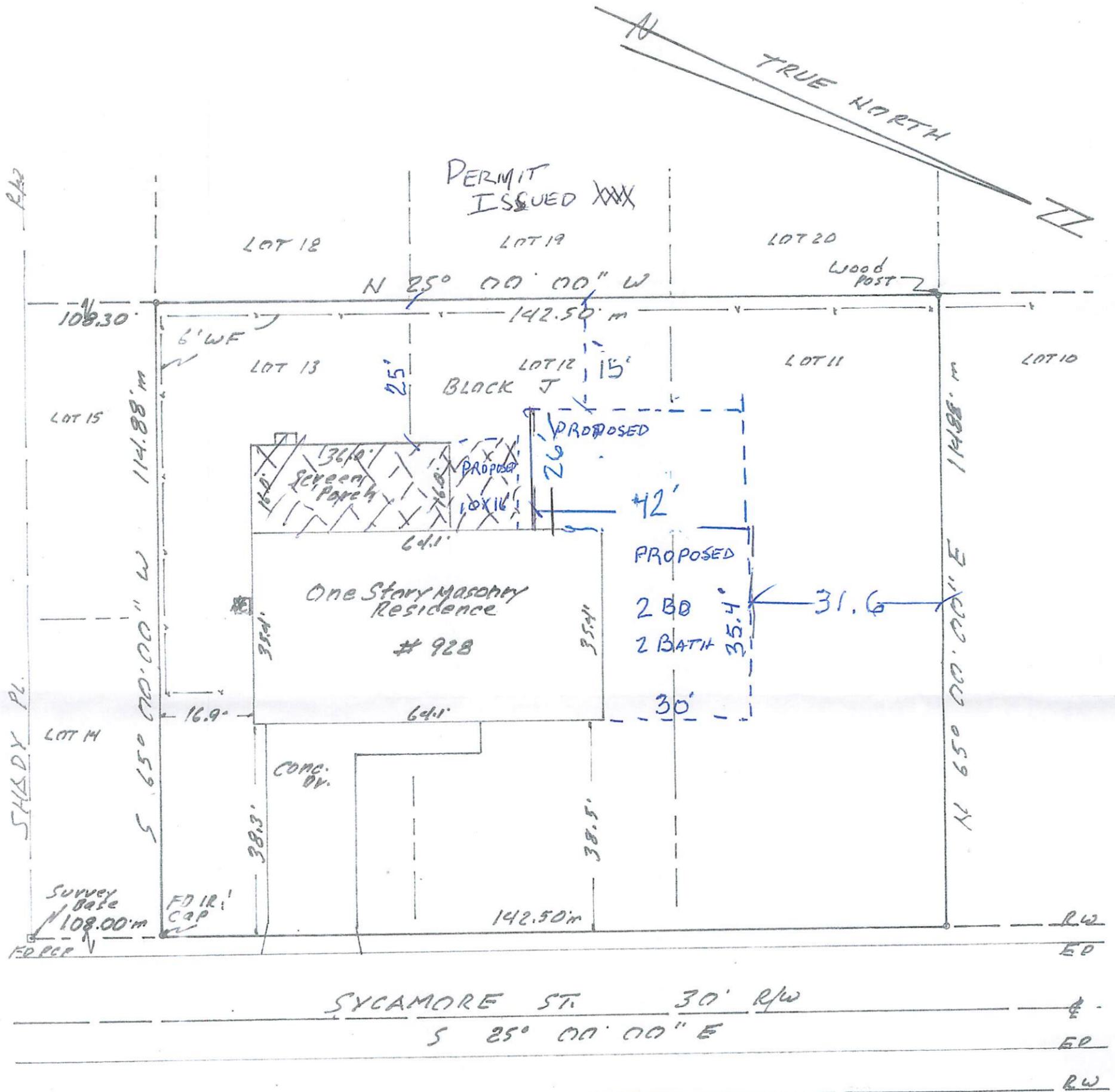
DATE: 11-20-19  
 REMARKS: BOUNDARY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A  
 LICENSED FLORIDA SURVEYOR  
 CLYDE H. RODGERS, PSM #3280

LEGAL DESCRIPTION

LOT 11, 12 AND 13, BLOCK J, HIGBEES ADD TO DAYTONA, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 2, PAGE 199, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SKETCH OF SURVEY



#928 SYCAMORE ST. DAYTONA BEACH, FL. 32114

**SURVEYOR'S NOTES**

1. LEGAL DESCRIPTION PROVIDED BY CLIENT.
2. BEARING STRUCTURE IS ASSUMED UNLESS OTHERWISE STATED.
3. 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

4. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
5. ELEVATIONS IF SHOWN REFER TO NAVD 1988 DATUM
6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
7. THIS PROPERTY IS LOCATED IN FLOOD ZONE: "X" FIRM 12127C0 359 "J" 125099 9-29-17

**LEGEND:**

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

CERTIFIED TO: (1) OWNERS THOMAS A. & LINDA G. HUGER

**TYPE OF SURVEY DATE REMARKS**

BOUNDARY 11-20-19

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

*Clyde H. Rodgers*  
 CLYDE H RODGERS, PSM #3290

JOB NO. 16348 SCALE 1"=20' DRAWN BY CR CREW CR COUNTY CODE 127 SHEET NO. 1 OF 1



Property Appraiser  
Larry Bartlett

**DISCLAIMER:** Surrounding Owners Request Prepared by Volusia County Property Appraisers Office S21046

|  |  |
|--|--|
| <p>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.</p> <p>Additionally, the Appraiser's data is not as current as the Clerk of the Court data causing mismatches - which are beyond our control</p> <p>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.</p> | <p>STATE OF FLORIDA, VOLUSIA COUNTY<br/>I HEREBY CERTIFY the following is a true copy of the records of this office. This <u>5<sup>th</sup></u> day of <u>August</u> A.D. 20<u>21</u></p> <p>Larry Bartlett, Property Appraiser</p> <p>By: <i>[Signature]</i><br/>Chief Deputy Property Appraiser<br/><i>OPERATIONS MGR.</i></p> |
|--|--|

