



# The CITY OF DAYTONA BEACH Board of Adjustment Agenda May 19, 2022

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, May 19, 2022  
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.

	<b>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</b>		<b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1. Call to Order
2. Roll Call
3. Introduction of City Staff
4. Approval of the Minutes: April 21, 2022
5. New Cases

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director	<i>[Handwritten initials]</i>	5-4-22
Deputy City Manager	<i>[Handwritten initials]</i>	5/5/22
Legal	<i>[Handwritten initials]</i>	5/6/22
City Manager	<i>[Handwritten initials]</i>	5-9-22

### Case A - BOA2022-007 Variances from Article 4, Section 4.2.B.3

A request by David Higham (property owner) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3** of the Land Development Code (LDC) to **reduce the minimum required street side setback from 15 feet to 5.10 feet on the northeast side and 11.82 feet on the southeast side; and to reduce the required rear yard setback from 25 feet to 13.56 feet.** This will allow for the construction of a 720sf garage.

The property is located at **920 South Grandview Avenue, Parcel ID 5309-17-00-0140.** 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 (L1-R).** This property is also part of the **South Atlantic National Historic District.** *(Continued from April 21, 2022 Board of Adjustment meeting)*

22/7

**Case B - BOA2022-011 Variance from Article 4, Section 4.2.B.3**

A request by Louis A Vigliotti of LAV Engineering, on behalf of Steven M. Dumais (property owner) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3 (Residential Base Zoning Districts)** of the Land Development Code (LDC) **to reduce the minimum required interior side setback from 7.5 feet to 5 feet.** This will allow for the construction of an open-air roof structure, in alignment with the existing home, over the existing rear patio.

The property is located at **1812 North Atlantic Avenue, Parcel ID 4225-05-02-0030.** 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 (L1-R).** *(Continued from April 21, 2022 Board of Adjustment meeting)*

**Case C - BOA2022-013 Variance from Article 4, Section 4.2.B.3**

A request by Jimmy and Mary Beth Fox (property owners) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3 (Residential Base Zoning District SFR-5)** of the Land Development Code (LDC) **to reduce the minimum required interior side property line setback from 10 feet to 7.5 feet.** This will allow a 240sf extension of the existing garage to be built flush with the existing structure.

The property is located at **1244 Bel Aire Drive, Parcel ID 4236-06-01-0130.** 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 (L1-R).**

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, June 16, 2022, at 1:00 PM in the City Commission Chambers.

BOARD OF ADJUSTMENT  
MINUTES OF  
REGULAR MEETING  
April 21, 2022

The regular meeting of the City of Daytona Beach Board of Adjustment was held on Thursday, April 21, 2022, 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:

Ms. Maja Sander Bowler, Chair  
Ms. Sharlene Barhoo  
Mr. Patrick Connors  
Mr. John George  
Mr. Trey Harshaw

Staff members present were as follows:

Ms. Melissa Phillips, Development Review Technician  
Ms. Mary Wisenbaker, Development Review Technician  
Mr. Ben Gross, Deputy City Attorney  
Ms. Becky Groom, Board Secretary

**1. Call to Order**

Ms. Bowler called the April 21, 2022, Board of Adjustment Meeting to order at 1:07 p.m.

Mr. Gross asked if it has been the policy of the Board to require sign-in sheets for the public.

Mr. Harshaw stated sign-in sheets have not been required since he has served on the Board.

**2. Roll Call**

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

**3. Introduction of City Staff**

Ms. Bowler introduced staff members in attendance, as listed above.

4. **Approval of Minutes:** February 17, 2022

**Board Action:**

A motion was made by Mr. Harshaw, seconded by Ms. Barhoo, to approve the minutes of the February 17, 2022, minutes as presented. The motion carried (5-0).

5. **New Cases:**

**Case A – BOA2022-007 – Variances from Article 4, Section 4.2.B.3**

A request by David Higham (property owner) for a variance from Article 4 (Zoning Districts), Section 4.2.B.3 of the Land Development Code (LDC) to reduce the minimum required street side setback from 15 feet to 5.10 feet on the northeast side and 11.82 feet on the southeast side; and to reduce the required rear yard setback from 25 feet to 13.56 feet. This will allow for the construction of a 720sf garage.

The property is located at 920 South Grandview Avenue, Parcel ID 5309-17-00-0140. 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 (L1-R). This property is also part of the South Atlantic National Historic District.

**Applicant Presentation:**

David Higham, 920 S. Grandview Avenue, stated he would like to install a garage due to the number of damages and thefts of vehicles in his neighborhood since he has lived there.

Mr. George stated he sees there is already a garage on the property and asked if a smaller unit could be built within the setbacks.

Mr. Higham stated the car is a one-car garage and he does not believe the car would fit in it and his pickup truck is too long for the existing garage. Mr. Higham stated the laundry units are in the garage and there is no other place for the units to be inside the house. Mr. Higham stated what he proposes is a steel garage and the front would be facing Francis Terrace, as is the front of the house.

Mr. Connors asked how Mr. Higham feels the steel garage will affect the beauty of his property.

Mr. Higham stated he feels it will improve his property, noting his property received the 2017 Beautification Award from the City. Mr. Higham stated

he would do nothing to harm the beauty of his property. Mr. Higham stated the steel garage is pre-painted and will match the house.

Mr. Harshaw stated he lives south of the subject property; and there is a person who put up a metal garage nearby and he does not feel it is in character with the home. Mr. Harshaw stated there is already a shed on the property and the proposed garage is a significant size at 720 s.f. Mr. Harshaw stated he does not feel the proposed garage is in character with the neighborhood and feels it is industrial looking. Mr. Harshaw asked the height of the structure.

Mr. Higham stated it is over 17 feet tall.

Mr. Harshaw stated a concrete block structure with an asphalt roof would be more acceptable.

Mr. Higham stated the structure will match the house and will have the same color trim. Mr. Higham stated it will also have a gabled roof.

Ms. Bowler asked why Mr. Higham would like a detached garage.

Mr. Higham stated the windows on the house face the east and an attached garage would block his view.

Ms. Bowler stated she visited the property and the property is beautiful. Ms. Bowler noted there are other steel structures in the neighborhood but those are hidden by the homes.

Ms. Bowler asked if the request to have a detached garage would allow for the structure to be higher.

Ms. Phillips stated the maximum height is 20 feet.

Ms. Bowler asked if the structure would have windows.

Mr. Higham stated there will be windows on each side and roll-up doors on the front.

Ms. Barhoo asked about the height.

Mr. Higham stated the structure will be shorter than the main house. Mr. Higham stated there is a hip roof but there is a flat roof over the living room.

Mr. Gross stated the Board could impose stipulations on the condition of approval, such as for the height or square footage. Mr. Gross stated the

Board could continue the case in order to allow the applicant to provide a rendering of the proposed structure. Mr. Gross stated if the variance is denied, the applicant could not submit another application for a variance for six months.

Ms. Bowler stated she did not want the case to go undecided and asked if the applicant could provide a picture of the proposed structure on his cell phone.

**Public Comments:**

Louis Vigliotti, LAV Engineering, stated stucco could be applied to the structure to make it look like the main structure. Mr. Vigliotti stated there are a number of ways to make the building look better. Mr. Vigliotti stated there is a similar structure close by and he feels it is out of character with the neighborhood.

Robert Musson, 318 Eastwood Lane, stated he does not have a problem with the roof and what is proposed would be an upgrade to the neighborhood, which he likes.

John Gordon, 513 Eastwood Lane, stated when he moved into the neighborhood, there was no one around; however, someone had variances approved and built a structure that is 37 feet high and the property is rentals. Mr. Gordon stated there have been a lot of problems with the rentals, such as drugs and other crimes. Mr. Gordon stated he is in favor of this variance request.

David Fritz, 420 Frances Terrace, stated he is the adjacent property owner. Mr. Fritz stated the rental property that was mentioned by Mr. Gordon has created all sorts of problems. Mr. Fritz stated as far as Mr. Higham's variance, he stated people approached him about the size and expressed concern that someone may try to live in it but he does not believe that will be an issue. Mr. Fritz expressed concern about drainage and water retention if the proposed structure is added to the property. Mr. Fritz stated he may want to request a similar variance for his property in the future.

Ms. Bowler stated it should be noted in the record about the concerns about drainage but that is not an issue this Board would address.

Mr. Gross stated there is a requirement in the Land Development Code that addresses drainage when the pervious surface is changed to impervious.

Ms. Bowler acknowledged that 6 letters were received in support of this variance request.

**Board Comments:**

Ms. Bowler asked the Board if it is their desire to continue this case.

Mr. Connors stated he would like to see a rendering of the proposed structure.

Mr. Gross stated the Board could continue the case to a time certain and direct the applicant to provide a rendering showing the color, material, size, and scale.

Ms. Higham indicated she was able to locate the unit on her cell phone, and the website showing the proposed structure was displayed on the video screen by staff.

Mr. Higham stated he does have paper copies of the information being presented but it was not submitted with his application since it was not required.

Mr. Harshaw stated his concern is that the building is very industrial looking. Mr. Harshaw expressed concern about such a building being visible from three different roads.

Ms. Bowler stated she does not feel the Board is ready to approve this.

Mr. George stated he is concerned about the size of the structure.

Mr. Gross stated the Board could continue the case and require that the applicant provide information requested by the Board within ten days of the next meeting.

Ms. Bowler stated she would like to see a smaller structure, a material that does not look industrial, and information on the highest and lowest peaks of the roof peak.

Mr. Harshaw stated he would also like the applicant to look at the style of the garage door.

**Board Action:**

A motion was made by Mr. Harshaw, seconded by Mr. George, to continue Case A, BOA2022-007, 920 S Grandview, to the May 19, 2022, meeting, and to have the applicant provide renderings and elevations for

the proposed structure, as well as elevations for the main house. The motion carried unanimously (5-0).

**Case B – BOA2022-003 – Variances from Article 4, Section 4.2.B.3**

A request by Thomas Huger, TAH2, LLC, (Contractor) on behalf of Carlus Marchbanks of CENTRAL FLORIDA REALTY PROPERTY MANAGEMENT, LLC (property owner), for a variance from Article 4 (Zoning Districts), Section 4.2.B.3 of the Land Development Code (LDC) to reduce minimum required street side yard setback of 15 feet to 5 feet and to reduce the minimum required interior side yard setback from 7.5 feet to 5 feet. This will allow for the construction of a 1920sf single family home.

The property is located at 443 Jefferson Street, Parcel ID 5338-98-05-0180. The zoning on the property is single-family residential (SFR-5), and the Future Land Use (FLU) on the property is Level 1 Residential (L1-R).

**Applicant Presentation:**

Thomas Huger, TAH2 LLC, 920 Sycamore Street, Daytona Beach, Florida, stated the lot is currently vacant but there previously was a home on the site. Mr. Huger stated the proposed house is twice as large as the previous home that was on site. Mr. Huger stated he is requesting a 5 foot setback and the LDC requires 15 feet. Mr. Huger stated what is proposed will improve, enhance, and stabilize the neighborhood.

Mr. Harshaw stated a two-car garage is proposed and what he sees looks good.

Mr. Connors asked if there are other structures proposed on site.

Mr. Huger stated there will be no other structures on the property and the building will face Jefferson.

Mr. Harshaw asked how many other homes Mr. Huger is building.

Mr. Huger stated there will be four on the same street.

Mr. Connors stated based on the aerial photos provided, some other houses are built over the property lines so, obviously, other variances have been given.

Mr. Gross stated a variance cannot be granted to encroach on another person's property, so no variances have been given.

Ms. Barhoo stated when she visited the area, it was difficult to determine property lines.

Mr. Harshaw stated he wanted to make sure this is going to be a single-family home and not a rental unit with multiple families occupying the space.

Mr. Gross stated if the home is constructed, this Board would have no jurisdiction over how many people occupy the site.

Ms. Barhoo asked what the hardship is for this request.

Mr. Huger stated the hardship is the setback requirement.

Mr. Harshaw asked the square footage of the proposed structure.

Mr. Huger stated the square footage will be 1900 s.f. plus the garage.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. George, seconded by Mr. Harshaw, to approve Case B – BOA2022-003 – Variances from Article 4, Section 4.2.B.3, in accordance with the staff report as presented. The motion carried unanimously (5-0).

**Case C – BOA2022-008– Variance from Article 5, Section 5.3.C.28.c**

A request by Thomas Luterbach (property owner) for a variance from Article 5 (Use Standards), Section 5.3.C.28.c of the Land Development Code (LDC) to reduce the minimum required rear setback for a pool enclosure from 3 feet to 0.6 feet. This will allow for the construction of a screen enclosure around the existing swimming pool, atop an existing retaining wall.

The property is located at 124 West Ocean Dunes Road, Parcel ID 5316-29-00-0020. 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 (L1-R).

**Applicant Presentation:**

Thomas Luterbach, 124 West Ocean Dunes Road, Daytona Beach, Florida stated a retaining wall exists above ground that was in place when he purchased the home. Mr. Luterbach stated there is only 5 feet in one point from the wall to the edge of his pool. Mr. Luterbach stated he would like to increase the height of the wall 2 to 3 feet so debris from his neighbor's yard does not come into his swimming pool screen. Mr. Luterbach stated once the wall is complete, the screen will sit on top of the wall.

Mr. George stated it appears the wall will slope, and it appears the lower area is about 5 feet high.

Mr. Luterbach stated that is correct and only one or two courses would be added to increase the height.

Mr. Harshaw stated he does not see any issues with what is proposed.

Ms. Bowler asked if this would affect the neighbor's property by being near his windows and will it require you to go onto your neighbor's property to access the rear of your property.

Mr. Luterbach stated there is a foot of his property at the rear. Mr. Luterbach stated he has talked with his neighbor about his plans and the neighbor has no problem with what is proposed.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Ms. Barhoo, seconded by Mr. Harshaw, to approve Case C – BOA2022-008– Variance from Article 5, Section 5.3.C.28.c, in accordance with the staff report as presented. The motion carried unanimously (5-0).

**Case D – BOA2022-009 – Variances from Article 4, Section 4.2.B.3**

A request by Jennifer Lex (property owner) for a variance from Article 4 (Zoning Districts), Section 4.2.B.3 of the Land Development Code (LDC) to reduce the minimum required interior side setback from 7.5 feet to 0.2 feet and to reduce the required 5 foot spacing from the primary structure. This will allow for the construction of a detached 12.4' x 17.17' garage.

The property is located at 510 Bostwick Avenue, Parcel ID 5309-38-06-0120. 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 (L1-R).

**Applicant Presentation:**

Jennifer Lex, 510 Bostwick Avenue, Daytona Beach, Florida stated there was a shed on the property when she purchased the home and she would like to convert that to a garage. Ms. Lex stated there is a cinder block wall on one side. Ms. Lex stated the proposed structure would look like her house and she would like to have the ability to place her car in a garage, mainly for safety reasons.

Ms. Bowler asked if the proposed structure would be the existing footprint of the previous structure.

Ms. Lex stated yes. Ms. Lex stated she was able to provide a survey of the property from 1941 which shows a garage in place at that time.

Mr. Connors asked if there will be another door.

Ms. Lex stated there will be a door on the east side.

Mr. Harshaw stated he feels it will be a great improvement.

Mr. Connors asked if the driveway will be re-done.

Ms. Lex stated it is not needed and the existing driveway is concrete.

Ms. Bowler asked how the back yard is currently accessed.

Ms. Lex stated there is a door access through the screened porch.

Ms. Lex stated a letter was provided to Ms. Phillips from a neighbor in support of her request.

Ms. Bowler stated the letter was provided to the Board.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Harshaw, seconded by Ms. Barhoo, to approve Case D – BOA2022-009 – Variances from Article 4, Section 4.2.B.3, in accordance with the staff report as presented. The motion carried (5-0).

**Case E – BOA2022-010 – Variances from Article 6, Section 6.3.G.6.a.i**

A request by Christopher Wren (property owner) for a variance from Article 6 (Development Standards), Section 6.3.G.6.a.i (Mobility & Access, Driveway Location and Dimensions) of the Land Development Code (LDC) to reduce the minimum required interior side property line setback for a residential driveway from 5 feet to 0 feet, and to accept the driveway in its current configuration with regard to setbacks, standards, and apron placement. This will allow for the building permit approval of a paver driveway that was installed without a permit, which resulted in Code Enforcement Case CE2022-0155.

The property is located at 125 Botefuhr Avenue, Parcel ID 5316-10-04-0280. 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 (L1-R).

**Applicant Presentation:**

Christopher Wren, 125 Botefuhr Avenue, Daytona Beach, Florida, stated he and his wife purchased the home and have made improvements. Mr. Wren stated his original plan for his driveway was for a circular driveway which would require the removal of trees and would also require a variance. Mr. Wren stated he did not want to remove the trees since they are the only trees on the property. Mr. Wren stated his plans were for a concrete driveway, but he was unable to get a contractor to do the work. Mr. Wren stated he then had the pavers installed; Mr. Wren stated he has obtained permits for all of the other work that was done on the home but was naive on this situation. Mr. Wren stated there was a ribbon driveway previously in place. Mr. Wren stated landscaping has been added to the area as well. Mr. Wren stated a letter has been provided from his neighbors at 123 Botefuhr who state they have no objections on the placement of the driveway.

Ms. Bowler asked what the penalty is for issuing an after-the-fact permit.

Mr. Gross stated the building permit fees will be doubled.

Mr. Harshaw stated the Wren's are doing a beautiful job on the property.

**Public Comments:**

Gerard Woodin, 121 Botefuhr, Daytona Beach, Florida stated the Wren's have made something that was an eyesore into an asset, and they should not be penalized.

Phillip Wren, 1620 Crescent Ridge, Daytona Beach, Florida stated the house looks a lot better and is an improvement.

Donna Wren, 121 Botefuhr, Daytona Beach, Florida, stated the house was in disrepair and the new owners have made many improvements and the house is beautiful.

Patricia Olsen, 127 Botefuhr, Daytona Beach, Florida, stated the Wren's are terrific neighbors and have improved the street.

Art Olsen, 127 Botefuhr, Daytona Beach, Florida, stated the Wren's are great neighbors and should be allowed to keep the pavers.

Nanette Durning, 1926 Maryland, stated the property is beautiful and likes the improvements that have been made.

Valerie McClain, 323 Wilder Road, Daytona Beach, Florida stated she lives one block north of this property and appreciates the improvements that have been made and feels the variance should be granted.

Matthew McClain, 323 Wilder Road, Daytona Beach, Florida stated the roof, windows, and driveway have been replaced which makes it a much nicer home.

Virginia Lela, 1219 Botefuhr, Daytona Beach, Florida, stated she objects to this driveway because she was not given the same courtesy. Ms. Lela stated she has beautiful gardens, a beautiful home and driveway. Ms. Lela stated she has one parking space on the front of her property and was not permitted to put in a driveway and does not feel the Wren's should be allowed to keep theirs.

Ms. Bowler asked if Ms. Lela applied for a variance.

Ms. Lela stated no and stated the parking space which went up to the property line has been in place for 28 years. Ms. Lela stated if Mr. Wren was allowed to put in a driveway, she should have been able to as well.

**Board Action:**

A motion was made by Mr. George, seconded by Mr. Connors, to approve Case E – BOA2022-010 – Variances from Article 6, Section 6.3.G.6.a.i, in accordance with the staff report as presented. The motion carried unanimously (5-0).

**Case F – BOA2022-011 – Variance from Article 4, Section 4.2.B.3**

A request by Louis A Vigliotti of LAV Engineering, on behalf of Steven M. Dumais (property owner) for a variance from Article 4 (Zoning Districts), Section 4.2.B.3 (Residential Base Zoning Districts) of the Land Development Code (LDC) to reduce the minimum required interior side setback from 7.5 feet to 5 feet. This will allow for the construction of an open-air roof structure, in alignment with the existing home, over the existing rear patio.

The property is located at 1812 North Atlantic Avenue, Parcel ID 4225-05-02-0030. 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 (L1-R).

**Applicant Presentation:**

Louis Vigliotti, LAV Engineering, 200 Tomoka Avenue, Suite D, Ormond Beach, Florida, spoke representing the applicant. Mr. Vigliotti stated the applicant proposes to construct a rear covered addition to the rear of his house. Mr. Vigliotti stated the structure will be two feet higher than the existing structure and will be non-inhabitable. Mr. Vigliotti stated there must have been a 5-foot setback on the house because that is what is in place so the setbacks must have been amended at some point in time from 7-1/2 feet. Mr. Vigliotti stated what is proposed will be symmetrical to the house.

Ms. Bowler asked what the roof material will be.

Mr. Vigliotti stated the roof will be a rolled roof to match the house.

**Public Comments:**

Justin Woods, 1880 N. Atlantic Avenue, Daytona Beach, Florida stated he just moved into his house on April 1, 2022 and was unaware of this variance application. Mr. Woods stated he would like some time to review what is proposed before the Board acts on the variance.

Mr. Gross stated Mr. Woods may not have been noticed of this hearing since he just purchased the property. Mr. Gross stated his suggestion would be to continue the case in order to allow the adjacent property owner an opportunity to review what is proposed.

Mr. Vigliotti stated he had no problem with delaying the case in order to discuss the proposed plans with Mr. Woods.

**Board Action:**

A motion was made by Mr. Connors, seconded by Ms. Barhoo, to continue Case F – BOA2022-011 – Variance from Article 4, Section 4.2.B.3, to the May 19, 2022, Board of Adjustment Meeting. The motion carried unanimously (5-0).

**Case G – BOA2022-012 – Variance from Article 4, Section 4.2.B.3**

A request by Cobb Cole, on behalf of Homes Bring Hope, LLC (Property Owner), for a variance from Article 4 (Development Standards), Section 4.2.B.3 (Residential Base Zoning Districts) of the Land Development Code (LDC) to reduce the required interior side yard setbacks from 7.5 feet to 5 feet. This will allow for the development of a 1,478sf single family home.

The property is located at 540 Spruce Street, Parcel ID 5338-92-02-0090. The zoning on the property is Single-Family Residential (SFR-5), and the Future Land Use (FLU) on the property is Level 1 Residential (L1-R).

**Applicant Presentation:**

Nikki Hosseini, Cobb Cole, spoke on behalf of the applicant. Ms. Hosseini stated the applicant is trying to build affordable housing in the neighborhood. Ms. Hosseini stated the City Commission recently donated lots to the applicant for construction of affordable housing and the group is now building on those lots. Ms. Hosseini stated the builder proposes one type of plan in order to streamline the building permit process. Ms. Hosseini stated the setbacks differ depending on the width of the lot.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. George, seconded by Mr. Harshaw, to approve Case G – BOA2022-012 – Variance from Article 4, Section 4.2.B.3, in accordance with the staff report as presented. The motion carried unanimously (5-0).

6. **Review Cases**

- Case A - Continued to May 19, 2022, meeting (5-0)
- Case B - Approved (5-0)
- Case C - Approved (5-0)
- Case D - Approved (5-0)

- Case E - Approved (5-0)
- Case F - Continued to May 19, 2022, meeting (5-0)
- Case G - Approved (5-0)

7. **New Business**

Ms. Bowler stated she has not attended a City Commission meeting to discuss the need for filing the vacancies on the Board.

Ms. Phillips stated she has not heard from Ms. Goodman as to whether anyone has applied for the Board.

Ms. Bowler thanked Mr. Gross for his assistance in such a lengthy meeting today.

Mr. Gross stated the Board may want to adopt a guideline for limiting time for people to speak as has been done with other Boards. Mr. Gross stated the Board could also ask people that want to speak to complete a Request to Speak form and then they could be called on to speak by the Chair.

Ms. Bowler stated she would rather put something in place based on the length of the agenda.

8. **Adjournment**

There being no further business, the meeting was adjourned at 3:37 p.m.

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Maja Sander Bowler, Chair

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Becky Groom, Board Secretary



# Case A

# Continued

**BOA2022-007**

**Variances from Article 4, Section 4.2.B.3**

**Of the Land Development Code (LDC)**

**920 South Grandview Avenue**

BOA2022-007

920 S Grandview Avenue

Continued from 4-21-2022 BOA Meeting

In response to applicant's additional supplemental information:

**1216 Thompson Place-** Volusia County Property Appraiser site indicates this 600sf garage was erected in 1990. CODB digital records go back to 1995. See attached.

**344 Bostwick Avenue-** CODB records indicate this 30x36x15 garage was permitted in 2007, Permit #011482. This structure meets zoning district setbacks and was constructed to esthetically match the primary structure. See attached.

**353 Phoenix Avenue-** This 8x15 shed and 10x16 concrete slab permitted May 2022, permit R2202-004. Structure is less than 200sf, therefor not required to esthetically match the primary structure. See attached.

Missy Phillips

CODB Permits & Licensing

Development Review Technician



**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: 3404319  
 Parcel ID: 530938040140  
 Township-Range-Section: 15 - 33 - 09  
 Subdivision-Block-Lot: 38 - 04 - 0140  
 Business Name:  
 Owner(s): ANDERSON LANDING LLC - FS - Fee Simple - 100  
 Mailing Address On File: PO BOX 238362  
 PORT ORANGE FL 32123  
 Physical Address: 1216 THOMPSON PL, DAYTONA BEACH 32118  
 Building Count: 1  
 Neighborhood: 3418 - SILVER BEACH PARK MB 5 PG 7  
 Subdivision Name:  
 Property Use: 0100 - SINGLE FAMILY  
 Tax District: 204-DAYTONA BEACH  
 2021 Certified Millage Rate: 19.3364  
 Homestead Property: No  
 Agriculture Classification: No  
 Short Description: LOT 14 BLK 4 BOSTWICK PARK MB 21 PGS 149-150 PER OR 5693 PG 4553

**Property Values**

Tax Year:	2022 Working	2021 Final	2020 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	\$86,459	\$80,493	\$68,893
Land Value:	\$65,879	\$53,302	\$53,302
Just/Market Value:	\$152,338	\$133,795	\$122,195

**Working Tax Roll Values by Taxing Authority**

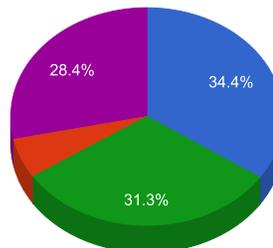
Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$152,338	\$152,338	\$0	\$152,338	1.5000	\$228.51
0012 DISCRETIONARY	\$152,338	\$152,338	\$0	\$152,338	0.7480	\$113.95
0011 REQ LOCAL EFFORT	\$152,338	\$152,338	\$0	\$152,338	3.5540	\$541.41
0050 GENERAL FUND	\$152,338	\$126,250	\$26,088	\$126,250	5.3812	\$679.38
0055 LIBRARY	\$152,338	\$126,250	\$26,088	\$126,250	0.5174	\$65.32
0520 MOSQUITO CONTROL	\$152,338	\$126,250	\$26,088	\$126,250	0.1781	\$22.49
0530 PONCE INLET PORT AUTHORITY	\$152,338	\$126,250	\$26,088	\$126,250	0.0845	\$10.67
0058 VOLUSIA ECHO	\$152,338	\$126,250	\$26,088	\$126,250	0.2000	\$25.25
0057 VOLUSIA FOREVER	\$152,338	\$126,250	\$26,088	\$126,250	0.2000	\$25.25
0059 VOLUSIA FOREVER I&S 2005	\$152,338	\$126,250	\$26,088	\$126,250	0.0000	\$0.00
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$152,338	\$126,250	\$26,088	\$126,250	0.0320	\$4.04
0100 HALIFAX HOSPITAL AUTHORITY	\$152,338	\$126,250	\$26,088	\$126,250	0.9529	\$120.30
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$152,338	\$126,250	\$26,088	\$126,250	0.2189	\$27.64
0210 DAYTONA BEACH	\$152,338	\$126,250	\$26,088	\$126,250	5.5300	\$698.16
0211 DAYTONA BEACH I&S 2004	\$152,338	\$126,250	\$26,088	\$126,250	0.2394	\$30.22
					19.3364	\$2,592.58

**Non-Ad Valorem Assessments**

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	Estimated Non-Ad Valorem Tax:
				\$2,592.58	\$0.00
				<b>Estimated Taxes: \$2,592.58</b>	
				Estimated Tax Amount without SOH/10CAP	\$2,945.67

Where your tax dollars are going:



- School
- County
- Other
- Municipality

Year	Land Value	Impr Value	Just Value	Non-Sch Asst	County Exemptions	County Taxable	HX Savings
2021	\$53,302	\$80,493	\$133,795	\$114,773	\$0	\$114,773	\$0
2020	\$53,302	\$68,893	\$122,195	\$104,339	\$0	\$104,339	\$0
2019	\$53,302	\$60,166	\$113,468	\$94,854	\$0	\$94,854	\$0
2018	\$47,613	\$52,821	\$100,434	\$86,231	\$0	\$86,231	\$0
2017	\$41,923	\$53,126	\$94,914	\$78,391	\$0	\$78,391	\$0
2016	\$37,100	\$50,046	\$87,146	\$71,265	\$0	\$71,265	\$0
2015	\$34,450	\$36,165	\$70,615	\$64,786	\$0	\$64,786	\$0
2014	\$34,450	\$32,138	\$66,588	\$58,896	\$0	\$58,896	\$0
2013	\$24,645	\$28,897	\$53,542	\$53,542	\$0	\$53,542	\$0

**Land Data**

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	F-FRONT FOOT				53.0	150	1,100	\$65,879
<b>Total Land Value:</b>										\$65,879

**Building(s) - Residential**

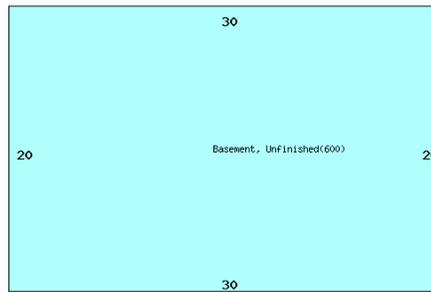
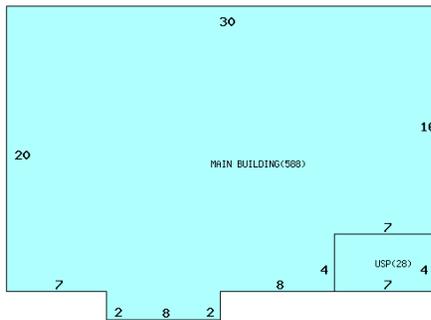
**Card (Bldg) #: 1**

<b>Style:</b>	RN - RANCH, STANDARD 1STORY	<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>	300	<b>Floor Type:</b>	12 - WOOD - HARDWOOD	<b>4 Fixture Baths:</b>	0
<b>Arch Design:</b>		<b>Wall Type:</b>	1 - MASONRY	<b>5 Fixture Baths:</b>	0
<b>Year Built:</b>	1937	<b>Exterior Wall:</b>	40 - SIDING - VINYL	<b>6 Fixture Baths:</b>	0
<b>Total SFLA:</b>	588	<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>	4 - CONVECTION	<b>Roof Type:</b>	03 - GABLE		
<b>Heat Source:</b>	2 - GAS	<b>FPL:</b>	//		

**Total Building Value: \$75,030**

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

Description	Area	Year Built
MAIN BUILDING	588	
Porch, Screen Unfinished	28	
Basement, Unfinished	600	
<b>Total Building Area</b>	<b>1,216</b>	



**Miscellaneous Improvement(s)**

#	Type	Year	Area	Units	L x W	Depreciated Value
1	UGM-GARAGE, MASONRY UNFINISHED	1990	600	1		\$10,893
2	USW-STORAGE BUILDING WOOD	2010	72	1	6 x 12	\$536
<b>Total Miscellaneous Value:</b>						\$11,429

**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
-----------	----------------	-----------	-----------	-----------------------	-----------------	------------

**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**

LOT 14 BLK 4 BOSTWICK PARK MB 21 PGS 149-150 PER OR 5693 PG 4553

**Millage Group**

204

**Township-Range-Section**

15 - 33 - 09

**Subdivision-Block-Lot**

38 - 04 - 0140

**Date Created**

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
------	--------	-------------	--------

Permit Address 344 Bostwick Ave

Permit # 011482

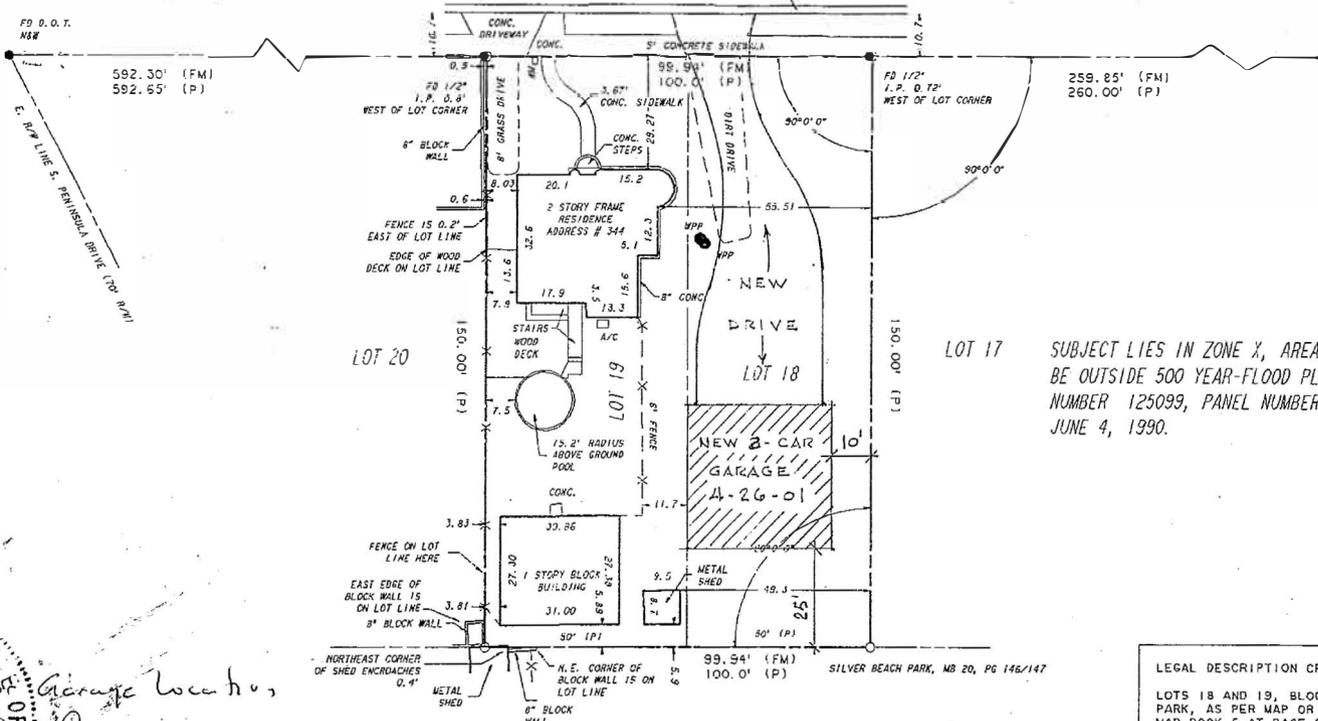


# DAYTONA BEACH

# VOLUSIA COUNTY, FLORIDA

BOSTWICK AVE. (80' R/W)

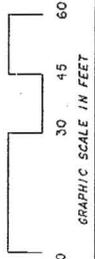
16.5' ASPHALT PAVEMENT  
EAST BOUND LANE ONLY  
2" MIAMI CURB



SUBJECT LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR-FLOOD PLAIN, PER COMMUNITY NUMBER 125099, PANEL NUMBER 0004, SUFFIX D, DATED JUNE 4, 1990.

LEGAL DESCRIPTION CREATED BY SURVEYOR:  
LOTS 18 AND 19, BLOCK 6, MAP OF BOSTWICK PARK, AS PER MAP OR PLAT OF RECORD IN MAP BOOK 5 AT PAGE 27 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

RERECORDED IN MAP BOOK 21 PAGES 149 AND 150



CHECKED BY: DMW  
PROJECT NUMBER: 94297  
DATE FIELD SURVEYED: MAR. 29, 1994  
SCALE: 1" = 30'  
SHEET 1 OF 1  
CREW CHIEF: J. BENNETT

AREA OF SURVEY: BOUNDARY & FLOOD ZONE CLASSIFICATION  
PREPARED FOR: JOSEPH TOWNSEND  
THIS PLAT IS TO BE USED ONLY FOR THE PURPOSES OF THE SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.  
2. HARBOR FEDERAL TITLE SERVICES INC.  
3. ADAMS-COMMERSON TITLE SERVICES INC.

GENERAL NOTES:  
1. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN OTHERWISE. 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. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, AND INFORMATION, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



PREPARED BY  
**POWERS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

3875 SOUTH NOVA ROAD, PORT ORANGE, FL 32127 (904) 322-0976 FAX (904) 322-0978

STATE LICENSE # LB 6020  
VALID ONLY WITH EMBOSSED SEAL.

I THE UNDERSIGNED HEREBY CERTIFY THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA AS PER CHAPTER 61817, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO ALL NOTES SHOWN HEREON.

*Dennis M. Wisniewski*  
DENNIS M. WISNIEWSKI R.L.S. # 4831

LEGEND:  
N.W. WATER METER  
I.R.C. IRON ROD AND CAP  
C.P. CONCRETE PILE  
D.B. DEED BOUNDARY  
D.M. DEED MARGIN  
D.R. DEED RIGHT-OF-WAY  
FD DENOTES FOUND  
F.M. FIELD MEASURES  
G.P. GROUND PILE  
H.W. HAWK HOLE  
M.M. METAL METER  
E.S.M. EMBOSSED SEAL  
A.V.C. AIR CONDITIONER  
O.V.C. OVERHEAD POWER  
C.F. CHAIN LINK FENCE  
C.G. CURB GRASS  
I.P. IRON PIPE  
C/O CEMENT CLEAROUT  
C.C. CONC. CONCRETE  
X-X DENOTES FENCE  
C/L CHAIN LINK FENCE  
C/P CONCRETE PILE  
F.H. FIRE HYDRANT  
C/O CEMENT CLEAROUT  
C.C. CONC. CONCRETE  
P.P. PROPORTIONED  
I.R.C. IRON ROD AND CAP  
P.L. PROPERTY LINE  
C.P. CONCRETE PILE  
D.B. DEED BOUNDARY  
D.M. DEED MARGIN  
D.R. DEED RIGHT-OF-WAY  
CALC. CALCULATED  
I.P. IRON PIPE  
P.L. PROPERTY LINE  
C.P. CONCRETE PILE  
D.B. DEED BOUNDARY  
D.M. DEED MARGIN  
D.R. DEED RIGHT-OF-WAY  
GRAPHIC SCALE IN FEET  
0 30 45 60  
NOTE: ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. SET IRON ROD DENOTES 2" #8 REBAR WITH CAP LABELED POWERS LB # 6020



© 2022 Google

Google Earth

Imagery Date: 8/2014 29°12'38.38" N 81°00'11.75" W elev 20 ft eye alt 19 ft

problem

RECEIVED

Place received and date  
JAN 31 2022

Permit and Licensing Division

Current Florida Building Code  
Current NEC  
Phone (386) 671-8140  
Fax (386) 671-8149

City of Daytona Beach

Post Office Box 311, Daytona Beach, Florida 32115

BUILDING PERMIT APPLICATION

City of Daytona Beach  
Permits & Licensing Division

Date 1/31/22 Parcel No. 530931000060 Permit No. 22202-004

Job Address 353 Phoenix Ave Proposed Use Shed

Owner William W Noel Phone 919 308 6421 Fax ---

Address 353 Phoenix Ave City Daytona Beach State FL Zip 32118

Contractor SELF Phone 919 308 6421 Fax ---

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ License No. \_\_\_\_\_

Contact Email Address (enter only one) wwnoel@gmail.com Drone Inspection Required? Yes  No

Fee Simple Title Holder William W Noel Address 353 Phoenix Ave Daytona Beach FL 32118

Architect/Engineer SELF Address \_\_\_\_\_

Improvement Type  New  Addition  Repair  Renovation  Replacement  Commercial  Residential

Value of Work: Electrical \_\_\_\_\_ Plumbing \_\_\_\_\_ Mechanical \_\_\_\_\_ (Other) \_\_\_\_\_

Building \$2700.00 Total Value of Work \$2700.00 Total Sq. Ft. 100<sup>sq</sup>ft Units 1 Floors 1

Construction Type HDPE Occupancy NO Flood Zone ND

Description of Work:  
Erect 8x15' STORAGE shed on New 10x16 slab. single story  
8 FT Height at center. Bolted down to slab + including  
OPTIONAL severe weather kit for hurricane prep

CONTRACTOR INFORMATION STATE/COUNTY LICENSE NO. CONTACT EMAIL

Shed is made of desert TAN + Brown ~~wood~~ steel reinforced  
ELECTRIC CONTRACTOR

Double wall High Density Polyethylene for life time durability  
PLUMBING CONTRACTOR

+ low maintenance. 2 floors - 2 skylights  
MECHANICAL CONTRACTOR

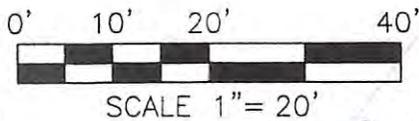
8'x15'x8ft tall at center 2-shatterproof windows  
ROOFING CONTRACTOR

SIGN CONTRACTOR

POOL CONTRACTOR

OTHER CONTRACTOR

Shed



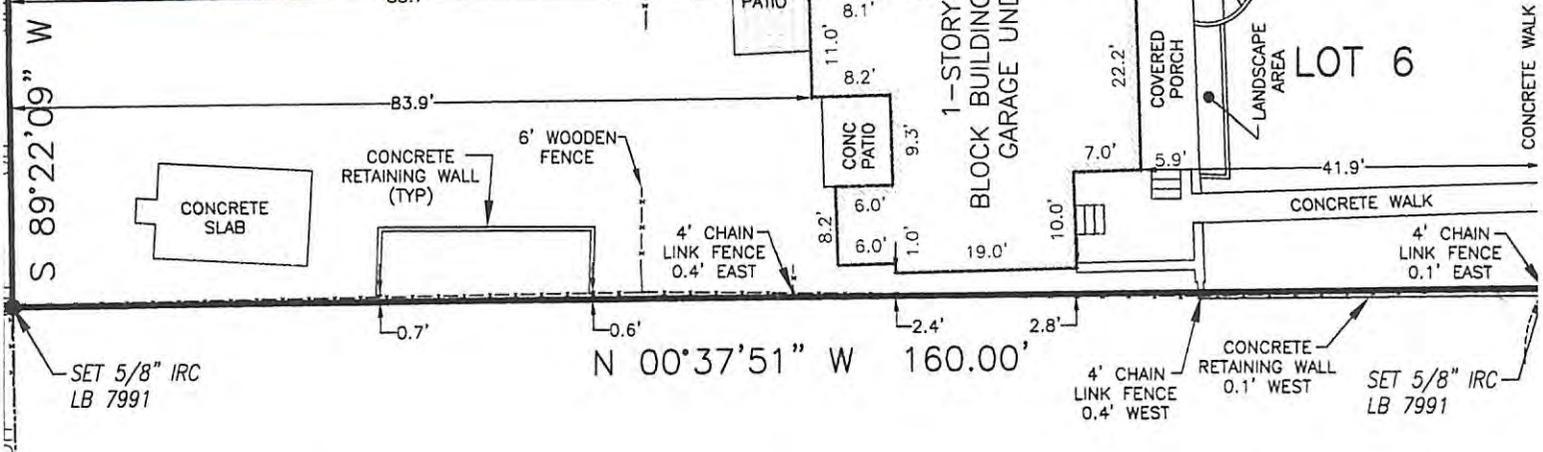
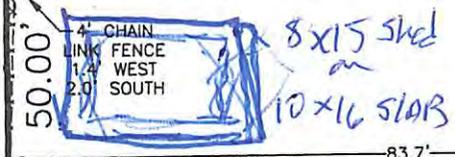
HUSTON'S SUBDIVISION  
MAP BOOK P PG 583

LOT 4  
BLOCK 1

S 00°37'51" E 160.00'

E.E. BURLEIGH'S SUBDIVISION  
MAP BOOK 22 PG 119-120

LOT 7

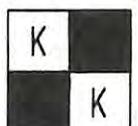


LOT 4  
BLOCK 1  
HUSTON'S SUBDIVISION  
MAP BOOK P PG 583

LOT 5  
E.E. BURLEIGH'S SUBDIVISION  
MAP BOOK 22 PG 119-120

LEGEND

- IRON ROD WITH CAP
- IRON ROD
- ⊕ FH FIRE HYDRANT
- ⊗ WW WATER WELL
- ⊗ ICV IRRIGATION CONTROL VALVE
- ⊗ WM WATER METER
- ⊙ SSMH SANITARY SEWER MANHOLE
- ⊙ CO CLEAN OUT
- ▨ EXISTING CONCRETE



LB #7991

# KUHAR SURVEYING & MAPPING, LLC

1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117  
Phone: 386-672-0002 WWW.KUHARSURVEYING.COM

© 2021 KUHAR SURVEYING & MAPPING, LLC

FND 5/8" IR  
NO ID  
R/W

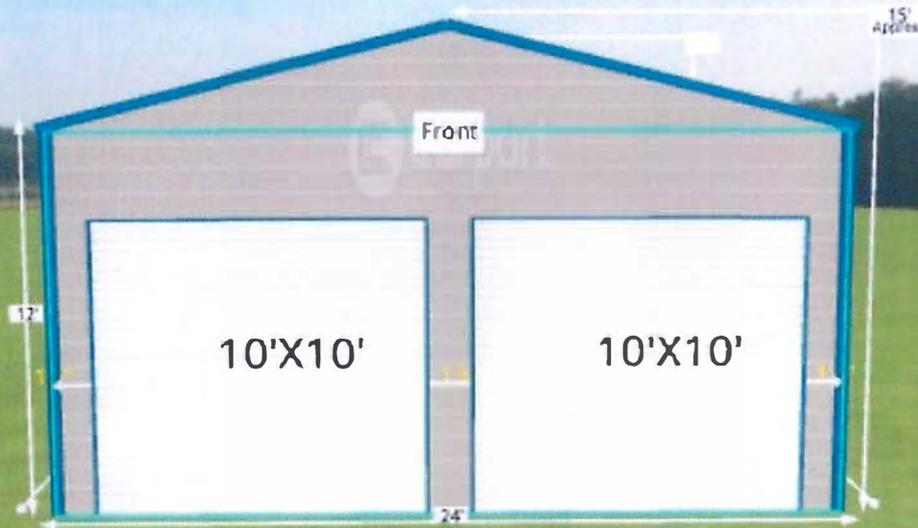
1) Color image of east side of house - We are repainting the house in the colors that the proposed garage will be. The image is of the east side of the house, showing those colors.



2) Black and white image of house -  
The elevation of the middle of the house is  
marked



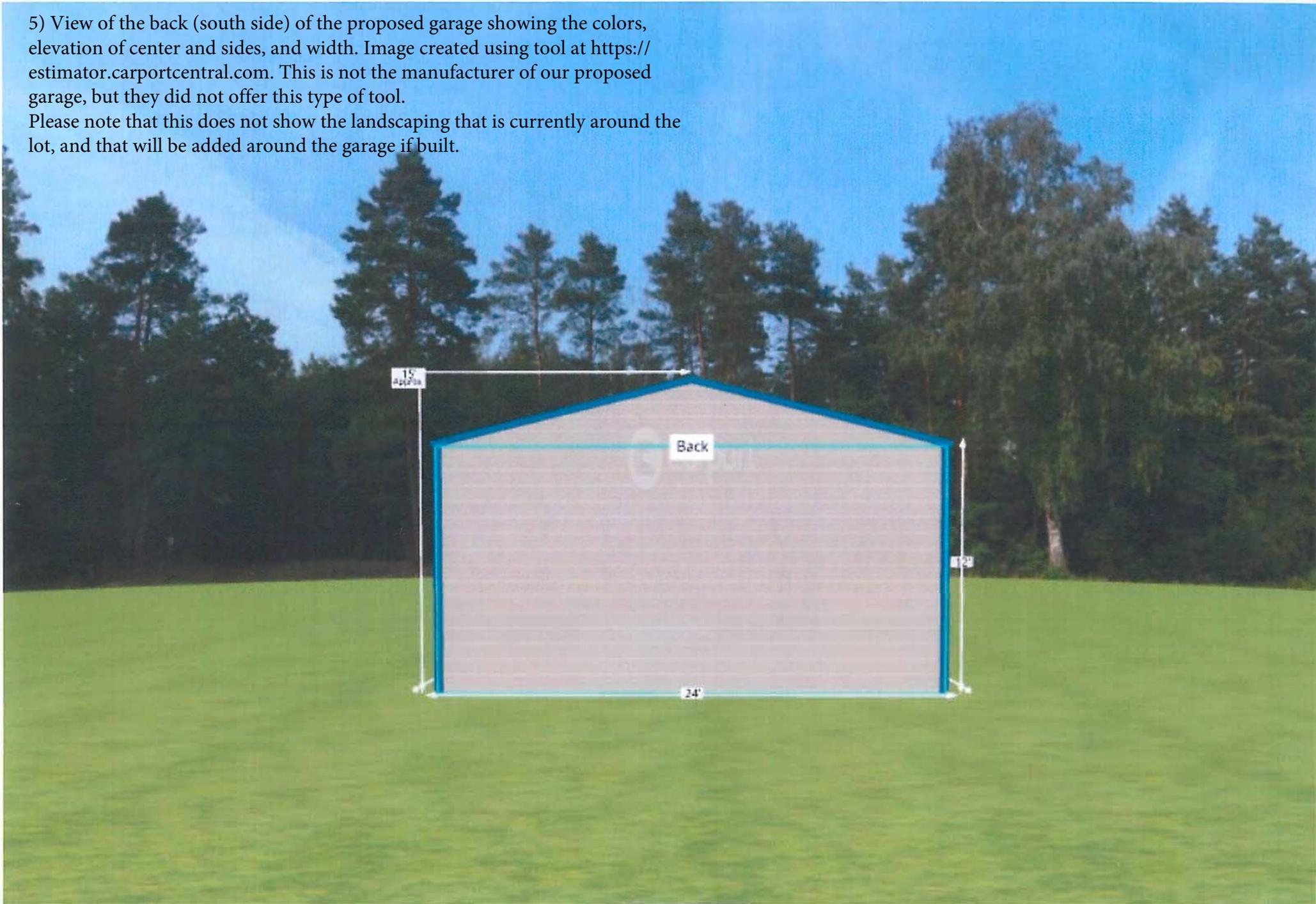
3) View of the front (north side) of the proposed garage showing the colors, elevation of center and sides, and width. Image created using tool at <https://estimator.carpportcentral.com>. This is not the manufacturer of our proposed garage, but they did not offer this type of tool. Please note that this does not show the landscaping that is currently around the lot, and that will be added around the garage if built.



4) View from the northeast showing the front and east side of the proposed garage with one window. Image created using tool at <https://estimator.carportcentral.com>. This is not the manufacturer of our proposed garage, but they did not offer this type of tool. Please note that this does not show the landscaping that is currently around the lot, and that will be added around the garage if built.



5) View of the back (south side) of the proposed garage showing the colors, elevation of center and sides, and width. Image created using tool at <https://estimator.carpportcentral.com>. This is not the manufacturer of our proposed garage, but they did not offer this type of tool. Please note that this does not show the landscaping that is currently around the lot, and that will be added around the garage if built.



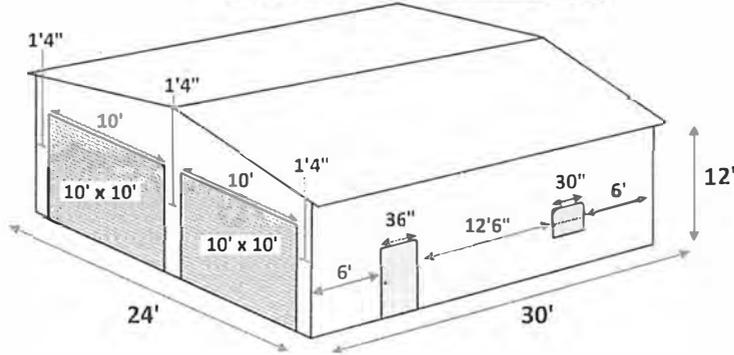
6) View from the southwest showing the back and west side of the proposed garage with one window and one door. Image created using tool at <https://estimator.carportcentral.com>. This is not the manufacturer of our proposed garage, but they did not offer this type of tool. Please note that this does not show the landscaping that is currently around the lot, and that will be added around the garage if built.