Parcel Number of Subject Property: 5339-90-10-0120-Linda & Thomas Huger-150' Radius-8/2/2021

| PID          | OWNER1                   | ADDR1                         | MAILCITY      | MAILSTATE | MAILZIP |
|--------------|--------------------------|-------------------------------|---------------|-----------|---------|
| 533990100080 | HUGER TRINECA L          | 922 SYCAMORE ST               | DAYTONA BEACH | FL        | 32114   |
| 533990100140 | LAVALLE GEORGE HENRY     | 550 SHADY PL                  | DAYTONA BEACH | FL        | 32114   |
| 533990100160 | LLOYD MERRELL            | 1609 FLORIDA ST               | DAYTONA BEACH | FL        | 32114   |
| 533990100170 | ROBINSON STEPHANIE       | 590 SHADY PL                  | DAYTONA BEACH | FL        | 32114   |
| 533990100180 | QUANN NEKEAYA JACOBS     | 943 S MARTIN LUTHER KING BLVD | DAYTONA BEACH | FL        | 32114   |
| 533990100190 | JACKSON BOISY & DELORIS  | 939 S DR M L KING JR BLVD     | DAYTONA BEACH | FL        | 32114   |
| 533990100200 | BMS HOLDINGS LLC         | 9907 8TH ST #1269             | GOTHA         | FL        | 34734   |
| 533990100210 | HUMPHREY RENEE LEAH      | 931 S DR M L KING JR BLVD     | DAYTONA BEACH | FL        | 32114   |
| 533990100220 | THOMAS JASON B           | 927 S MARTIN LUTHER KING      | DAYTONA BEACH | FL        | 32117   |
| 533990100230 | JONES ELOISE D           | 135 MCCLAIN CR                | MACON         | GA        | 31216   |
| 533990100240 | GOVAN JUNIOR FRANK       | 921 S MARTIN LUTHER KING BLVD | DAYTONA BEACH | FL        | 32114   |
| 533990110040 | CITY OF DAYTONA BEACH    | 301 S RIDGEWOOD AVE           | DAYTONA BEACH | FL        | 32114   |
| 533990120010 | HUGER JOHN & TRINECA     | 922 SYCAMORE ST               | DAYTONA BEACH | FL        | 32114   |
| 533990120020 | HUGER JOHN & TRINECA     | 922 SYCAMORE ST               | DAYTONA BEACH | FL        | 32114   |
| 533990120030 | WHITFIELD ARVERN DENISE  | 129 FLICKER WAY               | DAYTONA BEACH | FL        | 32117   |
| 533990120031 | HUGER JAMES E            | 935 SYCAMORE ST               | DAYTONA BEACH | FL        | 32114   |
| 533990120040 | HUGER JAMES E            | 935 SYCAMORE ST               | DAYTONA BEACH | FL        | 32114   |
| 533990100070 | HUGHES JANICE DE AUTHRES | 920 SYCAMORE ST               | DAYTONA BEACH | FL        | 32114   |
| 533990100120 | HUGER THOMAS A           | 928 SYCAMORE ST               | DAYTONA BEACH | FL        | 32114   |

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

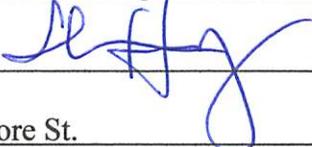
I, the undersigned, hereby certify that I have mailed to the following named property owners whose property is within 150 feet of that property which is the subject of an application for a public hearing pursuant to the Land Development Code (LDC) of The City of Daytona Beach, Florida, a notice containing 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 BOA2021-009 Public Hearing Date August 19, 2021

Typed/Printed Name Thomas A. Huger

Signature (sign after reading) 

Address 928 Sycamore St.

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August, 2021, by Thomas Huger, who is personally known to me or has produced Florida Drivers license

  
NOTARY PUBLIC – STATE OF FLORIDA

melissa Horetz  
NAME OF NOTARY – TYPED OR PRINTED

COMMISSION # 66 201549





DOWNTOWN DAYTONA BEACH  
 220 N BEACH ST  
 DAYTONA BEACH, FL 32114-3302  
 (800)275-8777

08/09/2021

11:16 AM

| Product                      | Qty | Unit Price | Price   |
|------------------------------|-----|------------|---------|
| Garden Beauty Bk             | 1   | \$11.00    | \$11.00 |
| PurpleHeartMedal             | 2   | \$0.55     | \$1.10  |
| Grand Total:                 |     |            | \$12.10 |
| Debit Card Remitted          |     |            | \$12.10 |
| Card Name: VISA              |     |            |         |
| Account #: XXXXXXXXXXXX0759  |     |            |         |
| Approval #                   |     |            |         |
| Transaction #: 486           |     |            |         |
| Receipt #: 023953            |     |            |         |
| Debit Card Purchase: \$12.10 |     |            |         |
| AID: A0000000980840          |     |            | Chip    |
| AL: US DEBIT                 |     |            |         |
| PIN: Verified                |     |            | DEBIT   |

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 \*\*\*\*\*

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or call 1-800-410-7420.

UFN: 112102-0358  
 Receipt #: 840-53200043-3-3585646-1  
 Clerk: 19



Home  
Today 11:14 AM

All Photos

:@: LIVE