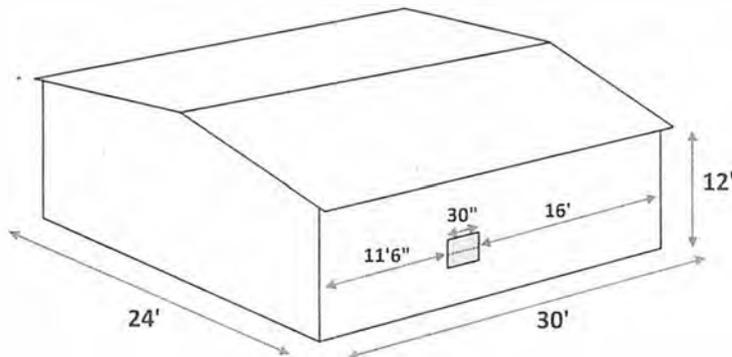
# Building Design Specifications

## Door and Window Locations



FRONT

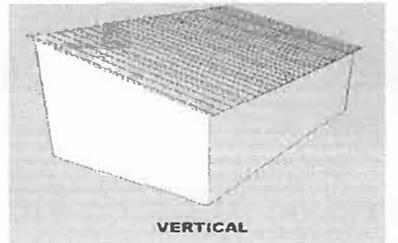
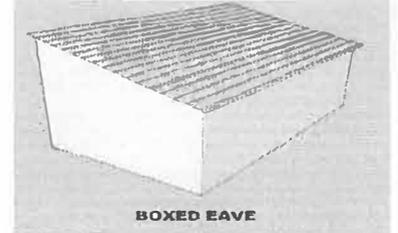
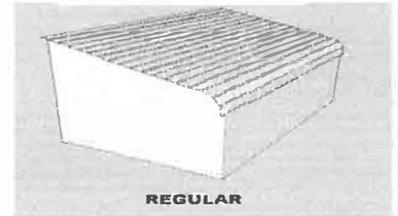
RIGHT SIDE



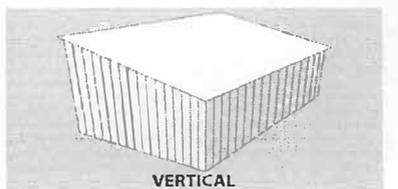
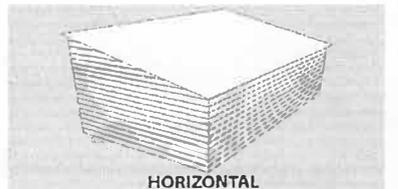
BACK

LEFT SIDE

## Roof Type



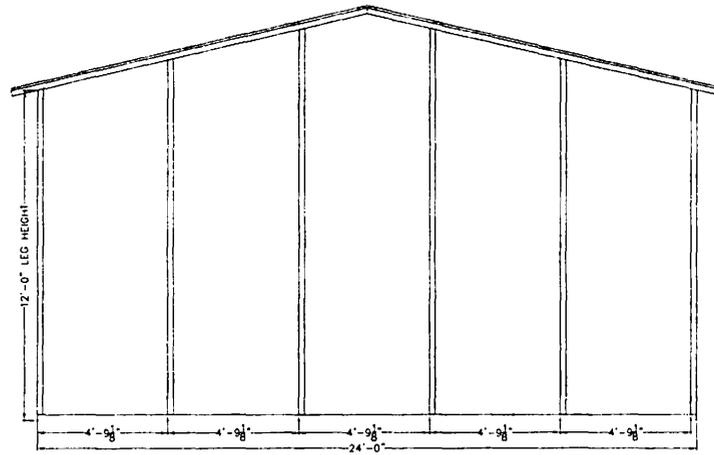
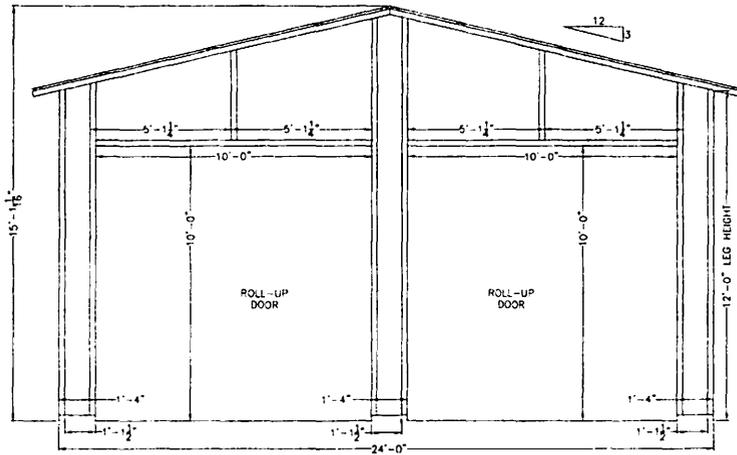
## Side and End Sheeting Type



7) Building Design Specifications from Eversafe. Shows the building footprint as well as location of the garage doors, windows, and door. The roof type selected on the right-hand side is vertical. This includes boxed eaves.

Signed David Higham

Date \_\_\_\_\_

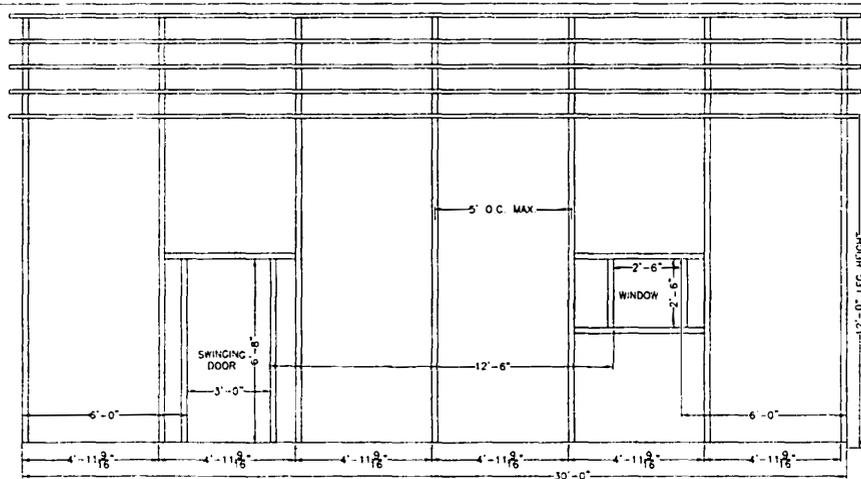
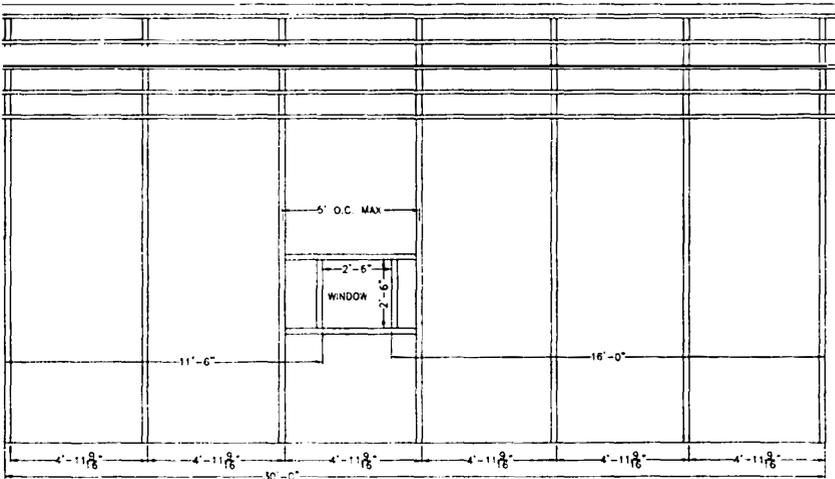


CODE INFORMATION	
CODE VERSION	FBC 2020 7th Ed/ ASCE-7-16
MANUFACTURER	CARPORTS ANYWHERE
BUILDING TYPE	UTILITY STRUCTURE
CONSTRUCTION TYPE	I-B
RISK CATEGORY	I
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY, U
WIND SPEED	Vult-140mph
EXPOSURE	B
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFF.	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	20PSF OR 300lb P
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	50PSF
RATING OF WALLS,FLOOR,ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	720 SQ. FT.

REVISIONS		
REV	DESCRIPTION	DATE

DRAWN BY:	MTB
DATE:	3/1/22
LOCATION:	920 S Grandview Ave, Daytona Beach
SIZE:	30'L x 24'W x 12'H

TITLE: SIDE & END FRAMING VIEWS



8) Framing of proposed garage showing elevation and dimensions of openings. From the manufacturer, Carports Anywhere.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW BALDWIN, PE, ON 3/3/2022. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Matthew T. Baldwin P.E.  
Florida License #64608  
Sheet: CA-2 OF 4

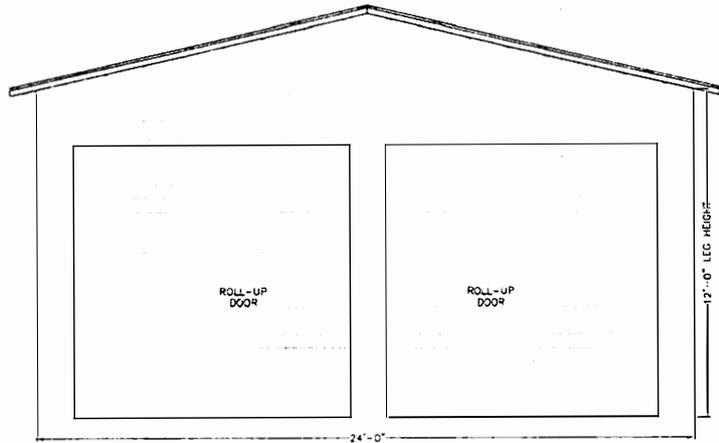


CODE INFORMATION	
CODE VERSION	FBC 2020 7th Ed ASCE - 7 - 16
MANUFACTURER	CARPORTS ANYWHERE
BUILDING TYPE	UTILITY STRUCTURE
CONSTRUCTION TYPE	II-B
RISK CATEGORY	I
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY, U
WIND SPEED	Vult-140mph
EXPOSURE	B
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFF.	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	20PSF OR 300lb P
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	50PSF
RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	720 SQ. FT

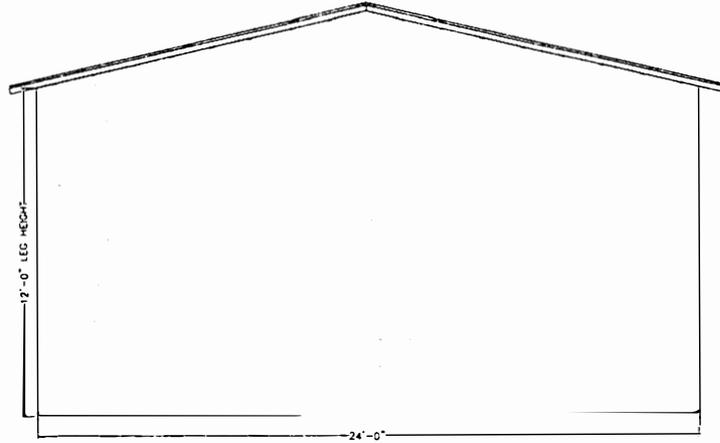
REVISIONS		
REV.	DESCRIPTION	DATE

DRAWN BY	MTB
DATE	3/1/22
LOCATION	920 S Grandview Ave, Daytona Beach
SIZE	30'L x 24'W x 12'H

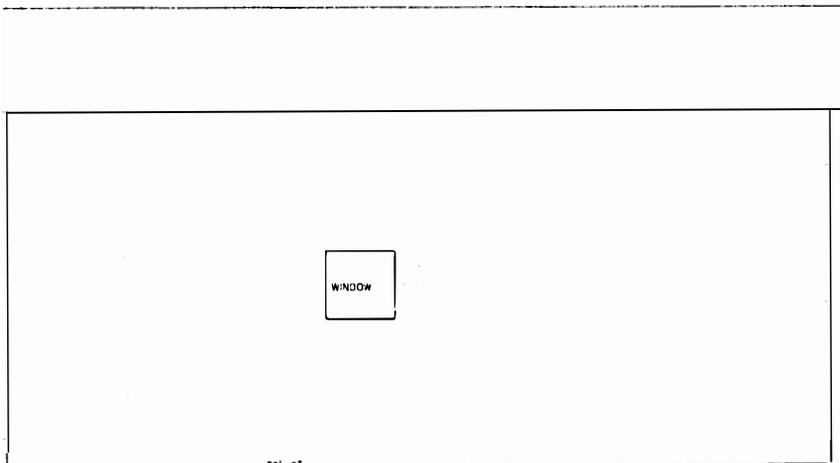
TITLE: SIDE & END VIEWS



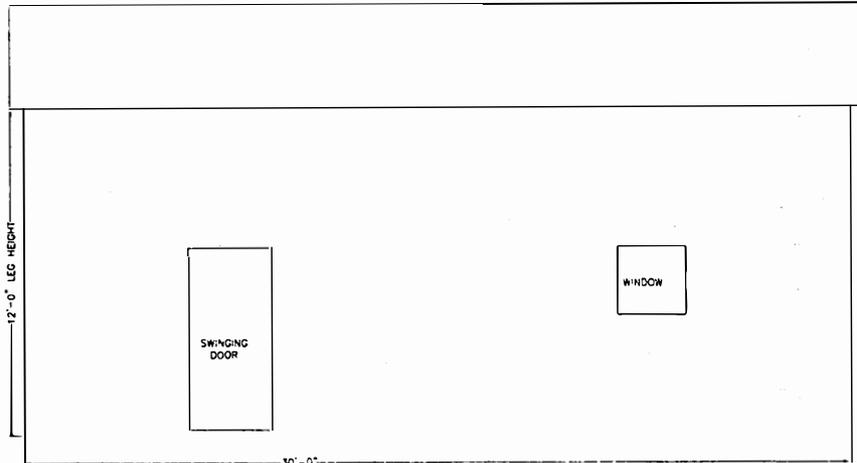
FRONT END WALL



REAR END WALL



LEFT SIDE WALL



RIGHT SIDE WALL

9) Drawing of exterior showing all sides with openings as well as width and length and placement of openings. From the manufacturer, Carports Anywhere.

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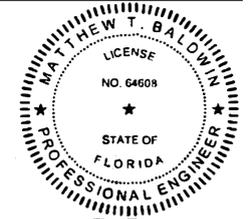
Sheet: CA-3 OF 4



CODE INFORMATION	
CODE VERSION	FBC 2020 7th Edn
MANUFACTURER	ASCE-7-16
BUILDING TYPE	CARPORTS ANYWHERE
CONSTRUCTION TYPE	UTILITY STRUCTURE
RISK CATEGORY	II-B
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY, U
WIND SPEED	Vult-140mph
EXPOSURE	B
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFF.	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	20PSF OR 300lb
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	50PSF
IR-RATING OF WALLS,FLOOR,ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	720 SQ. FT.

REVISIONS		
REV	DESCRIPTION	DATE

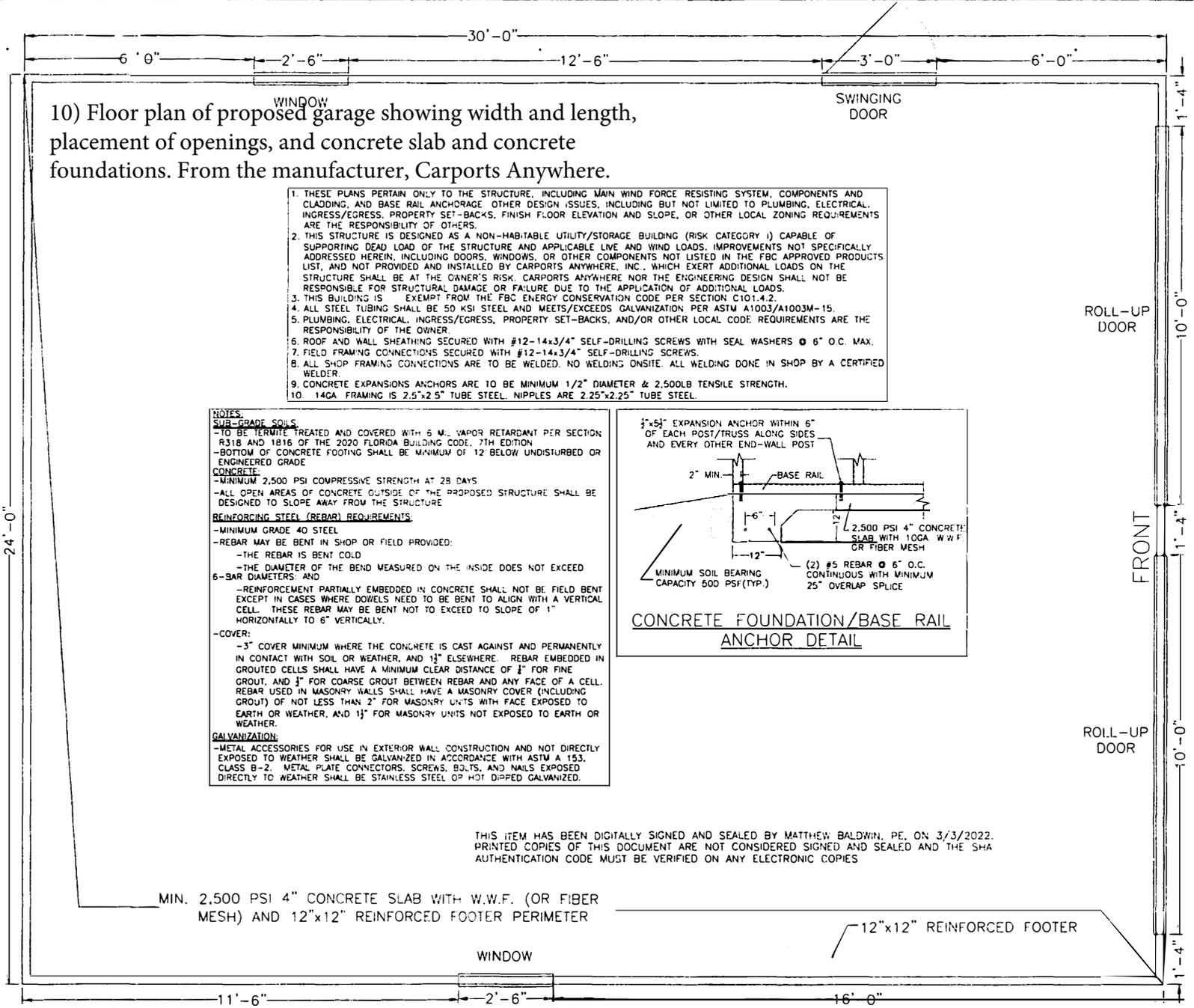
DRAWN BY:	MTB
DATE:	3/1/22
LOCATION:	20 S Grandview Ave, Daytona Beach
SIZE:	30'L X 24'W X 12'H



Digitally signed  
by Matthew  
Baldwin  
Date: 2022.03.03  
09:41:27 -05'00'

Matthew T. Baldwin P.E.  
Florida License #64608

Sheet: CA-1 OF 4



1. THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM, COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, FINISH FLOOR ELEVATION AND SLOPE, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.
2. THIS STRUCTURE IS DESIGNED AS A NON-HABITABLE UTILITY/STORAGE BUILDING (RISK CATEGORY I) CAPABLE OF SUPPORTING DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, INCLUDING DOORS, WINDOWS, OR OTHER COMPONENTS NOT LISTED IN THE FBC APPROVED PRODUCTS LIST, AND NOT PROVIDED AND INSTALLED BY CARPORTS ANYWHERE, INC., WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. CARPORTS ANYWHERE NOR THE ENGINEERING DESIGN SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.
3. THIS BUILDING IS EXEMPT FROM THE FBC ENERGY CONSERVATION CODE PER SECTION C101.4.2.
4. ALL STEEL TUBING SHALL BE 50 KSI STEEL AND MEETS/EXCEEDS GALVANIZATION PER ASTM A1003/A1003M-15.
5. PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, AND/OR OTHER LOCAL CODE REQUIREMENTS ARE THE RESPONSIBILITY OF THE OWNER.
6. ROOF AND WALL SHEATHING SECURED WITH #12-14x3/4" SELF-DRILLING SCREWS WITH SEAL WASHERS @ 6" O.C. MAX.
7. FIELD FRAMING CONNECTIONS SECURED WITH #12-14x3/4" SELF-DRILLING SCREWS.
8. ALL SHOP FRAMING CONNECTIONS ARE TO BE WELDED. NO WELDING DONE IN SHOP BY A CERTIFIED WELDER.
9. CONCRETE EXPANSIONS ANCHORS ARE TO BE MINIMUM 1/2" DIAMETER & 2,500LB TENSILE STRENGTH.
10. 14GA FRAMING IS 2.5"x2.5" TUBE STEEL. NIPPLES ARE 2.25"x2.25" TUBE STEEL.

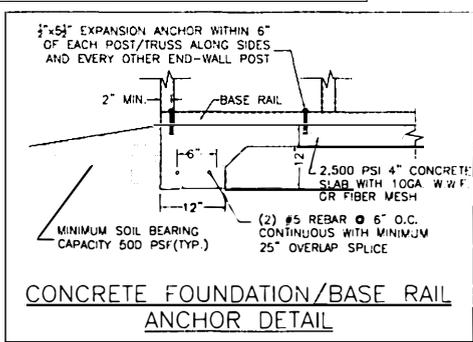
**NOTES:**

**SUB-GRADE SOILS:**  
 -TO BE TREATED AND COVERED WITH 5 MIL VAPOR RETARDANT PER SECTION R318 AND 1816 OF THE 2020 FLORIDA BUILDING CODE, 7TH EDITION  
 -BOTTOM OF CONCRETE FOOTING SHALL BE MINIMUM OF 12" BELOW UNDISTURBED OR ENGINEERED GRADE

**CONCRETE:**  
 -MINIMUM 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS  
 -ALL OPEN AREAS OF CONCRETE OUTSIDE OF THE PROPOSED STRUCTURE SHALL BE DESIGNED TO SLOPE AWAY FROM THE STRUCTURE

**REINFORCING STEEL (REBAR) REQUIREMENTS:**  
 -MINIMUM GRADE 40 STEEL  
 -REBAR MAY BE BENT IN SHOP OR FIELD PROVIDED:  
 -THE REBAR IS BENT COLD  
 -THE DIAMETER OF THE BEND MEASURED ON THE INSIDE DOES NOT EXCEED 6-TIME DIAMETERS; AND  
 -REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT EXCEPT IN CASES WHERE DOWELS NEED TO BE BENT TO ALIGN WITH A VERTICAL CELL. THESE REBAR MAY BE BENT NOT TO EXCEED TO SLOPE OF 1" HORIZONTALLY TO 6" VERTICALLY.  
 -COVER:  
 -3" COVER MINIMUM WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH SOIL OR WEATHER, AND 1 1/2" ELSEWHERE. REBAR EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/2" FOR FINE GROUT, AND 3/4" FOR COARSE GROUT BETWEEN REBAR AND ANY FACE OF A CELL. REBAR USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2" FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER, AND 1 1/2" FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER.

**GALVANIZATION:**  
 -METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS, AND NAILS EXPOSED DIRECTLY TO WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.



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MIN. 2,500 PSI 4" CONCRETE SLAB WITH W.W.F. (OR FIBER MESH) AND 12"x12" REINFORCED FOOTER PERIMETER

12"x12" REINFORCED FOOTER

WINDOW

ROLL-UP DOOR

FRONT

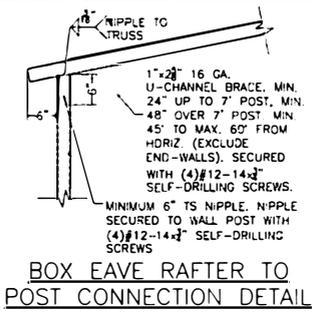
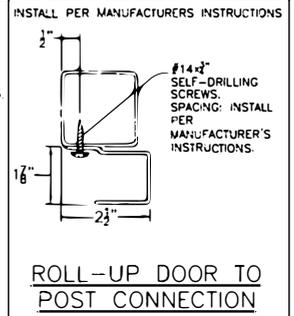
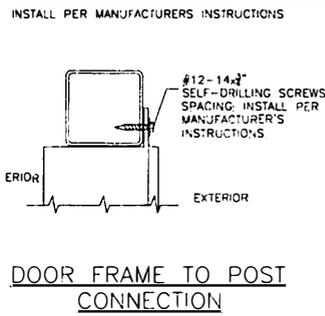
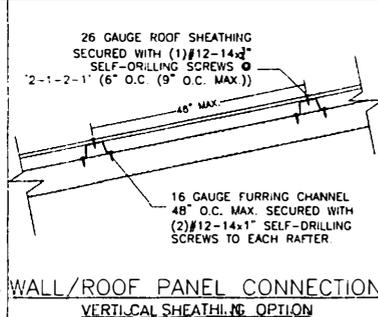
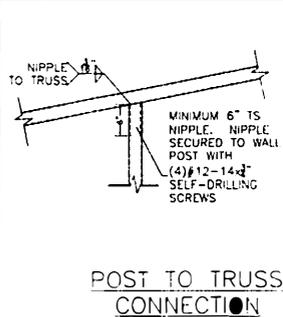
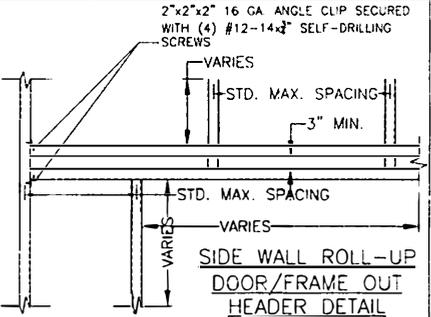
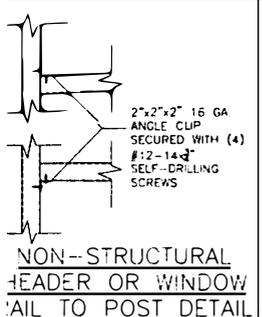
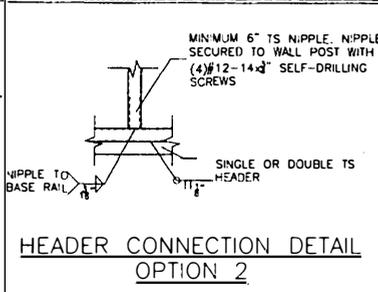
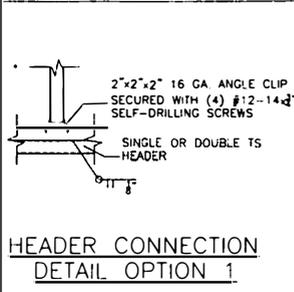
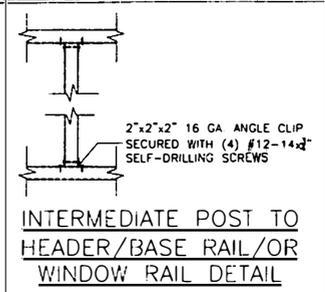
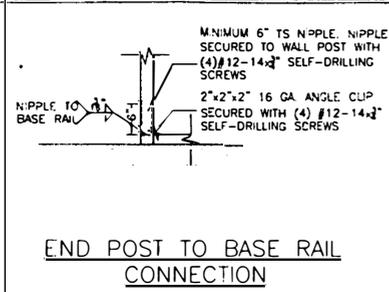
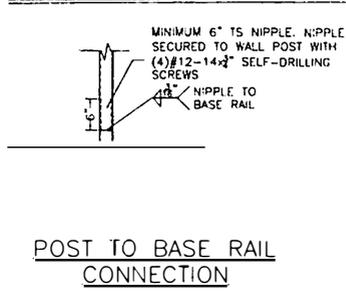
ROLL-UP DOOR



CODE INFORMATION	
CODE VERSION	FBC 2020 7th Ed. IASCE-7-16
MANUFACTURER	CARPORTS ANYWHERE
BUILDING TYPE	UTILITY STRUCTURE
CONSTRUCTION TYPE	M-B
RISK CATEGORY	II
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY, U
WIND SPEED	Nu1-140mph
EXPOSURE	B
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFF.	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	20PSF OR 300lb
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	50PSF
RATING OF WALLS, FLOOR, ROOF IN/A	
MODULES PER BUILDING	11
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	720 SQ. FT.

REVISIONS		
REV.	DESCRIPTION	DATE

DRAWN BY:	MTB
DATE:	3/1/22
LOCATION:	20 S Grandview Ave, Daytona Beach
SIZE:	30'L x 24'W x 12'H



11) Drawings and listings of materials to be used in proposed garage. From the manufacturer, Carports Anywhere.

Enclosed Design Pressures - 140 mph Basic Wind Speed							
Zone							
Roof				Wall			
1	2n	2r	2e	3r	3e	4	5
9.6	9.6	9.6	9.6	12.5	12.5	12.5	15.0
-9.6	-30.7	-24.5	-9.6	-53.6	-45.0	-13.9	-18.9

APPROVED PRODUCTS		APPROVAL NO.
ROOF SHEATHING	Carports Anywhere Hampton Rib Roof Panel	FL27402.1
WALL SHEATHING	Carports Anywhere Hampton Rib Wall Panel	FL27403.1
SWINGING DOOR	ELIXER DOOR AND METAL COMPANY 407 STEEL DOOR	FL17996.5
ROLL-UP DOOR	JANUS INTERNATIONAL CORPORATION SERIES 3652	FL14425.1
WINDOW	POCOHONTAS ALUMINUM COMPANY, INC. MODEL 100VS	FL12940

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TITLE: DETAILS

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Florida License #64608

Sheet: CA-4 OF 4

12) Garage doors with architectural openings. This is an option available through Eversafe for the appearance of the front of the garage. Screenshot from the Eversafe website (<https://www.eversafebuildings.com/design-your-building/>)

nings

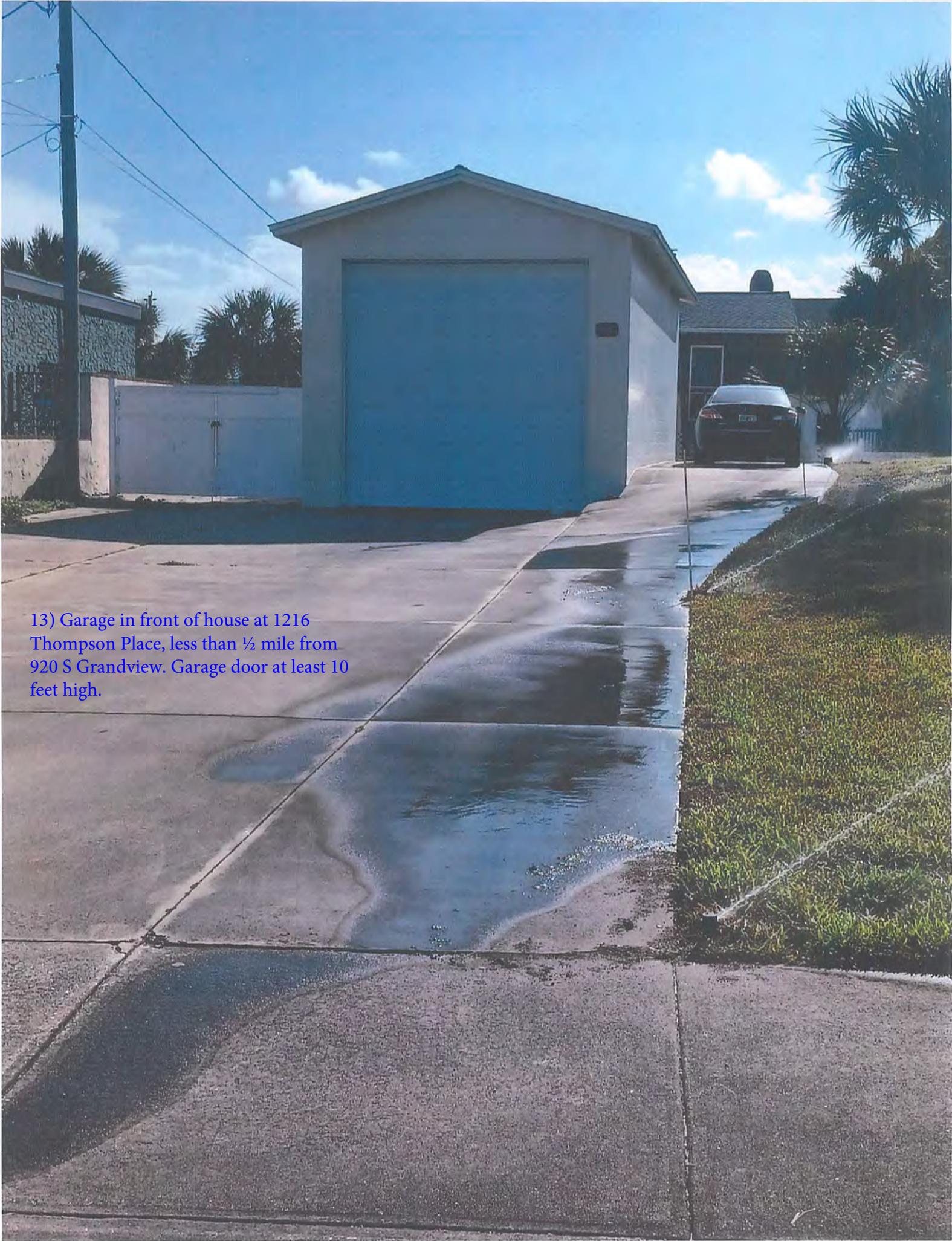
d an architectural look to your garage



Attached are two examples of garages within ½ mile of our property showing garage doors 10 feet or more in height.

1216 Thompson Place

344 Bostwick



13) Garage in front of house at 1216 Thompson Place, less than 1/2 mile from 920 S Grandview. Garage door at least 10 feet high.

1216 Thompson Place



14) Garage at 344 Bostwick, less than 1/2 mile from 920 S. Grandview. Garage doors over 10 feet high.

344 Bostwick

Supplemental Information for 920 S Grandview Ave.

1) Color image of east side of house - We are repainting the house in the colors that the proposed garage will be. The image is of the east side of the house, showing those colors.

2) Black and white image of house - The elevation of the middle of the house is marked

3) View of the front (north side) of the proposed garage showing the colors, elevation of center and sides, and width. Image created using tool at <https://estimator.carpportcentral.com>. This is not the manufacturer of our proposed garage, but they did not offer this type of tool.

Please note that this does not show the landscaping that is currently around the lot, and that will be added around the garage if built.

4) View from the northeast showing the front and east side of the proposed garage with one window. Image created using tool at <https://estimator.carpportcentral.com>. This is not the manufacturer of our proposed garage, but they did not offer this type of tool.

Please note that this does not show the landscaping that is currently around the lot, and that will be added around the garage if built.

5) View of the back (south side) of the proposed garage showing the colors, elevation of center and sides, and width. Image created using tool at <https://estimator.carpportcentral.com>. This is not the manufacturer of our proposed garage, but they did not offer this type of tool.

Please note that this does not show the landscaping that is currently around the lot, and that will be added around the garage if built.

6) View from the southwest showing the back and west side of the proposed garage with one window and one door. Image created using tool at <https://estimator.carpportcentral.com>. This is not the manufacturer of our proposed garage, but they did not offer this type of tool.

Please note that this does not show the landscaping that is currently around the lot, and that will be added around the garage if built.

7) Building Design Specifications from Eversafe. Shows the building footprint as well as location of the garage doors, windows, and door.

The roof type selected on the right-hand side is vertical. This includes boxed eaves.

8) Framing of proposed garage showing elevation and dimensions of openings. From the manufacturer, Carports Anywhere.

9) Drawing of exterior showing all sides with openings as well as width and length and placement of openings. From the manufacturer, Carports Anywhere.

10) Floor plan of proposed garage showing width and length, placement of openings, and concrete slab and concrete foundations. From the manufacturer, Carports Anywhere.

11) Drawings and listings of materials to be used in proposed garage. From the manufacturer, Carports Anywhere.

12) Garage doors with architectural openings. This is an option available through Eversafe for the appearance of the front of the garage. Screenshot from the Eversafe website (<https://www.eversafebuildings.com/design-your-building/>)

13) Garage in front of house at 1216 Thompson Place, less than ½ mile from 920 S Grandview. Garage door at least 10 feet high.

14) Garage at 344 Bostwick, less than ½ mile from 920 S. Grandview. Garage doors over 10 feet high.

15) Permitted building installed in early May at 353 Phoenix Ave. Colors, shape, and materials do not match the house.



# Case A

**BOA2022-007**

**Variances from Article 4, Section 4.2.B.3**

**Of the Land Development Code (LDC)**

**920 South Grandview Avenue**

**Agenda Item 5 – Case A**  
**BOA2022-007**  
**Variances from Article 4, Section 4.2.B.3**  
**Of the Land Development Code (LDC)**  
**920 South Grandview Avenue**

**STAFF REPORT**

**DATE:** March 11, 2022

**TO:** Board of Adjustment Members

**FROM** Missy Phillips, Development Review Technician

---

**VARIANCE REQUEST**

A request by David Higham (property owner) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3** of the Land Development Code (LDC) to **reduce the minimum required street side setback from 15 feet to 5.10 feet on the northeast side and 11.82 feet on the southeast side; and to reduce the required rear yard setback from 25 feet to 13.56 feet.** This will allow for the construction of a 720sf garage.

The property is located at **920 South Grandview Avenue, Parcel ID 5309-17-00-0140.** 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 (L1-R).** This property is also part of the **South Atlantic National Historic District.**

**PROPERTY LOCATION**

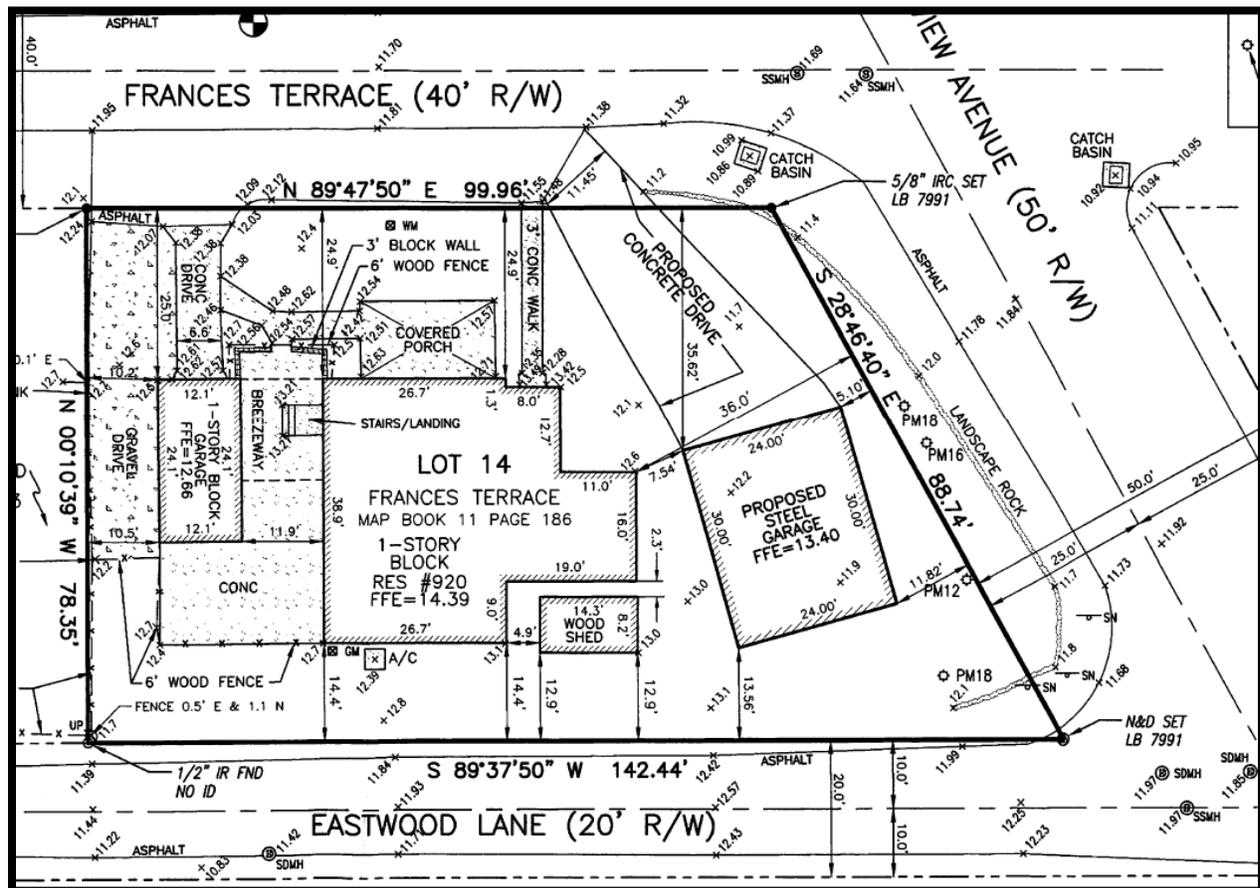
The subject property is located at the corners of South Grandview Avenue, Frances Terrace, and Eastwood Lane. The neighborhood is three blocks north of Silver Beach Avenue, between Atlantic Avenue and South Peninsula Drive.

*Aerial View of the Property*





*Proposed Survey*



**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 parcel is irregularly shaped.

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

Per Map Book 11 Page 186, this parcel was originally platted as it appears 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.**

This parcel is currently fully developed with a single-family home with a 12x24 garage that is used as a laundry/utility room and storage area.

- 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 this variance is not approved the applicant will not have a garage to house his vehicles. The applicant states their vehicles have been vandalized multiple times while parked in the driveway.

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

The applicant feels the proposed placement of the detached garage is the logical placement.

- 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.**

The variance request will allow for the construction of a garage. This is not in conflict with the Future Land Use of the property, Level 1 Residential.

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

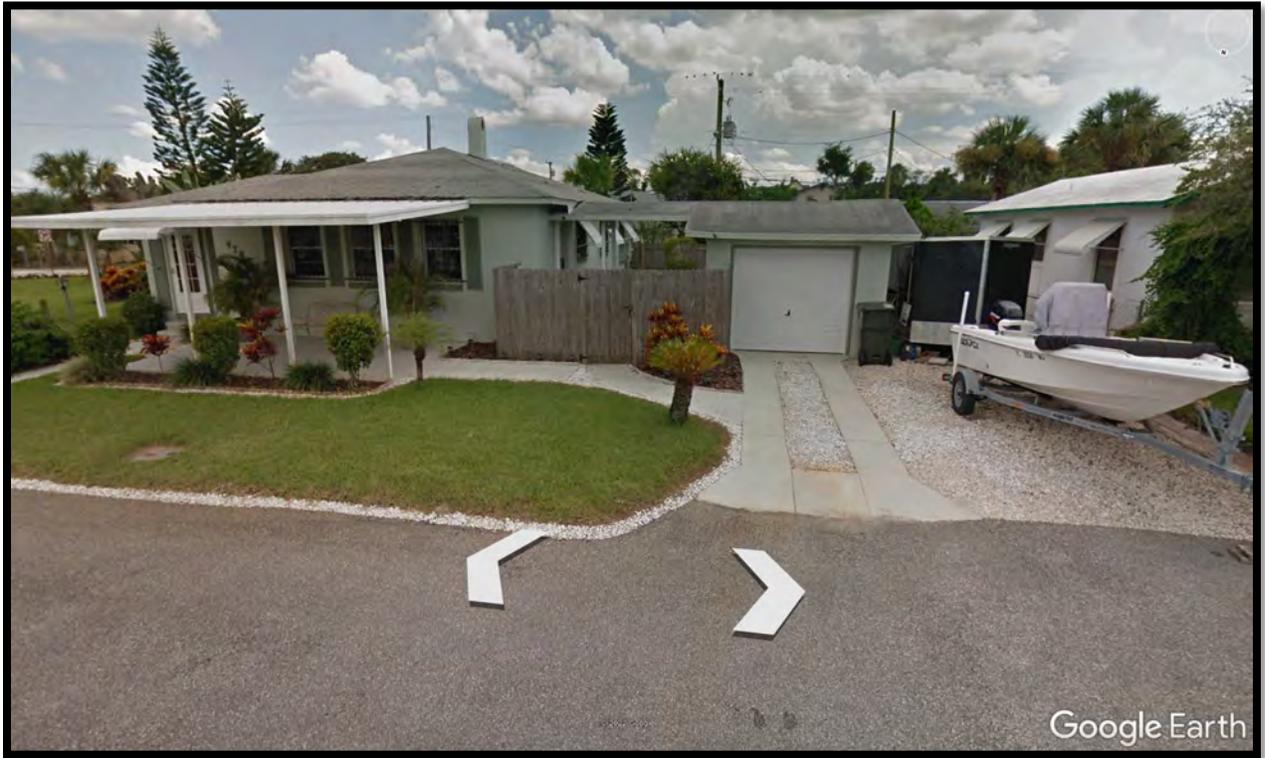
*Parcel View*



*Parcel View from South Grandview Avenue*



*Parcel View from Frances Terrace*



# LOCATION MAP



RIBAUULT-AV

GRANDVIEW-AV-S

FRANCES-TER

EASTWOOD-LEN

PHOENIX-AV



**Case : BOA 2022-007**  
**920 S Grandview Ave**  
**Daytona Beach FL 32118**

City of Daytona Beach Map disclaimer:  
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# AERIAL MAP



1 inch = 100 feet



Volusia GIS



**Case : BOA 2022-007**  
**920 S Grandview Ave**  
**Daytona Beach FL 32118**

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# ZONING MAP

RIBAUULT-AV



1 inch = 100 feet

GRANDVIEW-AV-S

FRANCES-TER

SFR-5

SFR-5

EASTWOOD-LN

PHOENIX-AV



**Case : BOA 2022-007**  
**920 S Grandview Ave**  
**Daytona Beach FL 32118**

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# FUTURE LAND USE MAP

RIBAULT AV

FRANCES TER

GRANDVIEW AV-S

EASTWOOD LN

PHOENIX AV

Level 1 Residential

Level 1 Residential



1 inch = 100 feet



**Case : BOA 2022-007**  
**920 S Grandview Ave**  
**Daytona Beach FL 32118**

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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.**

BOA 2022-007



**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):
Easement Vacation	Historic Overlay Amendment*	

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

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

Article 4 Sections 4.2.B.3 to Reduce Rearyard Setback From 25' to 13.56 and to Reduce Side Yard (Street) Setback From 15' to 5.10' and 11.82

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

Project Name:															
12 Digit Short Tax Parcel ID#:	5	3	0	9	-	1	7	-	0	0	-	0	1	4	0
Street Address	920 S. Grandview														
<b>SITE INFORMATION:</b>	<b>Existing:</b>	<b>Proposed:</b>	<b>Abutting Property:</b>												
Future Land Use Designation:	LIR	LIR	LIR	LIR	LIR	LIR									
Zoning Designation:	SFR5	SFR5	SFR5	SFR5	SFR5	SFR5									
Gross Sq. Ft. Floor Area:	1966	720													
Acres of Parcel(s):															

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

Company/Contact Name:	David Higham	Phone :	386-299-2647
Street Address:	920 S. Grandview Ave	E-mail:	gbstrickland@gmail.com
City & State:	Daytona Beach, FL	Zip:	32118

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

Company/Contact Name:		Phone :	
Street Address:		E-mail:	
City & State:		Zip:	

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

Company/Contact Name:		Phone :	
Street Address:		E-mail:	
City & State:		Zip:	

Applicant Signature:	<i>David Higham</i>	DATE: 3-8-2022
Print Name:	David Higham	



**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:** 3400500  
**Parcel ID:** 530917000140  
**Township-Range-Section:** 15 - 33 - 09  
**Subdivision-Block-Lot:** 17 - 00 - 0140  
**Business Name:**  
**Owner(s):** HIGHAM DAVID C - TE - Tenancy in the Entirety - 100  
 STRICKLAND GLADYS BRAGG - TE - Tenancy in the Entirety - 100  
**Mailing Address On File:** 920 S GRANDVIEW AVE  
 DAYTONA BEACH FL 32118  
**Physical Address:** 920 S GRANDVIEW AVE, DAYTONA BEACH 32118  
**Building Count:** 1  
**Neighborhood:** 3412 - INTNL SPWY SOUTH TO REVILLO EXCEPT MULTI  
**Subdivision Name:** FRANCES TERRACE  
**Property Use:** 0100 - SINGLE FAMILY  
**Tax District:** 204-DAYTONA BEACH  
**2020 Certified Millage Rate:** 19.3364  
**Homestead Property:** Yes  
**Agriculture Classification:** No  
**Short Description:** LOT 14 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4303 PG 2835  
 PER OR 6552 PGS 3101-3110 INC PER OR 8204 PG 3683

**Property Values**

Tax Year:	2022 Working	2021 Final	2020 Final
<b>Valuation Method:</b>	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
<b>Improvement Value:</b>	\$133,229	\$102,580	\$112,190
<b>Land Value:</b>	\$84,770	\$68,587	\$72,197
<b>Just/Market Value:</b>	\$217,999	\$171,167	\$184,387

**Working Tax Roll Values by Taxing Authority**

Values shown below are the 2022 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 2021 FINAL 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	\$217,999	\$97,788	\$25,000	\$72,788	1.5000	\$109.18
● 0012 DISCRETIONARY	\$217,999	\$97,788	\$25,000	\$72,788	0.7480	\$54.45
● 0011 REQ LOCAL EFFORT	\$217,999	\$97,788	\$25,000	\$72,788	3.5540	\$258.69
● 0050 GENERAL FUND	\$217,999	\$97,788	\$50,000	\$47,788	5.3812	\$257.16
● 0055 LIBRARY	\$217,999	\$97,788	\$50,000	\$47,788	0.5174	\$24.73
● 0520 MOSQUITO CONTROL	\$217,999	\$97,788	\$50,000	\$47,788	0.1781	\$8.51
● 0530 PONCE INLET PORT AUTHORITY	\$217,999	\$97,788	\$50,000	\$47,788	0.0845	\$4.04
● 0058 VOLUSIA ECHO	\$217,999	\$97,788	\$50,000	\$47,788	0.2000	\$9.56
● 0057 VOLUSIA FOREVER	\$217,999	\$97,788	\$50,000	\$47,788	0.2000	\$9.56
● 0059 VOLUSIA FOREVER I&S 2005	\$217,999	\$97,788	\$50,000	\$47,788	0.0000	\$0.00
● 0065 FLORIDA INLAND NAVIGATION DISTRICT	\$217,999	\$97,788	\$50,000	\$47,788	0.0320	\$1.53
● 0100 HALIFAX HOSPITAL AUTHORITY	\$217,999	\$97,788	\$50,000	\$47,788	0.9529	\$45.54
● 0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$217,999	\$97,788	\$50,000	\$47,788	0.2189	\$10.46
● 0210 DAYTONA BEACH	\$217,999	\$97,788	\$50,000	\$47,788	5.5300	\$264.27
● 0211 DAYTONA BEACH I&S 2004	\$217,999	\$97,788	\$50,000	\$47,788	0.2394	\$11.44
					19.3364	\$1,069.10

**Non-Ad Valorem Assessments**

Project	#Units	Rate	Amount	
				Estimated Ad Valorem Tax: \$1,069.10
				Estimated Non-Ad Valorem Tax: \$0.00
				<b>Estimated Taxes: \$1,069.10</b>
				Estimated Tax Amount without SOH/10CAP ⓘ \$4,215.32

**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
2021	\$68,587	\$102,580	\$171,167	\$94,940	\$50,000	\$44,940	\$76,227
2020	\$72,197	\$112,190	\$184,387	\$93,629	\$50,000	\$43,629	\$90,758
2019	\$72,197	\$105,737	\$177,934	\$91,524	\$50,000	\$41,524	\$86,410
2018	\$64,490	\$102,899	\$167,389	\$89,817	\$50,000	\$39,817	\$77,572
2017	\$56,784	\$83,267	\$139,833	\$87,970	\$50,000	\$37,970	\$51,863
2016	\$46,201	\$81,410	\$127,611	\$86,161	\$50,000	\$36,161	\$41,450
2015	\$42,351	\$65,935	\$108,286	\$85,562	\$50,000	\$35,562	\$22,724
2014	\$38,501	\$54,694	\$93,195	\$84,883	\$50,000	\$34,883	\$8,312
2013	\$35,806	\$47,960	\$83,766	\$83,629	\$50,000	\$33,629	\$137

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	F-FRONT FOOT				78.0	121	1,100	\$84,770
<b>Total Land Value:</b>										\$84,770

Building(s) - Residential

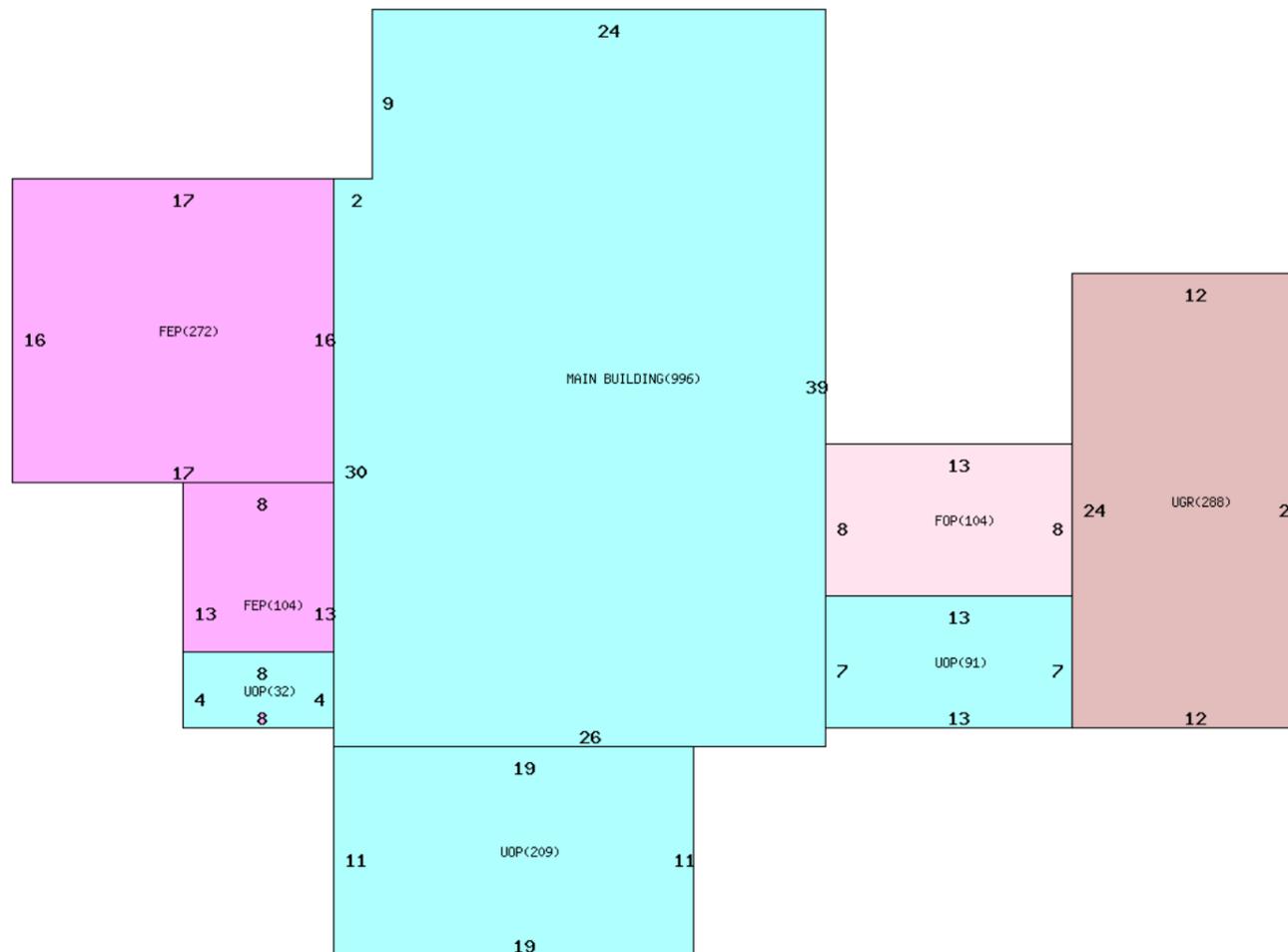
Card (Bldg) #: 1

<b>Style:</b>	RN - RANCH, STANDARD 1STORY	<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>	1
<b>Quality Grd:</b>	300	<b>Floor Type:</b>	12 - WOOD - HARDWOOD	<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 BLOCK	<b>6 Fixture Baths:</b>	0
<b>Total SFLA:</b>	996	<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>	14 - HIP		
<b>Heat Source:</b>	2 - GAS	<b>FPL:</b>	//		

Total Building Value: \$132,692

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

Description	Area	Year Built
MAIN BUILDING	996	
Finished Enclosed Porch	104	
Porch, Open Unfinished	91	
Porch, Open Finished	104	
Unfinished Garage	288	
Porch, Open Unfinished	209	
Finished Enclosed Porch	272	
Porch, Open Unfinished	32	
<b>Total Building Area</b>	<b>2,096</b>	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	RSH-STORAGE, SHED RESIDENTIAL	2005	112	1	8 x 14	\$537
<b>Total Miscellaneous Value:</b>						\$537

## 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
8204 / 3683	<a href="#">2022037094</a>	02/15/2022	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
6552 / 3101	<a href="#">2011002758</a>	01/05/2011	DV-FINAL JUDGEMENT OF DIVORCE	UNQUALIFIED	IMPROVED	\$100
4303 / 2835	<a href="#">1998081262</a>	04/15/1998	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$67,500
3040 / 0954		09/15/1987	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$61,000
2407 / 1003		12/15/1982	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$33,000

## 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 14 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4303 PG 2835 PER OR 6552 PGS 3101-3110 INC PER OR 8204 PG 3683	204	15 - 33 - 09	17 - 00 - 0140	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
04/17/2015	R1504-137	REPLACE ROOF W/ MODIFIED BITUMEN & (RUNS OFF PAGE)	\$7,900

# 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 lot is bordered on 3 sides by streets - Frances Terrace on the front (north), South Grandview to the east side, and Eastwood Lane (one way) to the rear (south). South Grandview runs at an angle which effects the shape of the lot on the eastside.

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

The shape of the lot

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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.

Placing the garage within the required rear setback will place it further the front of lot, making driveway too short and narrow. It would place garage out of line with rear of house. It will require removal of trees.

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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.

No

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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. It will let the back of the garage line up with the back of the house. it will allow the garage to fit the lines of the roads that border the property, it will allow for proper driveway angles.

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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.

No

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viii. The Variance is consistent with the Comprehensive Plan.

Yes

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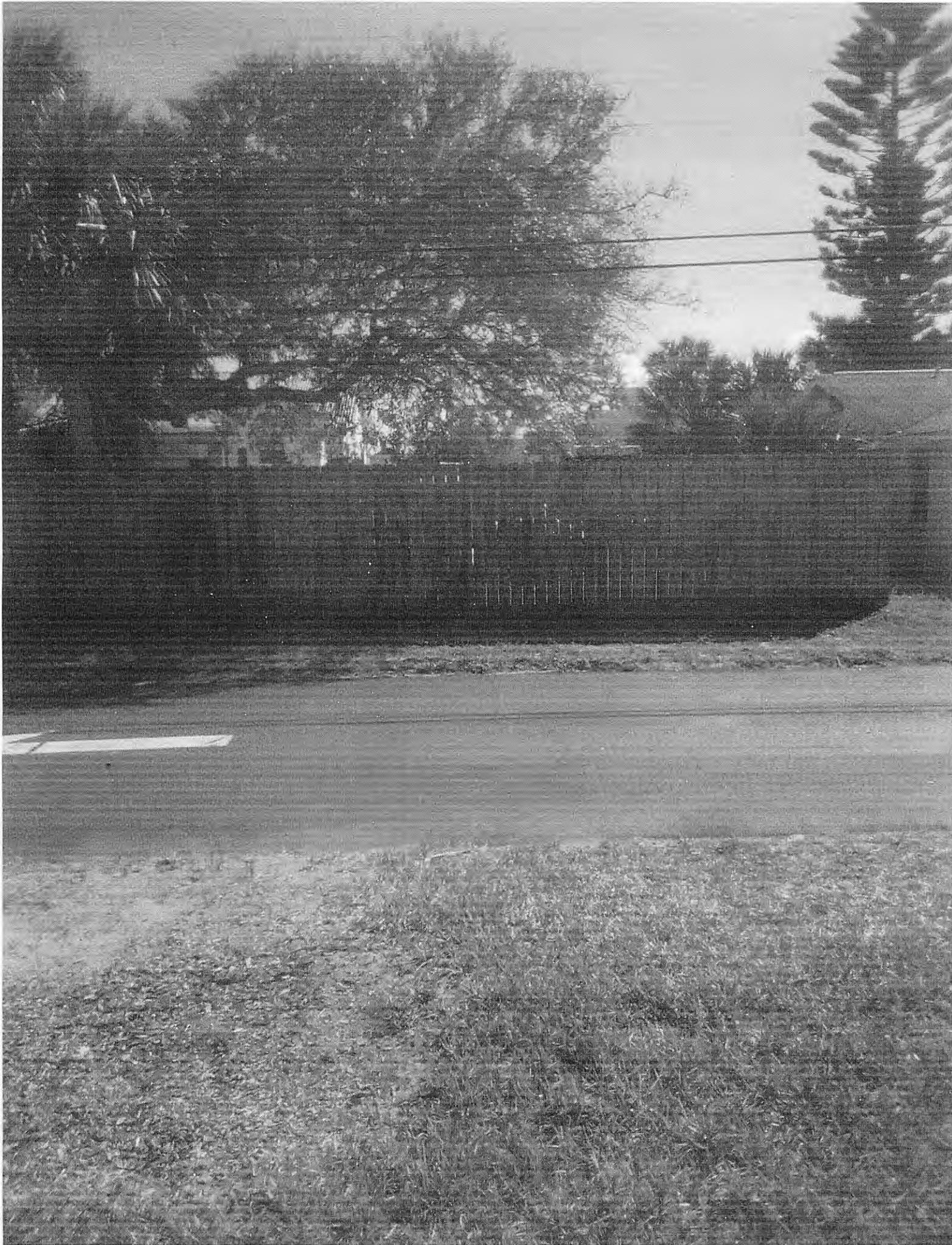


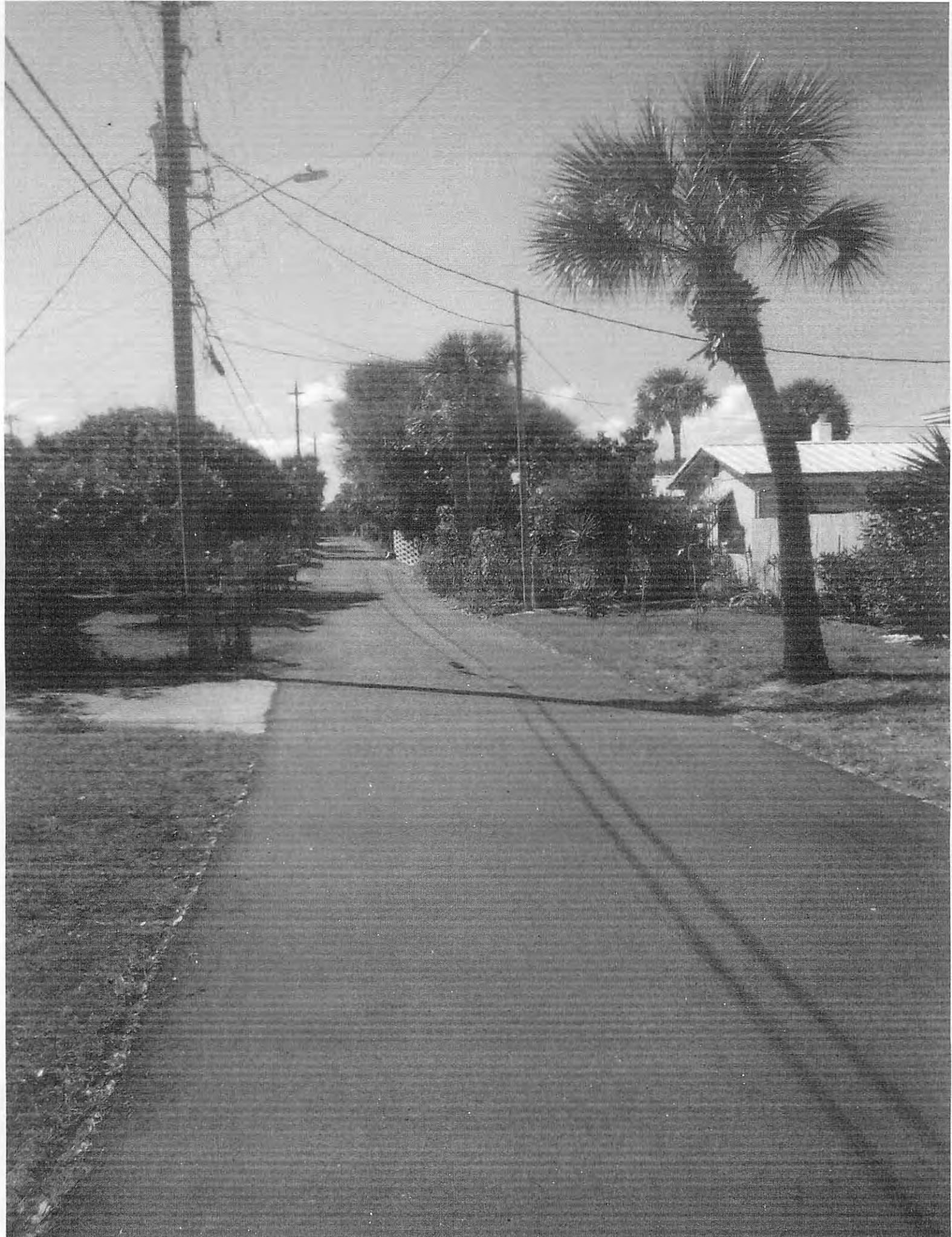




DO NOT  
ENTER







**LEGAL DESCRIPTION**

LOT 14, PLAT OF FRANCES TERRACE, ACCORDING TO THE MAP IN MAP BOOK 11, PAGE 186, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 9,475 S.F. MORE OR LESS.

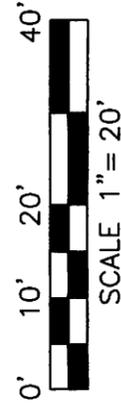
PROPERTY ADDRESS: 920 S. GRANDVIEW AVENUE, DAYTONA BEACH, FLORIDA 32118

**SURVEYOR'S NOTES:**

1. THE LEGAL DESCRIPTION AS SHOWN HEREON WAS TAKEN VERBATIM FROM THE REFERENCED OFFICIAL RECORDS BOOK 4303, PAGE 2835, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
2. BEARINGS BASED ON GPS/RTK OBSERVATIONS, WITH THE BEARING OF S 28°46'40" EAST BEING THE WEST LINE OF SOUTH GRANDVIEW AVENUE.
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
4. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AS REFERENCED TO A LOCAL BENCHMARK PUBLISHED BY NATIONAL GEODETIC SURVEY.
5. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X", MAP NUMBER 12127C0359J, EFFECTIVE DATE SEPTEMBER 29, 2017.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NO TITLE WORK HAS BEEN PROVIDED TO THE UNDERSIGNED FOR THIS PARCEL OF LAND OR ADJACENT PARCELS.
7. UNDERGROUND FOUNDATIONS AND UTILITIES (IF ANY) NOT SHOWN HEREON.
8. FIELD WORK FOR THIS SURVEY WAS PERFORMED ON JANUARY 18, 2022.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER.
10. SYMBOLS SHOWN HEREON SUCH AS VALVES AND UTILITY POLES ARE NOT TO SCALE.
11. THE PURPOSE OF THIS SURVEY WAS TO SHOW THE PROPERTY GEOMETRY AS DEFINED BY THE LEGAL DESCRIPTION SHOWN ON THE FACE OF THIS SURVEY, TO SHOW EXISTING CONDITIONS AND TO LOCATE ON-SITE MAJOR IMPROVEMENTS RELATIVE TO THE OCCUPIED PLATTED BOUNDARY.
12. SURVEY ACCURACIES HEREON MEET CURRENT INDUSTRY STANDARDS.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER 5J-17.050 THRU 17.053, FLORIDA ADMINISTRATIVE CODE.

*David C. Higham*  
 KENNETH J. KUHAR  
 FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105



SITE BENCHMARK  
 N&D SET ELEV=11.55

FRANCES TERRACE (40' R/W)

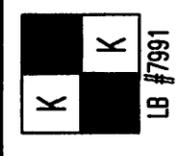
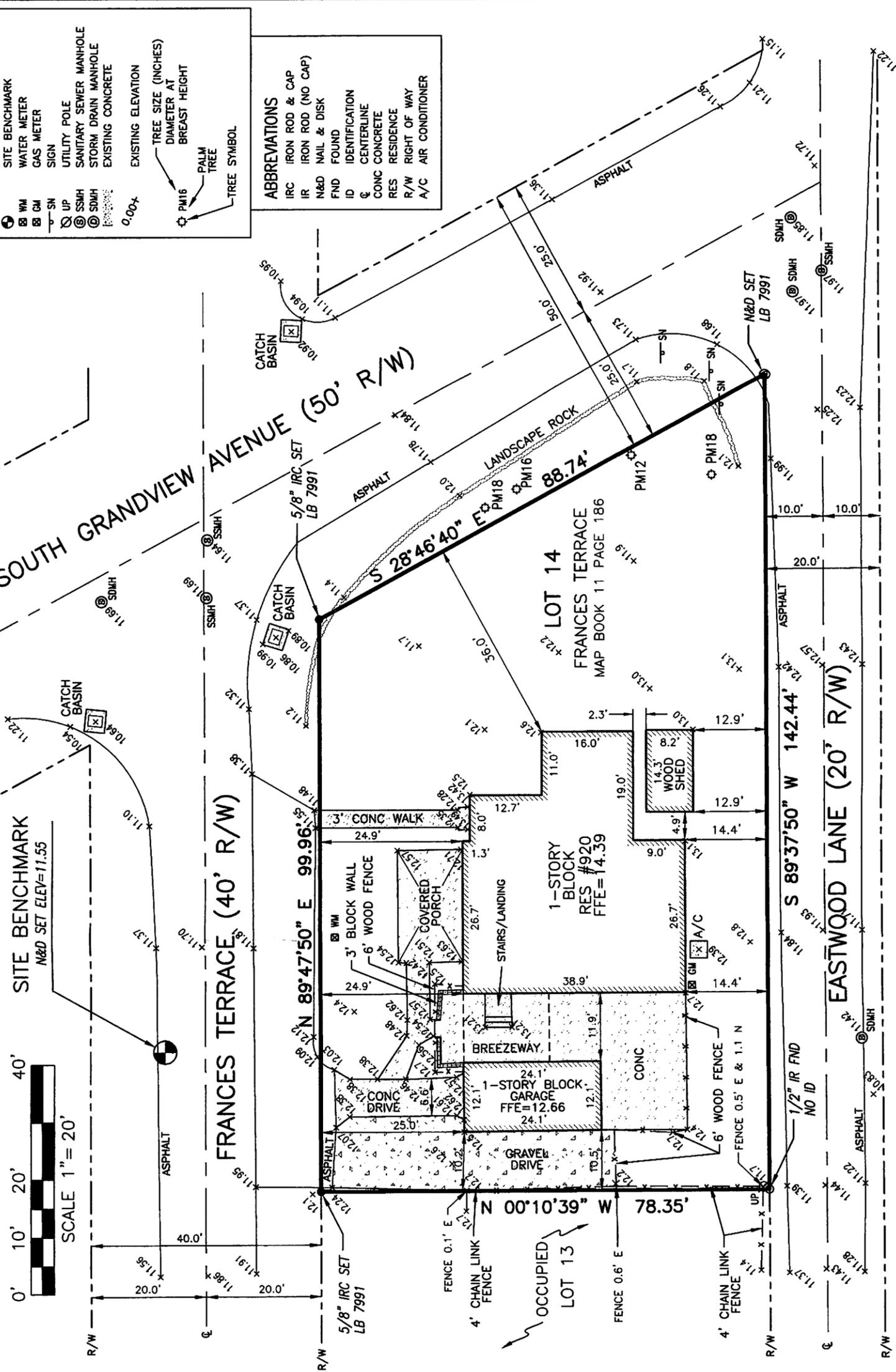
SOUTH GRANDVIEW AVENUE (50' R/W)

**LEGEND**

- IRON ROD WITH CAP
- IRON ROD
- ⊙ NAIL & DISK
- ⊙ SITE BENCHMARK
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ SIGN
- ⊙ UTILITY POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ EXISTING CONCRETE
- ⊙ EXISTING ELEVATION
- ⊙ TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
- ⊙ PALM TREE
- ⊙ TREE SYMBOL

**ABBREVIATIONS**

- IRC IRON ROD & CAP
- IR IRON ROD (NO CAP)
- N&D NAIL & DISK FOUND
- FND FOUND
- ID IDENTIFICATION
- ⊙ CENTERLINE
- ⊙ CONC CONCRETE
- RES RESIDENCE
- R/W RIGHT OF WAY
- A/C AIR CONDITIONER



CERTIFIED TO:  
 DAVID C. HIGHAM

**KUHAR SURVEYING & MAPPING, LLC**  
 1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117  
 Phone: 386-672-0002 WWW.KUHARSURVEYING.COM  
 © 2021 KUHAR SURVEYING & MAPPING, LLC

MAP OF SURVEY	
DATE:	FEBRUARY 8, 2022
PROJECT:	K22004
FILE:	K22004 WORKSHEET1.DWG
FIELD BOOK:	221
PAGE:	13
SHEET 1 OF 1	

1" = 20'

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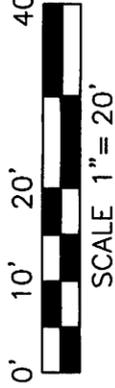
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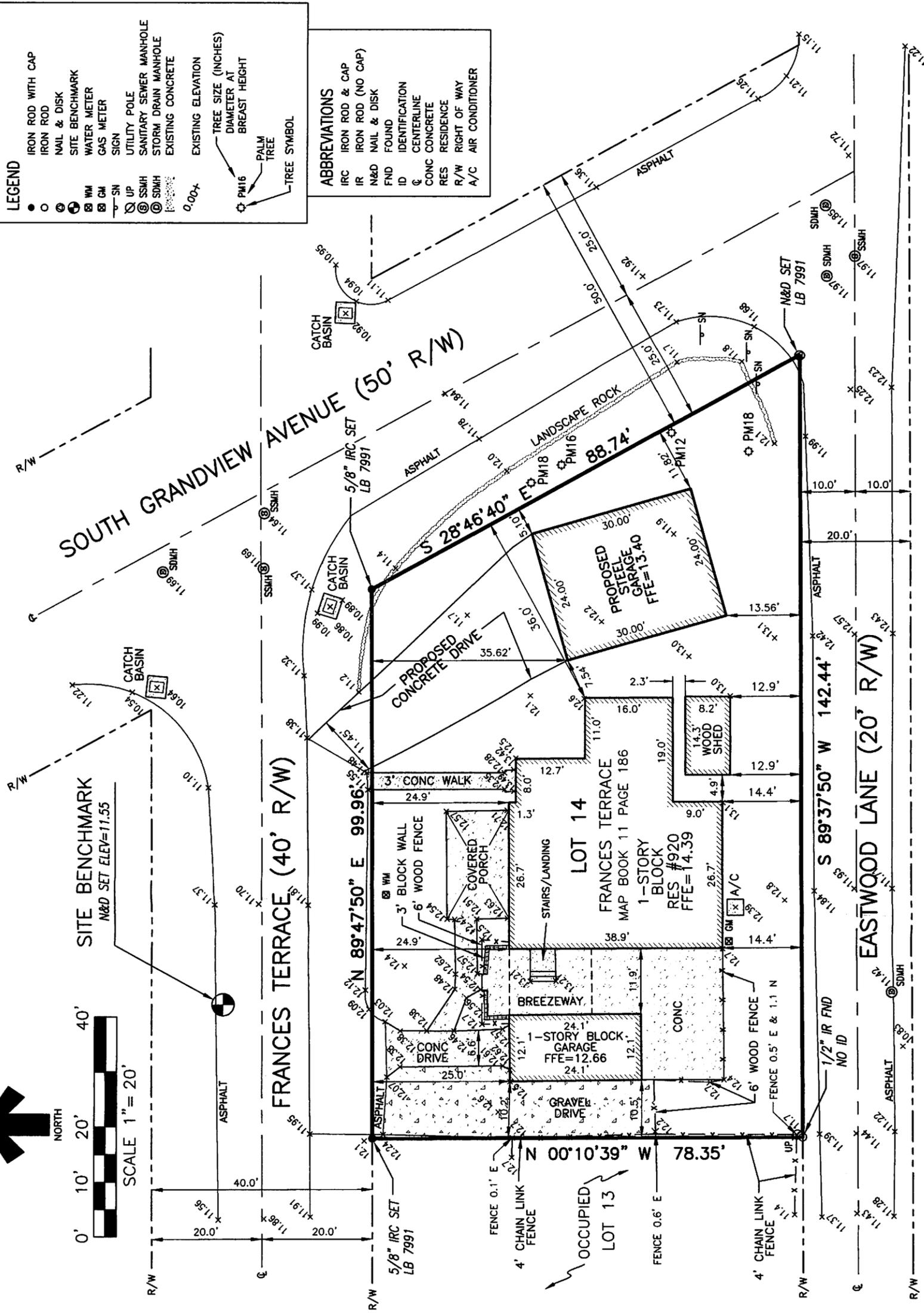
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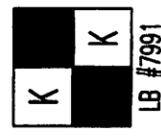


**LEGEND**

●	IRON ROD WITH CAP
○	IRON ROD
⊙	NAIL & DISK
⊕	SITE BENCHMARK
⊗	WATER METER
⊘	GAS METER
⊙	SIGN
⊙	UTILITY POLE
⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
⊙	EXISTING CONCRETE
⊙	EXISTING ELEVATION
⊙	TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
⊙	PALM TREE
⊙	TREE SYMBOL

**ABBREVIATIONS**

IRC	IRON ROD & CAP
IR	IRON ROD (NO CAP)
N&D	NAIL & DISK
FND	FOUND
ID	IDENTIFICATION
⊕	CENTERLINE
⊕	CONC
RES	RESIDENCE
R/W	RIGHT OF WAY
A/C	AIR CONDITIONER



LB #7991

**MAP OF SURVEY**

DATE:	FEBRUARY 8, 2022
PROJECT:	K22004
FILE:	K22004 WORKSHEET1.DWG
FIELD BOOK:	2.21
PAGE:	1.3
SHEET 1 OF 1	1" = 20'

**KUHAR SURVEYING & MAPPING, LLC**  
 1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117  
 Phone: 386-672-0802  
 WWW.KUHARSURVEYING.COM

© 2021 KUHAR SURVEYING & MAPPING, LLC

REVISED: FEBRUARY 25, 2022 - PROPOSED GARAGE & DRIVE

CERTIFIED TO:  
 DAVID C. HIGHAM

## Intensity & Dimensional Standards (Setbacks)

### Single-Family Residential-5 (SFR-5)

	Platted Lot Width		
	<50 ft	50≤60 ft	>60 ft
Lot area, minimum <sup>2</sup>	5,000 sf <sup>2,9</sup>		
Lot width, minimum	50 ft		
Lot depth, minimum	100 ft		
Lot frontage on an improved street, minimum	50 ft <sup>3</sup>		
Density, maximum (du/ac)	n/a		
Floor area ratio (FAR), maximum <sup>4</sup>	0.5		
Living area per dwelling unit, minimum	900 sf	900 sf	1,400 sf
Lot coverage, maximum (% of lot area)	35%		
Structure height, maximum	35 ft <sup>5</sup>		
Front yard setback, minimum	25 ft	25 ft	30 ft
Street side yard setback, minimum	15 ft		
Interior side yard setback, minimum	5 ft	7.5 ft	10 ft
Rear yard setback, minimum	25 ft		

## Special Standards for Accessory Structures of Single-Family Dwellings <sup>6</sup>

Number of detached structures per lot, maximum	2
Floor area, maximum (% of principal building floor area)	50%
Structure height, maximum	20 ft
Floor area in rear yard, maximum	200 sf <sup>7,8</sup>
Rear yard coverage, maximum (% of rear yard area)	30%
Setback from rear or side lot line, minimum	7.5 ft
Spacing from principal building, minimum	5 ft

### NOTES: [sf = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
2. May be reduced for an irregularly shaped lot such as those on a cul-de-sac turnaround, provided the lot is at least 50 ft wide at a line located within 400 ft from the right-of-way of an improved street.
3. Applicable to regularly shaped lots containing a dwelling; 20 ft for all other lots.
4. Applicable only to nonresidential development.
5. May be exceeded for a nonresidential structure with a Special Use Permit if the site is at least two acres in area and fronts on an existing arterial or major collector street, and all setbacks for the structure are increased 6 inches for each foot the structure's height exceeds 35 feet.
6. No accessory structure other than one commonly located in a front yard (e.g., lightpost, mailbox), shall be located closer to the front lot line than the front wall of the principal building on the lot. (Swimming pools and tennis courts shall not be deemed commonly located in a front yard.)
7. Accessory structures greater than 200 square feet in floor area shall not be located within a required yard.
8. Accessory structures greater than 200 square feet in floor area must have the same or similar exterior finish and roof design as the principal building on the site.
9. A lot of record existing prior to March 1, 2015 shall only be subdivided if each lot meets the minimum lot size of 9,000 sf and all other dimensional standards (see chart below).

## NOTICE

### MAIL NOTICE

To:

Dear Property Owner(s):

The owner of the property located at **920 South Grandview Avenue**, which is located within 150 feet of your property, has made an appeal to the Board of Adjustment of The City of Daytona Beach for the following zoning variance(s) to **their** property. This request **only** affects their property. **It does not affect your property.** However, the applicant is required to notify you of their request:

#### **Case A - BOA2022-007 Variances from Article 4, Section 4.2.B.3**

A request by David Higham (property owner) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3** of the Land Development Code (LDC) **to reduce the minimum required street side setback from 15 feet to 5.10 feet on the northeast side and 11.82 feet on the southeast side; and to reduce the required rear yard setback from 25 feet to 13.56 feet.** This will allow for the construction of a 720sf garage.

The property is located at **920 South Grandview Avenue, Parcel ID 5309-17-00-0140**. 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 (L1-R)**. This property is also part of the **South Atlantic National Historic District**.



A public hearing will be held at **1:00 p.m. on Thursday, April 21, 2022**, in the Commission Chambers at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

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

Board of Adjustment Liaison – 386.671.8328

**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 BOA2022-007 Public Hearing Date April 21, 2022

Typed/Printed Name David Higham

Signature (sign after reading) *David Higham*

Address 9205 Grandview Ave, Daytona Beach FL 32118

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 8 day of April, 2022 by David Higham, who is personally known to me or has produced FL DL



*Karen Stoddard*

NOTARY PUBLIC - STATE OF FLORIDA

Karen Stoddard  
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION # HH 119241



RUSSELL PETER W  
412 EASTWOOD LN  
DAYTONA BEACH, FL 32118  
ALTKEY: 3399781

WILLIAMS RODNEY  
206 WEALDEN RD  
CLINTON, TN 37716  
ALTKEY: 3400399

PIPPIN PAUL M  
414 EASTWOOD LN  
DAYTONA BEACH, FL 32118  
ALTKEY: 3399790

LACY KIMBERLY K  
409 FRANCES TER  
DAYTONA BEACH, FL 32118  
ALTKEY: 3400402

HASSON DANIEL J  
428 EASTWOOD LN  
DAYTONA BEACH, FL 32118  
ALTKEY: 3399803

BELILES STEVEN  
414 FRANCES TER  
DAYTONA BEACH, FL 32118  
ALTKEY: 3400488

SQUIRES JONATHAN L  
432 EASTWOOD LN  
DAYTONA BEACH, FL 32118  
ALTKEY: 3399811

FRITZ DAVID B  
420 FRANCES TERR  
DAYTONA BEACH, FL 32118  
ALTKEY: 3400496

PSATHAS NICHOLAS M  
135 COUNTRY CIRCLE DR E  
PORT ORANGE, FL 32128  
ALTKEY: 3399820

HIGHAM DAVID C  
920 S GRANDVIEW AVE  
DAYTONA BEACH, FL 32118  
ALTKEY: 3400500

PARSELLS LEROY J  
PO BOX 1121  
DAYTONA BEACH, FL 32115  
ALTKEY: 3399901

SORINO-ADKINSON GARY D TR  
PO BOX 265176  
DAYTONA BEACH, FL 32126  
ALTKEY: 3400518

HUMANES GINA  
700 S NOVA RD  
DAYTONA BEACH, FL 32114  
ALTKEY: 3399927

MILLER ANDREA D  
512 RIBAUT AVE  
DAYTONA BEACH, FL 32118  
ALTKEY: 3403045

DANIELS PAUL G  
509 EASTWOOD LN  
DAYTONA BEACH, FL 32118  
ALTKEY: 3400038

HOFFPAUIR JARRED  
508 RIBAUT AVE  
DAYTONA BEACH, FL 32118  
ALTKEY: 3403061

WAHBY MOFIED & NANCY  
2618 S PENINSULA DR  
DAYTONA BEACH, FL 32118  
ALTKEY: 3400372

PRESS SIRKIT  
504 RIBAUT AVE  
DAYTONA BEACH, FL 32118  
ALTKEY: 3403088

BASE INC  
405 RIBAUT AVE  
DAYTONA BEACH, FL 32118  
ALTKEY: 3400381

GOUBSKAIA IRINA  
436 RIBAUT AVE  
DAYTONA BEACH, FL 32118  
ALTKEY: 3403100

NOEL WILLIAM W III  
353 PHOENIX AVE  
DAYTONA BEACH, FL 32118  
ALTKEY: 3403380

ANASTASIA PETER J & DOLORES P  
1189 SALEM ST  
MALDEN, MA 02148  
ALTKEY: 3403398

BLISS WILLIAM  
357 PHOENIX AVE  
DAYTONA BEACH, FL 32118  
ALTKEY: 3403401

FENTON MARY E & LARRY W  
414 GERANIUM CT  
FUQUAY VARINA, NC 27526  
ALTKEY: 3403410

PETROV PETER  
369 PHOENIX AVE  
DAYTONA BEACH, FL 32118  
ALTKEY: 3403428

SOWDERS PAUL D  
11516 JOLIET FALLS LN  
JACKSONVILLE, FL 32258  
ALTKEY: 3403436

KACS ACQUISITIONS LLC  
5 KELLY LN  
ST AUGUSTINE , FL 32086  
ALTKEY: 3403444

PHOENIX INVESTMENTS PARTNERS  
2451 CUMBERLAND PKWY STE 3556  
ATLANTA, GA 30339  
ALTKEY: 6456801



CITY OF DAYTONA BEACH  
**PUBLIC NOTICE**  
PUBLIC HEARING FOR A  
ZONING  
[Signature]  
[Date and Time]



CITY OF DAYTONA BEACH  
**PUBLIC NOTICE**  
A PUBLIC HEARING FOR A  
RESOLUTION  
*[Signature]*  
April 1, 2024



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



# **Case F**

# **Continued**

**BOA2022-011**

**Variance from Article 4, Section 4.2.B.3**

**Of the Land Development Code (LDC)**

**1812 North Atlantic Avenue**



# Case F

**BOA2022-011**

**Variance from Article 4, Section 4.2.B.3  
Of the Land Development Code (LDC)**

**1812 North Atlantic Avenue**

**Agenda Item 5 – Case F**  
**BOA2022-011**  
**Variance from Article 4, Section 4.2.B.3**  
**Of the Land Development Code (LDC)**  
**1812 North Atlantic Avenue**

**STAFF REPORT**

**DATE:** March 25, 2022

**TO:** Board of Adjustment Members

**FROM** Missy Phillips, Development Review Technician

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**VARIANCE REQUEST**

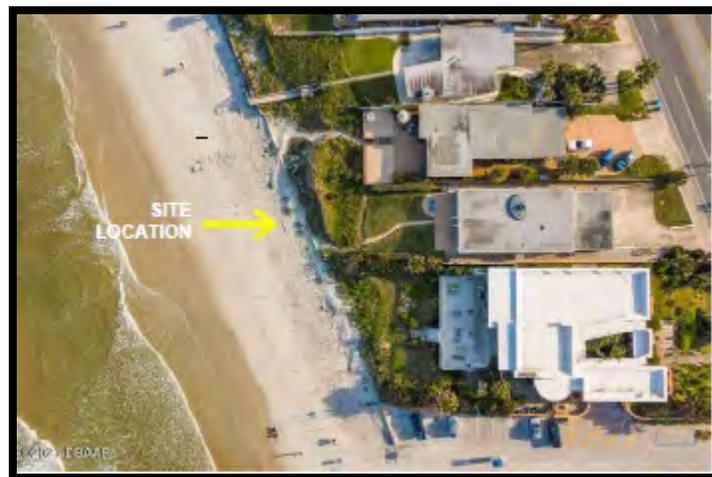
A request by Louis A Vigliotti of LAV Engineering, on behalf of Steven M. Dumais (property owner) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3 (Residential Base Zoning Districts)** of the Land Development Code (LDC) **to reduce the minimum required interior side setback from 7.5 feet to 5 feet.** This will allow for the construction of an open-air roof structure, in alignment with the existing home, over the existing rear patio.

The property is located at **1812 North Atlantic Avenue, Parcel ID 4225-05-02-0030.** 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 (L1-R).**

**PROPERTY LOCATION**

The subject property is located on the east side (ocean side) of Atlantic Avenue. This parcel is just south of Hartford Avenue.

*Aerial View of the Property*



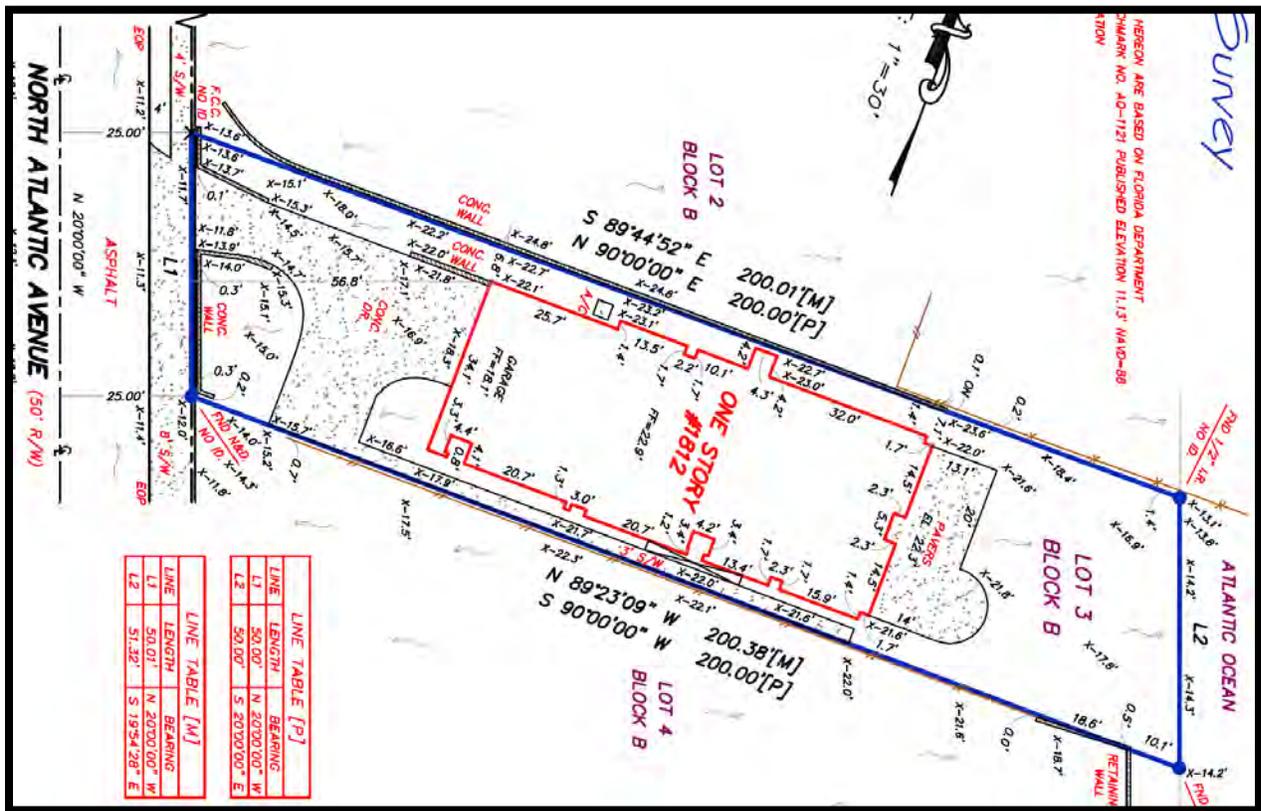
**PROJECT HISTORY AND VARIANCE DESCRIPTION**

The subject property is located at 1812 North Atlantic Avenue. The parcel is currently fully developed with a 3,240sf single family home built in 1966 (Info taken from Volusia County Property Appraiser).

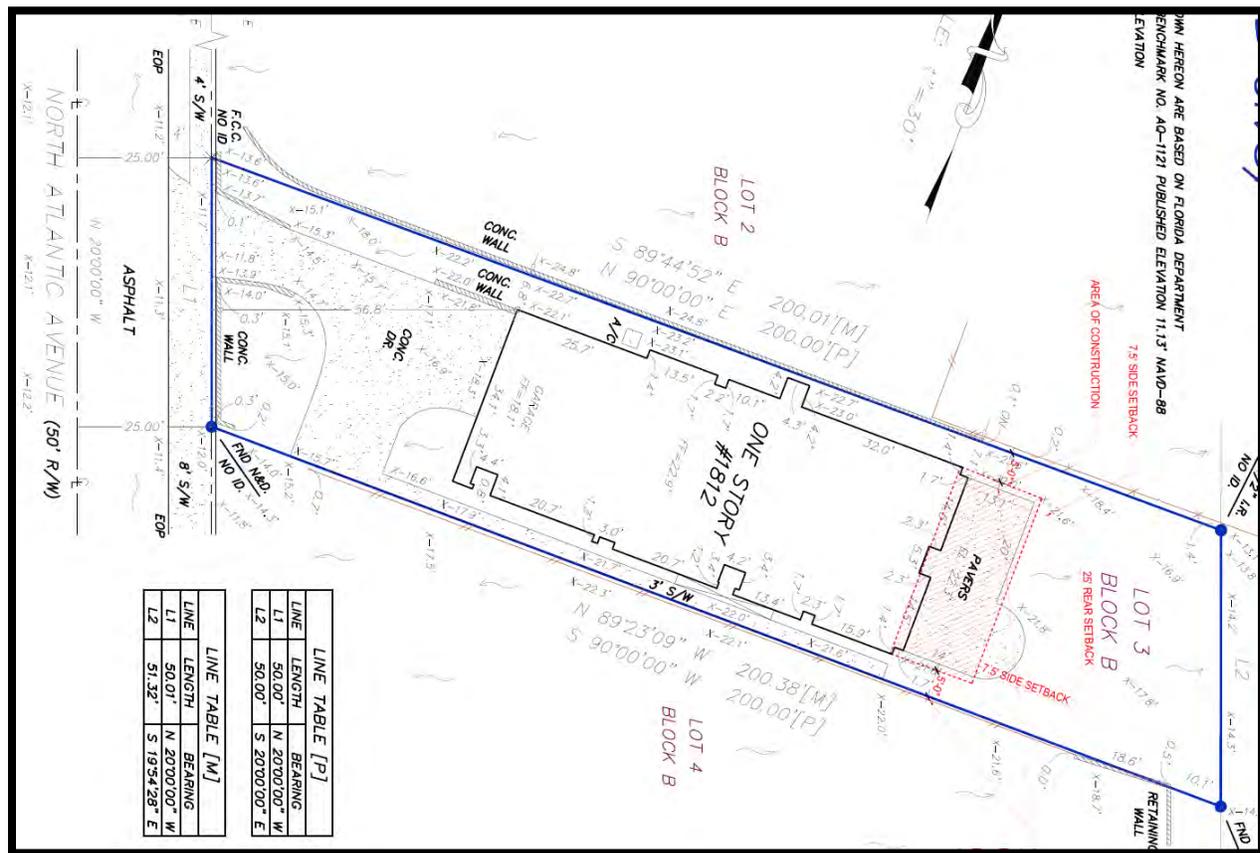
The applicant is requesting a variance from Article 4 (Zoning Districts), Section 4.2.B.3 (Residential Base Zoning Districts) to:

- Reduce the minimum required interior side setback from 7.5 feet to 5 feet.

Existing Survey



### Proposed Survey



### 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.**

This parcel is 50 feet wide by 225 feet deep. This is an average size parcel in this area for residential homes on the ocean. There does not appear to be any exceptional or extraordinary conditions.

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

Per Map Book 5 Page 32, this parcel was platted as it appears 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.**

The current required setbacks for this zoning district prohibit the applicant from constructing the proposed roof flush with the existing house, which was built with 5 foot setbacks to the interior side property lines.

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

The current CODB Land Development Code requires a 7.5 foot interior side setback for 50 foot wide lots in the SFR-5 zoning district. If this variance is not approved the applicant will be required to construct the roof structure at the required setback.

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

The parcel is currently fully developed with a single-family dwelling. The existing development allows for reasonable use of the land and structures on the property.

- 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.**

This variance request is not in conflict with the Future Land Use of the property, Level 1 Residential.

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

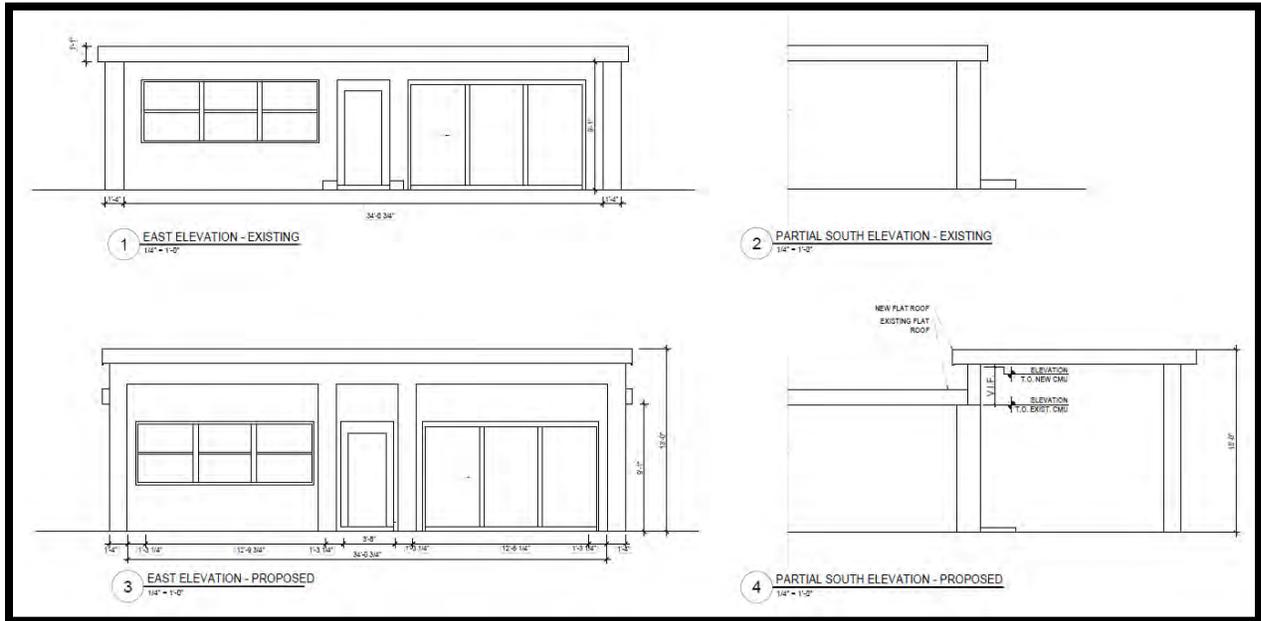
*Rear View of Existing Patio*



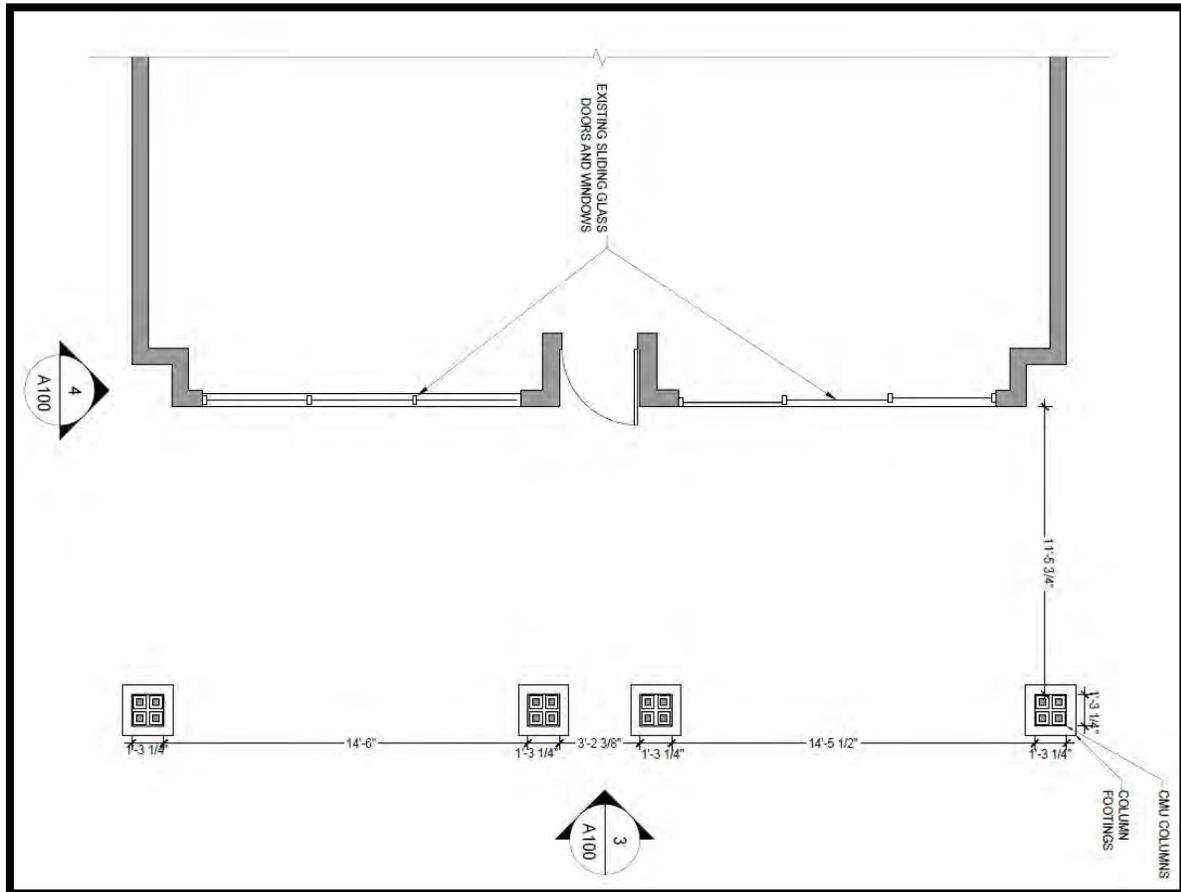
*Rear View of Existing Patio*



### Existing & Proposed Elevations



### Proposed Plan View





1 inch = 100 feet

THE-BEACH-N

**LOCATION MAP**

HARTFORD-AV

SR-A1A-(ATLANTIC-AV-N)

EUGLID-AV



**Case : BOA 2022-011**  
**1812 N Atlantic Ave**  
**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

Volusia GIS

THE BEACH N

SR-A1A (ATLANTIC-AV-N)

HARTFORD AV

EUGLID AV



**Case : BOA 2022-011**  
**1812 N Atlantic Ave**  
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**ZONING MAP**



1 inch = 100 feet

THE-BEACH-N

HARTFORD-AV

T-1

SR-A1A-(ATLANTIC-AV-N)

SFR-5

SFR-5

SFR-5

EUGLID-AV



**Case : BOA 2022-011**

**1812 N Atlantic Ave  
Daytona Beach FL 32118**

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**FUTURE LAND USE MAP**



THE BEACH N

TA

Level 1  
Residential

L1 - R

SR-A1A (ATLANTIC-AV-N)

HARTFORD AV

EUCLID AV



**Case : BOA 2022-011**  
**1812 N Atlantic Ave**  
**Daytona Beach FL 32118**

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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 Missy Phillips, Board of Adjustment Staff Liaison, at 386.671.8328.
- 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 2022-011



**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, 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*	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):
Easement Vacation	Historic Overlay Amendment*	

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

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

Add new flat membrane lanai roof w/CMU piers to existing one-story single family house.

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

Project Name:	1812 N Atlantic Ave.														
12 Digit Short Tax Parcel ID#:	4	2	2	5	—	0	5	—	0	2	—	0	0	3	0
Street Address	1812 N Atlantic Ave., Daytona Beach, FL														
<b>SITE INFORMATION:</b>	<b>Existing:</b>	<b>Proposed:</b>	<b>Abutting Property:</b>												
Future Land Use Designation:	SFR-5/L1-R	SFR-5/L1-R	SFR-5/L1-R	SFR-5/L1-R	SFR-5/L1-R	N/A	Tourist Accomodations								
Zoning Designation:	SFR-5/L1-R	SFR-5/L1-R	SFR-5/L1-R	SFR-5/L1-R	SFR-5/L1-R	N/A	Tourist Accomodations								
Gross Sq. Ft. Floor Area:	3161	3161													
Acres of Parcel(s):	0.21	0.21													

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

Company/Contact Name:	Steven M. Dumais	Phone :	972-849-4702
Street Address:	1812 N Atlantic Ave.	E-mail:	txeaglerider@gmail.com
City & State:	Daytona Beach, FL	Zip:	32118

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

Company/Contact Name:	LAV ENGINEERING, PLLC: Louis Anthony Vigliotti	Phone :	386-366-2656
Street Address:	200 Tomoka Ave., Suite D	E-mail:	lav@lavengfl.com
City & State:	Ormond Beach, FL	Zip:	32174

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

Company/Contact Name:	LAV ENGINEERING, PLLC: Louis Anthony Vigliotti	Phone :	386-366-2656
Street Address:	200 Tomoka Ave., Suite D	E-mail:	lav@lavengfl.com
City & State:	Ormond Beach, FL	Zip:	32174

Applicant Signature:		DATE:	
Print Name:	LOUIS ANTHONY VIGLIOTTI, PE		21-MAR-22

**NOTARIZED AUTHORIZATION OF OWNER**

I/We Steven M. Dumais as the sole or joint fee simple title  
(owner's name)

holder(s) of the property described as: 1812 N Atlantic Ave., Daytona Beach, FL

(property address or 12-digit parcel number)

authorize Louis Anthony Vigliotti, PE 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 Thursday, April 21,

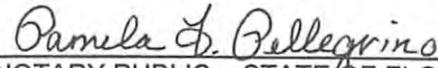
2022, before the Board of Adjustment of The City of Daytona Beach, Florida.

  
OWNER'S SIGNATURE

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

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 16 day of March,  
2022, by STEVEN M. Dumais, who is personally known to me or has  
produced DRIVERS LICENSE.

  
NOTARY PUBLIC - STATE OF FLORIDA

Pamela F. Pellegrino  
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION # HH220017





**Property Summary**

Alternate Key: 3100298  
 Parcel ID: 422505020030  
 Township-Range-Section: 14 - 32 - 25  
 Subdivision-Block-Lot: 05 - 02 - 0030  
 Business Name:  
 Owner(s): DUMAIS STEVEN M - FS - Fee Simple - 100  
 Mailing Address On File: PO BOX 851265  
 RICHARDSON TX 75085  
 Physical Address: 1812 N ATLANTIC AVE, DAYTONA BEACH 32118  
 Building Count: 1  
 Neighborhood: 2260 - D.B. OCEANFRONT NAUTILUS TO WILLIAMS  
 Subdivision Name:  
 Property Use: 0100 - SINGLE FAMILY  
 Tax District: 204-DAYTONA BEACH  
 2020 Certified Millage Rate: 19.3364  
 Homestead Property: No  
 Agriculture Classification: No  
 Short Description: LOT 3 & RIP RTS BLK B ORTONA MB 5 PG 32 PER OR 5302 PGS 3544  
 -3545 PER OR 5616 PG 3107 PER OR 6742 PG 4325 PER OR 6851 PG  
 3469 PER OR 8060 PG 2588

**Property Values**

Tax Year:	2022 Working	2021 Final	2020 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	\$291,336	\$273,849	\$196,353
Land Value:	\$427,600	\$427,600	\$335,863
Just/Market Value:	\$718,936	\$701,449	\$532,216

**Working Tax Roll Values by Taxing Authority**

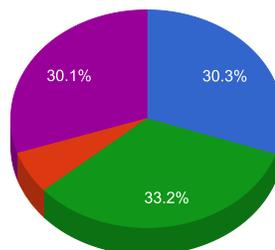
Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$718,936	\$718,936	\$0	\$718,936	1.5000	\$1,078.40
0012 DISCRETIONARY	\$718,936	\$718,936	\$0	\$718,936	0.7480	\$537.76
0011 REQ LOCAL EFFORT	\$718,936	\$718,936	\$0	\$718,936	3.5540	\$2,555.10
0050 GENERAL FUND	\$718,936	\$718,936	\$0	\$718,936	5.3812	\$3,868.74
0055 LIBRARY	\$718,936	\$718,936	\$0	\$718,936	0.5174	\$371.98
0520 MOSQUITO CONTROL	\$718,936	\$718,936	\$0	\$718,936	0.1781	\$128.04
0530 PONCE INLET PORT AUTHORITY	\$718,936	\$718,936	\$0	\$718,936	0.0845	\$60.75
0058 VOLUSIA ECHO	\$718,936	\$718,936	\$0	\$718,936	0.2000	\$143.79
0057 VOLUSIA FOREVER	\$718,936	\$718,936	\$0	\$718,936	0.2000	\$143.79
0059 VOLUSIA FOREVER I&S 2005	\$718,936	\$718,936	\$0	\$718,936	0.0000	\$0.00
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$718,936	\$718,936	\$0	\$718,936	0.0320	\$23.01
0100 HALIFAX HOSPITAL AUTHORITY	\$718,936	\$718,936	\$0	\$718,936	0.9529	\$685.07
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$718,936	\$718,936	\$0	\$718,936	0.2189	\$157.38
0210 DAYTONA BEACH	\$718,936	\$718,936	\$0	\$718,936	5.5300	\$3,975.72
0211 DAYTONA BEACH I&S 2004	\$718,936	\$718,936	\$0	\$718,936	0.2394	\$172.11
					19.3364	\$13,901.63

**Non-Ad Valorem Assessments**

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$13,901.63
				Estimated Non-Ad Valorem Tax:	\$0.00
				<b>Estimated Taxes:</b>	<b>\$13,901.63</b>
				Estimated Tax Amount without SOH/10CAP	\$13,901.63

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
2021	\$427,600	\$273,849	\$701,449	\$585,438	\$0	\$585,438	\$0
2020	\$335,863	\$196,353	\$532,216	\$532,216	\$0	\$532,216	\$0
2019	\$339,325	\$192,782	\$532,107	\$532,107	\$0	\$532,107	\$0
2018	\$357,700	\$133,535	\$491,235	\$491,235	\$0	\$491,235	\$0
2017	\$357,700	\$124,067	\$479,942	\$479,942	\$0	\$479,942	\$0
2016	\$341,250	\$110,994	\$452,244	\$452,244	\$0	\$452,244	\$0
2015	\$341,250	\$103,290	\$444,540	\$439,982	\$0	\$439,982	\$0
2014	\$307,125	\$92,859	\$399,984	\$399,984	\$0	\$399,984	\$0
2013	\$268,125	\$65,376	\$333,501	\$333,501	\$0	\$333,501	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0130-IMP OCNFRNT STRIP N HALIF	N	F-FRONT FOOT				50.0	225	8,015	\$427,600
<b>Total Land Value:</b>										\$427,600

Building(s) - Residential

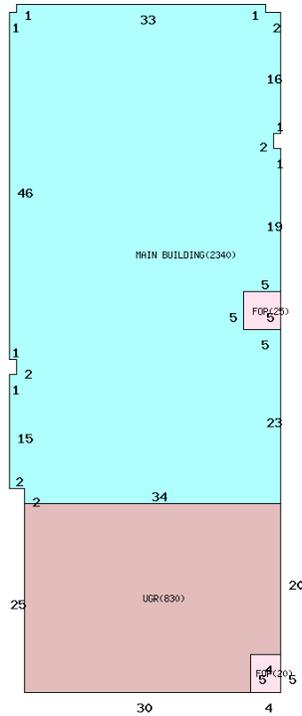
Card (Bldg) #: 1

<b>Style:</b>	RC - RANCH, CUSTOM	<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>	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>	3 - PLASTER	<b>5 Fixture Baths:</b>	0
<b>Year Built:</b>	1966	<b>Exterior Wall:</b>	17 - CONCRETE BLOCK	<b>6 Fixture Baths:</b>	0
<b>Total SFLA:</b>	2,340		STUCCO	<b>7 Fixture Baths:</b>	0
<b>HVAC:</b>	Y - AIR CONDITIONING	<b>Foundation:</b>	3 - CONCRETE SLAB	<b>Add'l Fixtures:</b>	0
<b>Heat Method:</b>	6 - FORCED DUCTED	<b>Roof Cover:</b>	1 - ASPHALT ROLLED		
<b>Heat Source:</b>	1 - ELECTRICITY	<b>Roof Type:</b>	01 - FLAT		
		<b>FPL:</b>	//		

Total Building Value: \$287,679

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

Description	Area	Year Built
MAIN BUILDING	2340	
Porch, Open Finished	25	
Unfinished Garage	830	
Porch, Open Finished	20	
Porch, Open Finished	25	
<b>Total Building Area</b>	<b>3,240</b>	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	SEW-SEA WALL (BULKHEADS)	1964	50	1		\$852
2	PTO-PATIO/CONCRETE SLAB	2017	620	1		\$2,805
<b>Total Miscellaneous Value:</b>						\$3,657

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
8060 / 2588	<a href="#">2021131668</a>	06/03/2021	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$1,365,000
6851 / 3469	<a href="#">2013083775</a>	04/26/2013	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$492,500
6742 / 4325	<a href="#">2012138848</a>	08/02/2012	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	\$100
5616 / 3107	<a href="#">2005209207</a>	06/06/2005	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$1,200,000
5302 / 3544	<a href="#">2004096021</a>	04/19/2004	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$725,000

### 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 3 & RIP RTS BLK B ORTONA MB 5 PG 32 PER OR 5302 PGS 3544-3545 PER OR 5616 PG 3107 PER OR 6742 PG 4325 PER OR 6851 PG 3469 PER OR 8060 PG 2588	204	14 - 32 - 25	05 - 02 - 0030	26-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
07/26/2017	R1706-306	PAVER PATIO	\$3,565
05/06/2013	C1305-009	REPLACE CONDENSER	\$2,800
12/02/1991	911718	MISCELLANEOUS	\$800

# 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 existing single-family home residence was developed with side yard setbacks (North/South) of 5'. The current side yard setbacks are 7.5'. We are requesting an exception to develop a non-habitable rear (East) roof extension with side yard setbacks equal to the existing building's setbacks (approximately 5') See site plan.

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

Zoning requirement changes.

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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.

The granting of this exception would allow for a better roof design for construction, rainwater intrusion, gutter placement, wind protection, energy savings, light reduction, and overall design aesthetics.

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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.

None known

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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.

It will not.

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viii. The Variance is consistent with the Comprehensive Plan.

We believe so.

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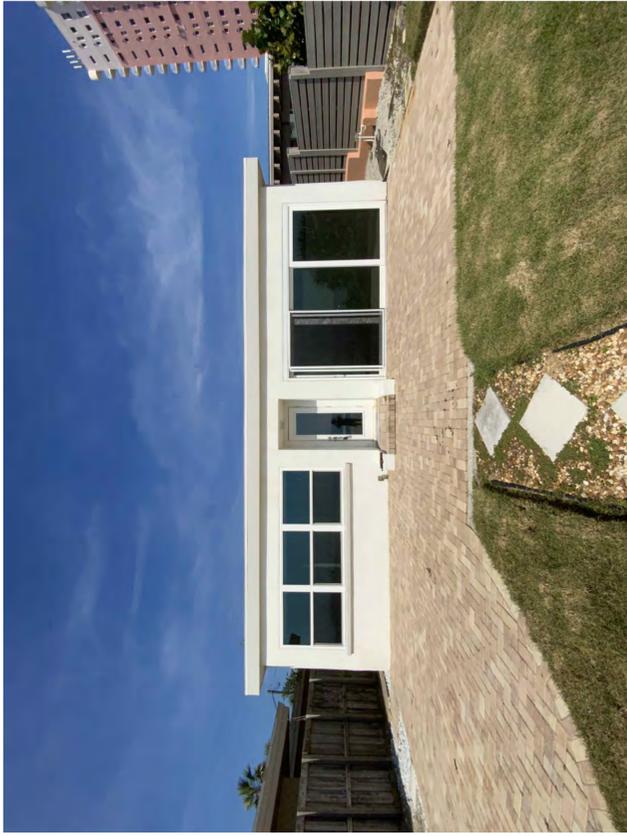
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# 1812 ATLANTIC AVE DAYTONA BEACH, FL 32118



ISSUED FOR VARIANCE REQUEST  
ISSUE DATE 03.29.2022



## DRAWING INDEX

SHEET NUMBER	SHEET NAME
CS-001	COVER SHEET, VICINITY MAP, REFERENCE CODES
A-001	SITE PLAN W/SETBACKS
A-100	FOUNDATION, PROPOSED AND ROOF PLANS
A-200	ELEVATIONS
A-300	SECTION DETAILS

## DESIGN CRITERIA

EXISTING BUILDING: FLORIDA EXISTING BUILDING CODE 2020 7TH EDITION  
 BUILDING: FLORIDA BUILDING CODE 2020 7TH EDITION  
 MECHANICAL: FLORIDA MECHANICAL CODE 2020 7TH EDITION  
 ELECTRICAL: FLORIDA ELECTRICAL CODE 2020 7TH EDITION  
 ACCESSIBILITY: FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION 2020 7TH EDITION  
 LIFE SAFETY: NFPA 101 LIFE SAFETY CODE, 7TH EDITION

## PROJECT DESCRIPTION

ADD NEW FLAT MEMBRANE LANA-I ROOF W/ CMU PIERS TO EXISTING ONE-STORY SINGLE FAMILY HOUSE

1812 ATLANTIC AVE  
1812 N ATLANTIC AVENUE  
DAYTONA BEACH, FL 32118



LAV ENGINEERING, PLLC.  
LOUIS ANTHONY VIGLIOTTI, PE, CGC, CFC  
200 TOMOKA AVE - SUITE D  
ORMOND BEACH, FL 32174  
(386) 310-7829  
LAV@LAVENGL.COM  
CA34762

Date	Description
03.29.2022	ISSUED FOR VARIANCE REVIEW

Seal / Signature  
FLORIDA P.E. LICENSE #80749

## VICINITY MAP



I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE STRUCTURAL PORTION OF THE 2020 FLORIDA BUILDING CODE 7TH EDITION - RESIDENTIAL - CHAPTER 3 FOR WIND & GRAVITY LOADS AS AMENDED AND ENFORCED BY THE PERMITTING JURISDICTION.

Project Name  
1812 ATLANTIC AVE

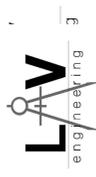
Project Number  
051

Description  
COVER SHEET, DRAWING LIST, VICINITY MAP

Scale  
NTS

CS-001

**1812 ATLANTIC AVE**  
 1812 N ATLANTIC AVENUE  
 DAYTONA BEACH, FL 32118



LAV ENGINEERING, PLLC.  
 LOUIS ANTHONY VIGLIOTTI, PE, CGC, CFC  
 200 TOMOKA AVE - SUITE D  
 ORMOND BEACH, FL 32174  
 (386) 310-7829  
 LAV@LAVENGFL.COM  
 CA34762

**Date** 03.29.2022  
**Description** ISSUED FOR VARIANCE REVIEW

**Seal / Signature**  
 FLORIDA P.E. LICENSE #80749

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE STRUCTURAL PORTION OF THE 2020 FLORIDA BUILDING CODE 7TH EDITION, RESIDENTIAL CHAPTER 8 FOR WIND & GRAVITY LOADS AS AMENDED AND ENFORCED BY THE PERMITTING JURISDICTION.

**Project Name**  
 1812 ATLANTIC AVE

**Project Number**  
 051

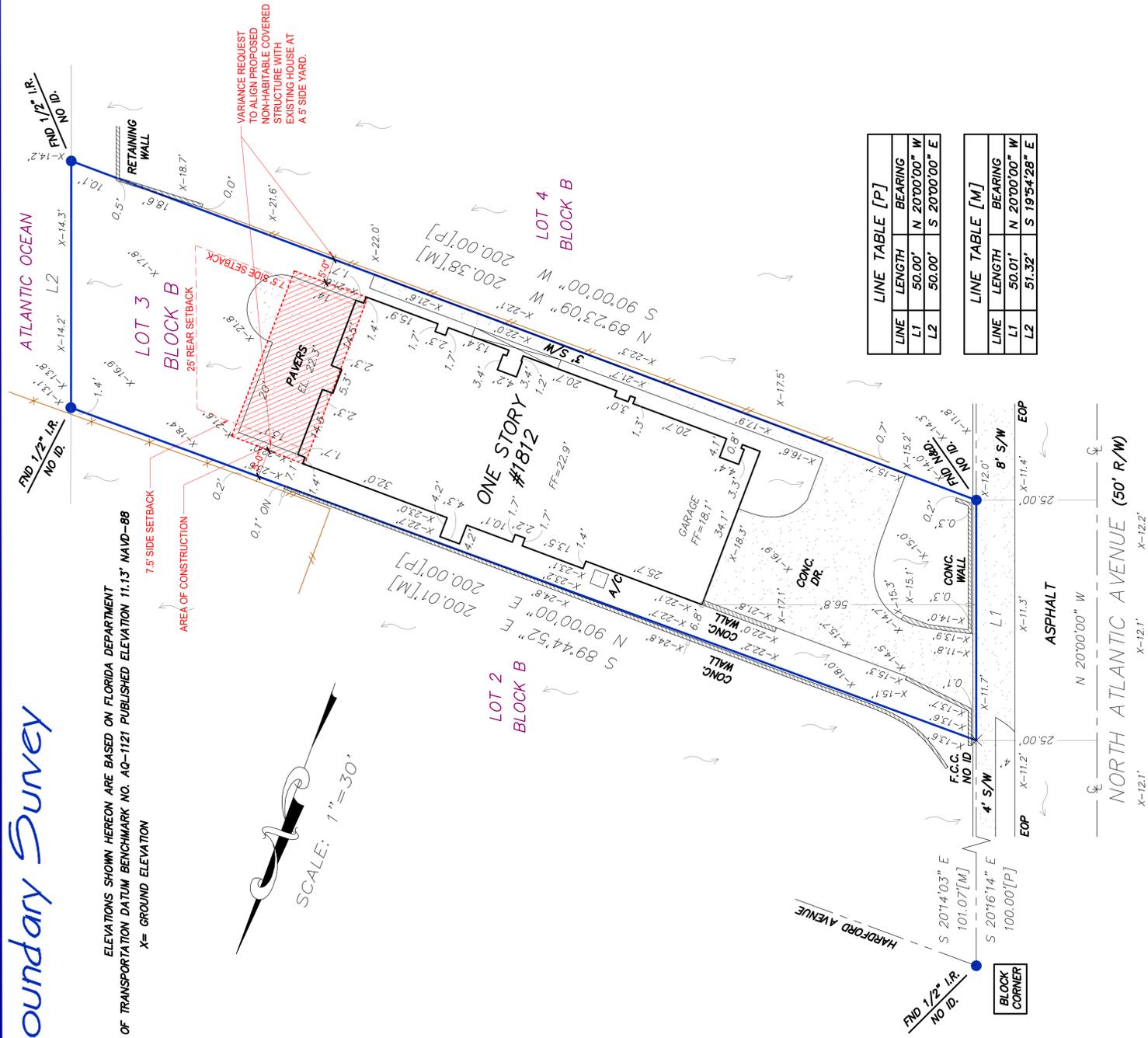
**Description**  
 SITE PLAN

**Scale**  
 1/16" = 1'-0"

**A001**

# Boundary Survey

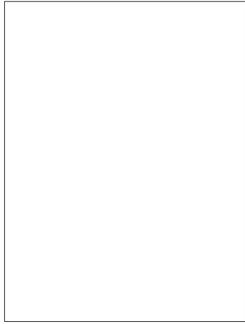
ELEVATIONS SHOWN HEREON ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION DATUM BENCHMARK NO. AQ-1121 PUBLISHED ELEVATION 11.13' NAVD-88  
 X= GROUND ELEVATION



LINE	LENGTH [M]	BEARING
L1	50.00'	N 20°00'00" W
L2	50.00'	S 20°00'00" E

LINE	LENGTH [M]	BEARING
L1	50.01'	N 20°00'00" W
L2	51.32'	S 19°54'28" E

LEGAL DESCRIPTION: LOT 3, BLOCK B, ORTONA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 5, PAGE 32, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



1812 NORTH ATLANTIC AVENUE  
 DAYTONA BEACH, FL.

**LONG SURVEYING, INC.**



**Long Surveying, Inc.**  
 "Specializing in Residential Surveying"  
 LB No. 7371  
 1061 S. Sun Dr. Ste. #1113  
 Lake Mary, FL 32746  
 Office 407-330-9717 or 407-330-9716  
 Fax 407-330-9775  
 www.longsurveying.com

**DRAWN BY:**  
 KZR AK

**CHECKED BY:**  
 BRETT

**CERTIFIED TO:**  
 STEVEN DUMAIS

**COMMUNITY NO:**  
 125099  
**PANEL:**  
 0219  
**SUFFIX:**  
 J  
**F.L.R.M. DATE:**  
 09/29/17  
**FLOOD ZONE:**  
 X/VE

**SURVEY NO:**  
 120862  
**FIELD DATE:**  
 11/29/21

LOUIS RAMIREZ, L.S. NO. 6304



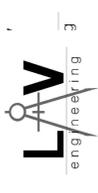
Certification: I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

OFFICE #407-330-9717

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF NORTH ATLANTIC AVENUE BEING N 20°00'00" W ASSUMED

- NOTES:
- 1) This survey is based on the legal description as provided by the Client
  - 2) This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
  - 3) Do not reconstruct property lines from building ties
  - 4) No footings or overhangs have been located except as shown
  - 5) No improvements or utilities have been located except as shown
  - 6) Not valid without a signature and the authenticated electronic seal or the original raised seal of a Florida licensed Surveyor and Mapper

**1812 ATLANTIC AVE**  
 1812 N ATLANTIC AVENUE  
 DAYTONA BEACH, FL 32118



LAV ENGINEERING, PLLC.  
 LOUIS ANTHONY VIGLIOTTI, PE, CGC, CFC  
 200 TOMOKA AVE. - SUITE D  
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 (386) 310-7829  
 LAV@LAVENGL.COM  
 CA34762

**Date** 03.29.2022 **Description** ISSUED FOR VARIANCE REVIEW

**Seal / Signature**  
 FLORIDA P.E. LICENSE #80749

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE STRUCTURAL PORTION OF THE 2020 FLORIDA BUILDING CODE 7TH EDITION - RESIDENTIAL, CHAPTER 3 FOR WIND & GRAVITY LOADS AS AMENDED AND ENFORCED BY THE PERMITTING JURISDICTION.

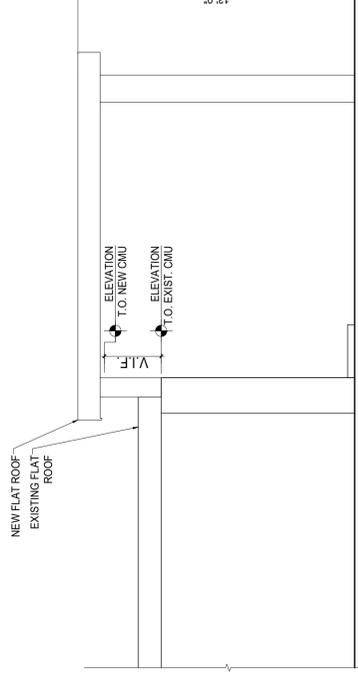
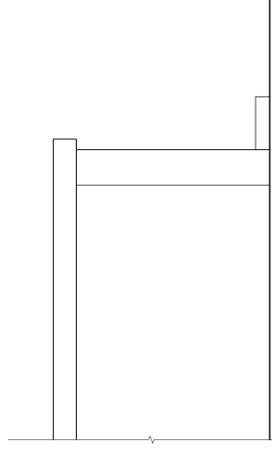
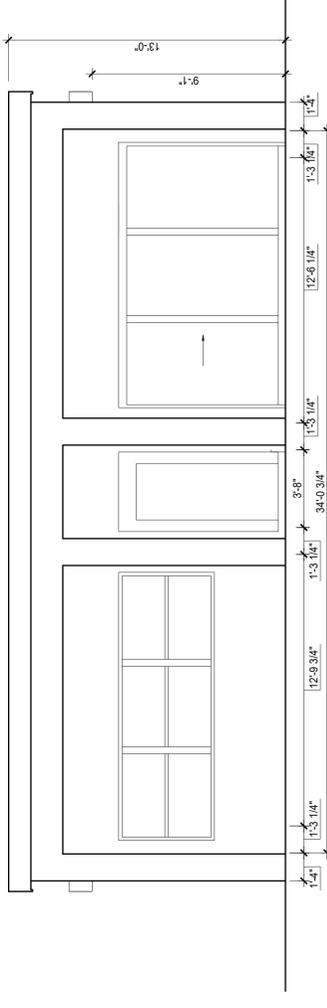
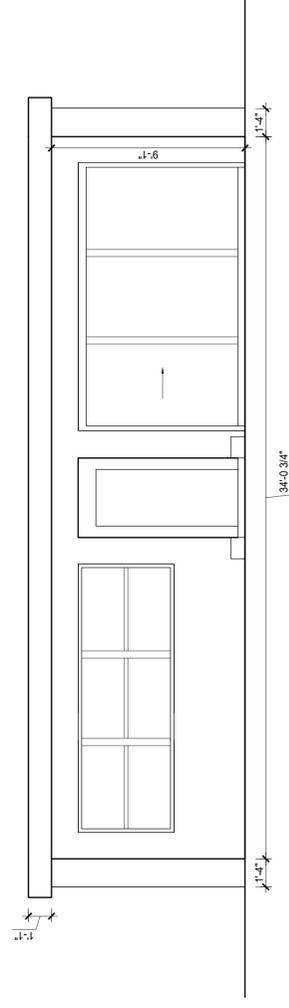
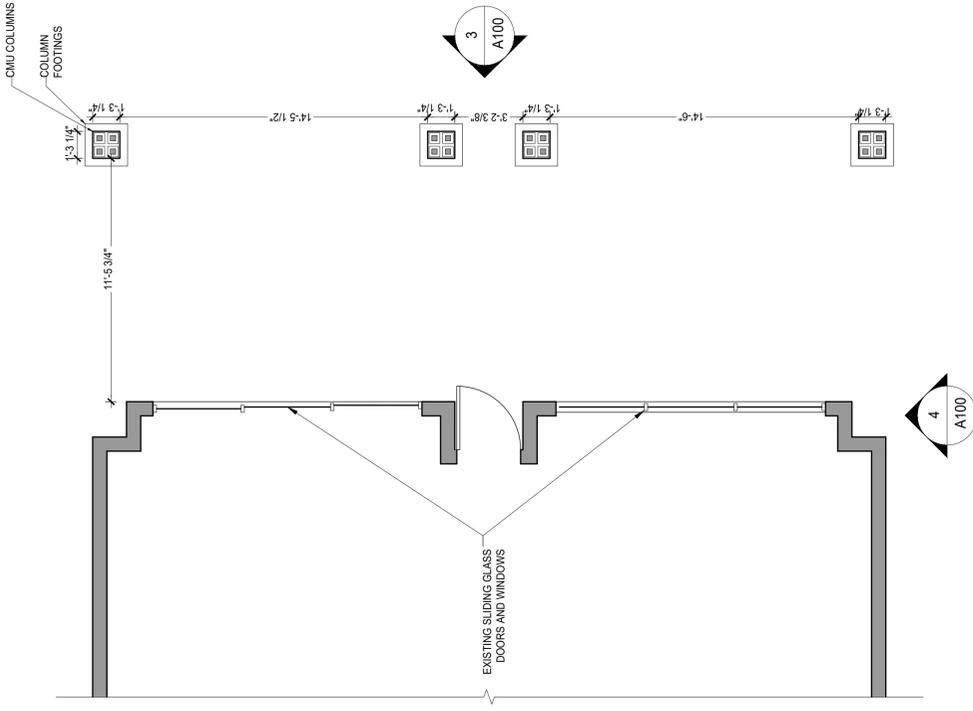
**Project Name**  
 1812 ATLANTIC AVE

**Project Number**  
 051

**Description**  
 FOUNDATION, PROPOSED AND ROOF PLANS

**Scale**  
 1/4" = 1'-0"

**A100**



## Intensity & Dimensional Standards (Setbacks)

### Single-Family Residential-5 (SFR-5)

	Platted Lot Width		
	<50 ft	50≤60 ft	>60 ft
Lot area, minimum <sup>2</sup>	5,000 sf <sup>2,9</sup>		
Lot width, minimum	50 ft		
Lot depth, minimum	100 ft		
Lot frontage on an improved street, minimum	50 ft <sup>3</sup>		
Density, maximum (du/ac)	n/a		
Floor area ratio (FAR), maximum <sup>4</sup>	0.5		
Living area per dwelling unit, minimum	900 sf	900 sf	1,400 sf
Lot coverage, maximum (% of lot area)	35%		
Structure height, maximum	35 ft <sup>5</sup>		
Front yard setback, minimum	25 ft	25 ft	30 ft
Street side yard setback, minimum	15 ft		
Interior side yard setback, minimum	5 ft	7.5 ft	10 ft
Rear yard setback, minimum	25 ft		

## Special Standards for Accessory Structures of Single-Family Dwellings <sup>6</sup>

Number of detached structures per lot, maximum	2
Floor area, maximum (% of principal building floor area)	50%
Structure height, maximum	20 ft
Floor area in rear yard, maximum	200 sf <sup>7,8</sup>
Rear yard coverage, maximum (% of rear yard area)	30%
Setback from rear or side lot line, minimum	7.5 ft
Spacing from principal building, minimum	5 ft

### NOTES: [sf = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
2. May be reduced for an irregularly shaped lot such as those on a cul-de-sac turnaround, provided the lot is at least 50 ft wide at a line located within 400 ft from the right-of-way of an improved street.
3. Applicable to regularly shaped lots containing a dwelling; 20 ft for all other lots.
4. Applicable only to nonresidential development.
5. May be exceeded for a nonresidential structure with a Special Use Permit if the site is at least two acres in area and fronts on an existing arterial or major collector street, and all setbacks for the structure are increased 6 inches for each foot the structure's height exceeds 35 feet.
6. No accessory structure other than one commonly located in a front yard (e.g., lightpost, mailbox), shall be located closer to the front lot line than the front wall of the principal building on the lot. (Swimming pools and tennis courts shall not be deemed commonly located in a front yard.)
7. Accessory structures greater than 200 square feet in floor area shall not be located within a required yard.
8. Accessory structures greater than 200 square feet in floor area must have the same or similar exterior finish and roof design as the principal building on the site.
9. A lot of record existing prior to March 1, 2015 shall only be subdivided if each lot meets the minimum lot size of 9,000 sf and all other dimensional standards (see chart below).

## NOTICE

### MAIL NOTICE

To:

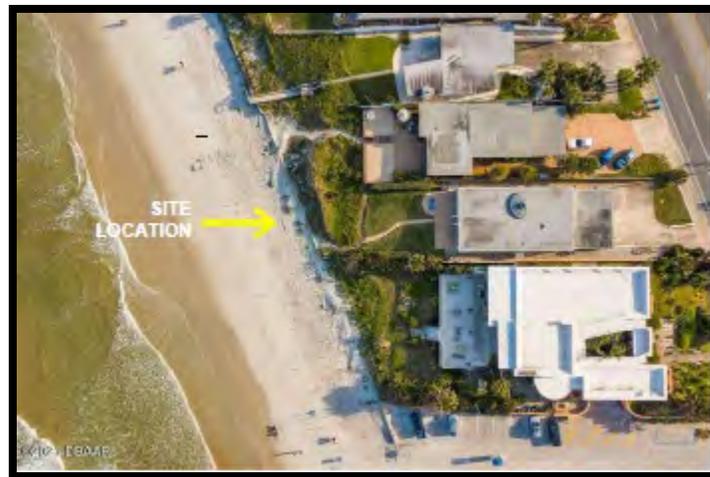
Dear Property Owner(s):

The owner of the property located at **1812 North Atlantic Avenue**, which is located within 150 feet of your property, has made an appeal to the Board of Adjustment of The City of Daytona Beach for the following zoning variance(s) to **their** property. This request **only** affects their property. **It does not affect your property.** However, the applicant is required to notify you of their request:

### **Case F - BOA2022-011 Variance from Article 4 Section 4.2.B.3**

A request by Louis A Vigliotti of LAV Engineering, on behalf of Steven M. Dumais (property owner) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3 (Residential Base Zoning Districts)** of the Land Development Code (LDC) **to reduce the minimum required interior side setback from 7.5 feet to 5 feet.** This will allow for the construction of an open-air roof structure, in alignment with the existing home, over the existing rear patio.

The property is located at **1812 North Atlantic Avenue, Parcel ID 4225-05-02-0030.** 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 (L1-R).**



A public hearing will be held at **1:00 p.m. on Thursday, April 21, 2022**, in the Commission Chambers at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

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

Board of Adjustment Liaison – 386.671.8328

**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 BOA2022-011 Public Hearing Date April 21, 2022

Typed/Printed Name LOUIS ANTHONY VIGLIOTTI

Signature (sign after reading) *[Handwritten Signature]*

Address 200 TOMOKA AVE, STE D, ORMOND BEACH FL, 32174

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 11 day of April, 2022, by LOUIS ANTHONY VIGLIOTTI, who is personally known to me or has produced \_\_\_\_\_.

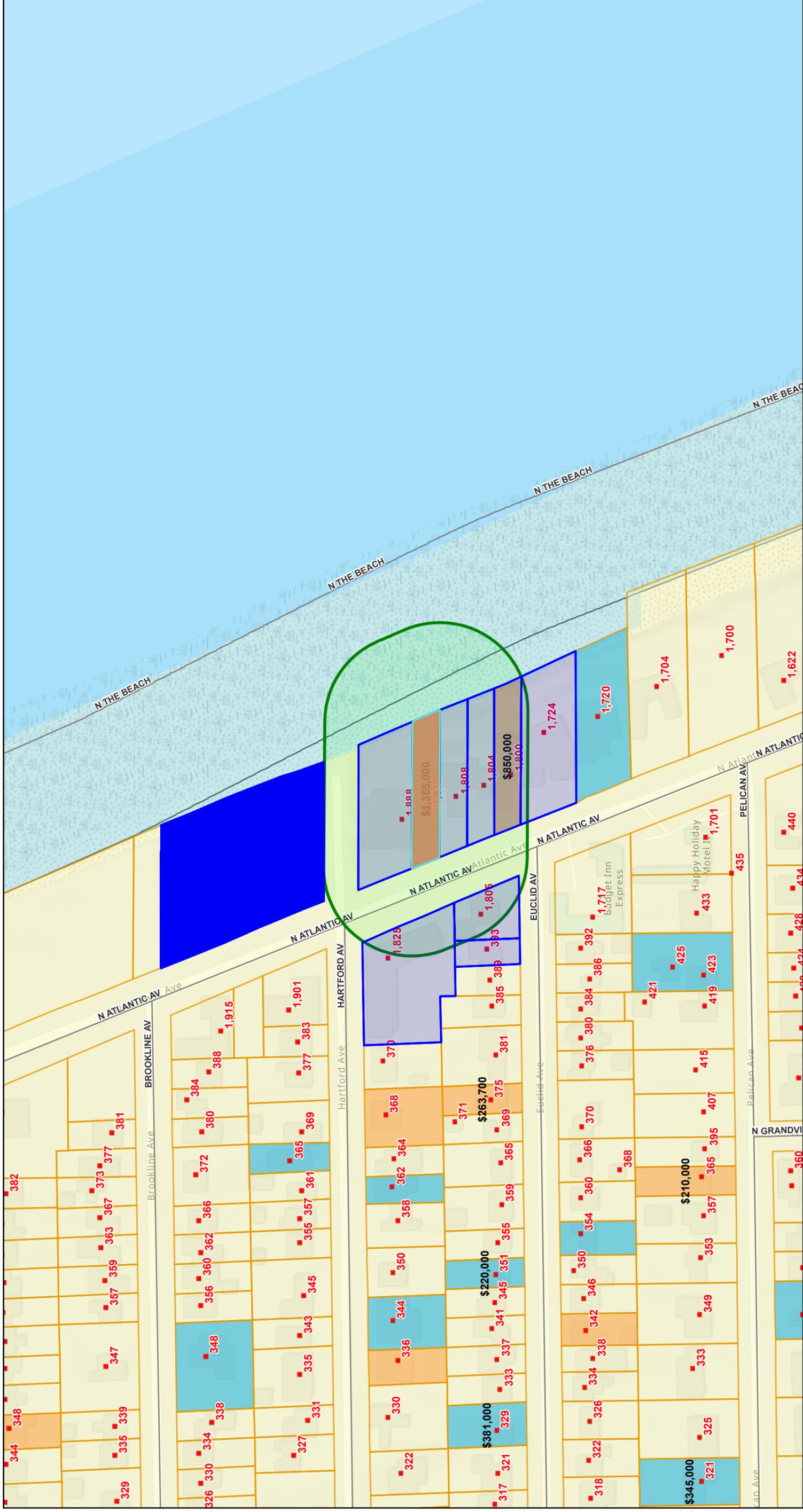
*Pamela J. Pellegrino*  
NOTARY PUBLIC - STATE OF FLORIDA

PAMELA F. PELLEGRINO  
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION # HH 220017



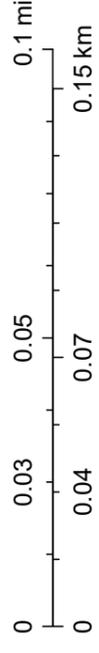
# Volusia County Property Appraiser



3/29/2022, 2:44:22 PM

- Parcels (Web Data)
- Recent Sales
- Parcel Text
- Cities
- Water Body Names
- Streets
- Water Bodies
- DAYTONA BEACH
- County Boundary

1:2,257



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

TARASI AUGUST R  
1888 N ATLANTIC AVE  
DAYTONA BEACH, FL 32118  
ALTKEY: 3100280

DUMAIS STEVEN M  
PO BOX 851265  
RICHARDSON, TX 75085  
ALTKEY: 3100298

BOUAZIZ ADLI KARIM  
1808 N ATLANTIC AVE  
DAYTONA BEACH, FL 32118  
ALTKEY: 3100301

LAUB STUART  
24 BROOKWOOD DR  
NEWTOWN, CT 06470  
ALTKEY: 3100310

SMO ENTERTAINMENT LLC  
1800 N ATLANTIC AVE  
DAYTONA BEACH, FL 32118  
ALTKEY: 3100328

1724 DAYTONA LLC  
9921 MAYFIELD DR  
BETHESDA, MD 20817  
ALTKEY: 3100336

1805 OCEAN VIEW LLC  
7767 NW 146 ST  
MIAMI LAKES, FL 33016  
ALTKEY: 3101251

1805 OCEAN VIEW LLC  
7767 NW 146 ST  
MIAMI LAKES, FL 33016  
ALTKEY: 3101260

SHORELINE RESIDENTIAL PARTNERS INC  
103 DUNDEE RD  
DAYTONA BEACH, FL 32118  
ALTKEY: 3101596

ISLAND CROWNE CONDO ASSOC INC  
1900 N ATLANTIC AVE #104  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836507

BRYL JAMES M  
1900 N ATLANTIC AVE UNIT 302  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836591

LINDSAY JACK FRANKLIN  
324 MOUNT CARMEL CHURCH RD  
CHATSWORTH, GA 30705  
ALTKEY: 6836604

MANTZ JEFFREY R  
662 SE 47TH LOOP  
OCALA, FL 34480  
ALTKEY: 6836612

RANDOLPH DANIEL W & ROBBIE TR  
12147 S WILLIAMS CT  
CROWN POINT, IN 46307  
ALTKEY: 6837015

SCS ANYTIME LLC  
10360 TIMBERSTONE RD  
ALPHARETTA, GA 30022  
ALTKEY: 6836892

1900 NORTH ATLANTIC AVENUE LLC  
175 OCEAN SHORE BLVD  
ORMOND BEACH, FL 32176  
ALTKEY: 6837058

CHARBONNEAU ELIZABETH L  
115 LAKELAND SHORES RD  
LAKELAND SHORES, MN 55043  
ALTKEY: 6837031

EJANKOWSKI BRUNO TR  
320 DASHING SYCAMORE ST  
SAN MARCOS, TX 78666  
ALTKEY: 6837023

MCGARRY MARY  
5725 S WODLAWN AVE  
CHICAGO, IL 60637  
ALTKEY: 6837040

WALKER R WAYNE & DIANA R  
1900 N ATLANTIC AVE UNIT 502  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836671

SHAHIDI CELESTE  
1810 MAJOR DR N  
GOLDEN VALLEY, MN 55422  
ALTKEY: 6836663

MCCUE RUDOLPH J  
1900 N ATLANTIC AVE UNIT 704  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836779

DESSAIGNE JEANNETTE TR  
1900 N ATLANTIC AVE UNIT 503  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836680

BROWN KAREN  
7837 MAGNOLLIA LAKE DR  
CHATTANOOGA, TN 37421  
ALTKEY: 6837147

DAMOUR BERTRAND P  
5 AVE DU TIRAGE  
PULLY 1009  
,  
ALTKEY: 6836698

BARRIOS RENE TR  
310 SADDLEWORTH PL  
LAKE MARY, FL 32746  
ALTKEY: 6837155

DAY JULIA F TR  
1019 KIRKCREST LN  
ALAMO, CA 94507  
ALTKEY: 6836701

EL-REFAI MOHAMED  
105 MARSEILLE PL  
CARY, NC 27511  
ALTKEY: 6837163

ROSS PATRICIA A  
1900 N ATLANTIC AVE UNIT 602  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836710

WHITE JOHN ANTHONY  
1900 N ATLANTIC AVE #1902  
DAYTONA BEACH, FL 32118  
ALTKEY: 6837171

DEMMITT RICHARD J  
PO BOX 228  
CLARKSVILLE, MD 21029  
ALTKEY: 6836728

BELFORE JULIA C TR  
4006 FAWN HILL RD  
MATTHEWS, NC 28105  
ALTKEY: 6836906

SMITH ADAM N  
7708 KENIA MEADOWS LN  
ODESSA, FL 33556  
ALTKEY: 6836736

FOX J DARREL  
1900 N ATLANTIC AVE UNIT 1102  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836914

SEVIGNY STEPHEN  
1325 OAK FOREST DR  
ORMOND BEACH, FL 32174  
ALTKEY: 6836744

CAMPBELL FRANK J TR % STACEY KIRSCH  
9059 MCGAHEYSVILLE RD  
MCGAHEYSVILLE, VA 22840  
ALTKEY: 6836922

HOLBROOK JOHN F JR TR  
377 HAWK MOUNTAINS RD  
LAKE TOXAWAY, NC 28747  
ALTKEY: 6836752

COOPER MICHAEL J  
1900 N ATLANTIC AVE #1203  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836965

JENNINGS WILLIAM F & DEBRA A  
1900 N ATLANTIC AVE 703  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836761

SUCHDEO KATHLEEN  
1900 N ATLANTIC AVE UNIT 1104  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836931

BARTLEY THOMAS TR ETAL  
1900 N ATLANTIC AVE APT 1403  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836949

LAMACHIA WILLIAM TR  
1900 N ATLANTIC AVE #1202  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836957

MATRA JOHN TR  
1900 N ATLANTIC AVE APT 1204  
DAYTONA BEACH, FL 32114  
ALTKEY: 6836973

BODIFORD STEVEN  
1900 N ATLANTIC AVE UNIT 1401  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836981

GOSSETT JOYCE M TR  
1695 GOLF GARDEN WAY  
APOPKA, FL 32712  
ALTKEY: 6836990

BARTLEY THOMAS TR ETAL  
1900 N ATLANTIC AVE APT 1403  
DAYTONA BEACH, FL 32118  
ALTKEY: 6837007

MILLER STEVE A  
17815 WESTBAY CT  
WINTER GARDEN, FL 34787  
ALTKEY: 6837091

SUMMIT AND BROADWAY  
405 THOMAS ST STE 1  
CROWN POINT, IN 46307  
ALTKEY: 6837066

NAGARAJAN RAVI MD  
6000 TARAWOOD DR  
ORLANDO, FL 32819  
ALTKEY: 6837074

DAVISON HOWARD TR  
1900 N ATLANTIC AVE UNIT 1703  
DAYTONA BEACH, FL 32118  
ALTKEY: 6837121

MCCRAW MICHAEL H SR  
1900 N ATLANTIC AVE #1603  
DAYTONA BEACH SHORES, FL 32118  
ALTKEY: 6837082

COLIAN JEFFREY  
1900 N ATLANTIC AVE APT 1701  
DAYTONA BEACH, FL 32118  
ALTKEY: 6837104

HAGGENJOS JEFFREY J  
PO BOX 229  
NEW LEXINGTON, OH 43764  
ALTKEY: 6837112

TOMPROS ANGELO C & KATHERINE C  
1900 N ATLANTIC AVE UNIT 1704  
DAYTONA BEACH, FL 32118  
ALTKEY: 6837139

JENNINGS WILLIAM F TR  
1900 N ATLANTIC AVE #703  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836621

AMCT HOLDINGS LLC  
2090 SW 55TH ST  
OCALA, FL 34471  
ALTKEY: 6836655

EVERY PENNY K  
1900 N ATLANTIC AVE UNIT 402  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836639

LOMAGO CHARLES JR  
147 SUGAR RUN RD  
EIGHTY FOUR, PA 15330  
ALTKEY: 6836647

NIEDFELDT JEREMY D  
108 FOREST POINT LN  
LONGWOOD, FL 32779  
ALTKEY: 6836515

GILLIAN BETSY W  
3770 GRANDVIEW RD  
BEAVER, WV 25813  
ALTKEY: 6836523

BERNSON SANDRA SMITH  
541 CARRERA DR  
LADY LAKE, FL 32159  
ALTKEY: 6836531

CARR VIRGINIA LYNN  
1900 N ATLANTIC AVE #903  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836841

JUNG STEVEN  
10 CITY PL 21E  
WHITE PLAINS, NY 10601  
ALTKEY: 6836540

WOO SARALINDA K Y  
1900 N ATLANTIC AVE UNIT 1001  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836868

NICHOLAS ROBERT  
372 KING DEN DR  
CLEVELAND, TN 37312  
ALTKEY: 6836558

DIMURO JOHN A  
1900 N ATLANTIC AVE UNIT 1002  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836876

BOWLING RICHARD R  
1900 N ATLANTIC AVE #203  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836566

QUATTROCCHI JOHN R  
4809 VILLAGE NORTH CT  
DUNWOODY, GA 30338  
ALTKEY: 6836884

COLE IDRIS B  
1900 N ATLANTIC AVE #204  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836574

MCDONALD CRAIG S  
85010 CR 652  
LAWTON, MI 49065  
ALTKEY: 6836850

SMITHER GEORGINA M  
7457 WINDRIDGE WAY  
BROWNSBURG, IN 46112  
ALTKEY: 6836582

MARSICO FRANK TR  
1900 N ATLANTIC AVE UNIT 901  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836825

JONES STEPHEN D  
1900 N ATLANTIC AVE #801  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836787

BENNETT MARY G TR  
1900 N ATLANTIC AVE UNIT 902  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836833

LEAVY KATHLEEN B  
1900 N ATLANTIC AV #802  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836795

LEWIS DOUGLAS  
1900 N ATLANTIC AVE UNIT 803  
DAYTONA BEACH, FL 32118  
ALTKEY: 6836809

MARTIN JAMES R  
100 S EOLA DR UNIT 606  
ORLANDO, FL 32801  
ALTKEY: 6836817



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

FOR THIS PROPERTY WILL BE HELD ON *April 21, 2022*  
AT *1:00pm* IN THE COMMISSIONERS' 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.CODBB.US](http://WWW.CODBB.US)  
FOR FURTHER INFORMATION.

PLANNING BOARD       BOARD OF ADJUSTMENT  
 CITY COMMISSION       HISTORIC PRESERVATION





# Case C

**BOA2022-013**

**Variance from Article 4, Section 4.2.B.3  
Of the Land Development Code (LDC)**

**1244 Bel Aire Drive**

**Agenda Item 5 – Case C**  
**BOA2022-013**  
**Variance from Article 4, Section 4.2.B.3**  
**Of the Land Development Code (LDC)**  
**1244 Bel Aire Drive**

**STAFF REPORT**

**DATE:** May 04, 2022

**TO:** Board of Adjustment Members

**FROM** Missy Phillips, Development Review Technician

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**VARIANCE REQUEST**

A request by Jimmy and Mary Beth Fox (property owners) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3 (Residential Base Zoning District SFR-5)** of the Land Development Code (LDC) **to reduce the minimum required interior side property line setback from 10 feet to 7.5 feet.** This will allow a 240sf extension of the existing garage to be built flush with the existing structure.

The property is located at **1244 Bel Aire Drive, Parcel ID 4236-06-01-0130.** 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 (L1-R).**

**PROPERTY LOCATION**

The subject property is located on the north side of Bel Aire Drive, on the east end of the block. This neighborhood is north of Driftwood Avenue, between North Atlantic Avenue and North Grandview Avenue.

*Aerial View of Property*



**PROJECT HISTORY AND VARIANCE DESCRIPTION**

The subject property is located at 1244 Bel Aire Drive. The parcel is currently fully developed with a 1,795sf single family home built in 1956 (Info taken from Volusia County Property Appraiser).

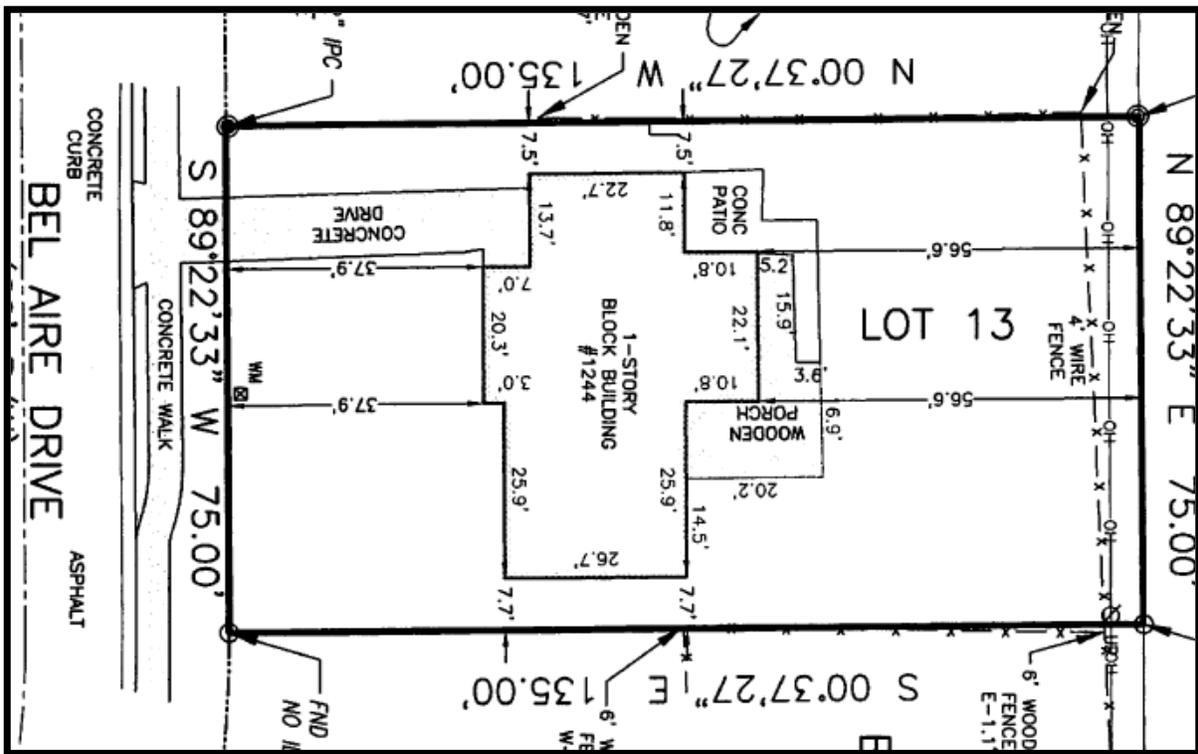
The applicant is requesting a variance from Article 4 (Zoning Districts), Section 4.2.B.3 (Residential Base Zoning District SFR-5) to:

- **Reduce the minimum required interior side property line setback from 10 feet to 7.5 feet.**

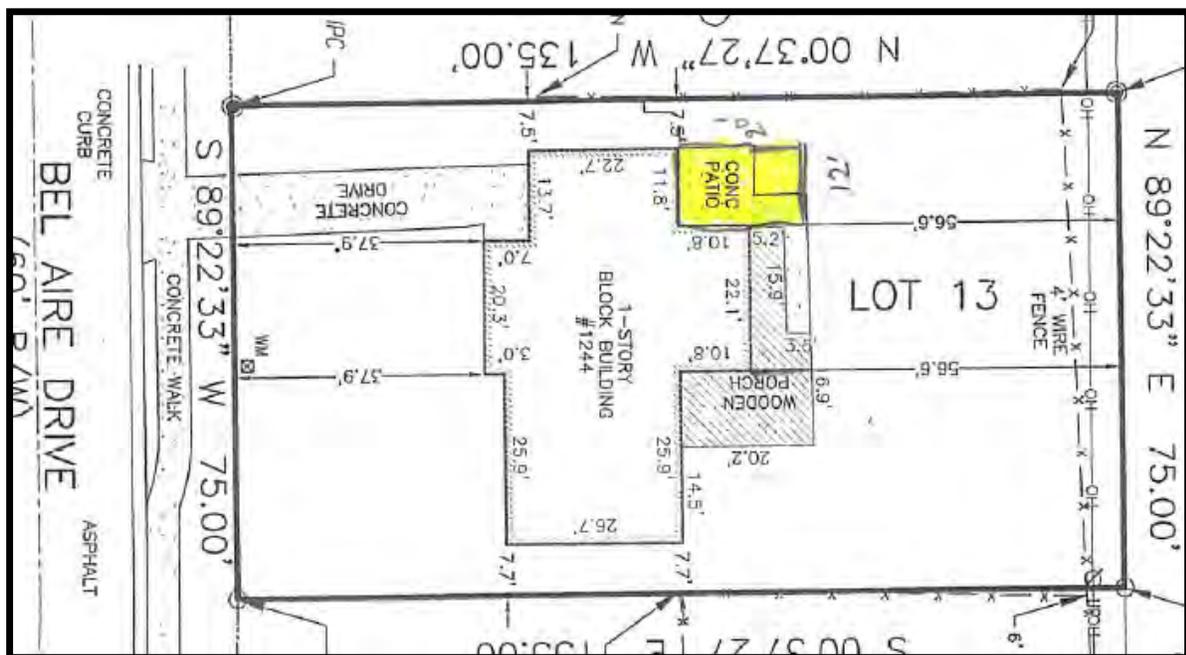
*Area to be Enclosed*



Existing Survey



Proposed Survey



**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.**

This parcel is 75 feet wide by 135 feet deep. This is an average size parcel on this street. There does not appear to be any exceptional or extraordinary conditions.

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

Per Map Book 11 Page 253, this parcel was platted as it appears currently. The footprint of the home appears to be the original, as built in 1956.

- 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.**

The parcel is currently fully developed with a 1,795sf home. The application of this Code does not unreasonably restrict utilization of the property.

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

The CODB Land Development Code requires a ten foot interior side setback for this size lot. Any development requires full compliance with current LDC design standards. Existing homes that do not meet the required setbacks are considered legally nonconforming. Approving this variance with the interior side setback at 7.5 feet will allow the applicant to expand a nonconforming structure, as well as make this structure fully conforming.

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

The parcel is currently fully developed with a single-family dwelling. The existing development allows for reasonable use of the land and structures on the property.

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

The intent of this Code is to require design standards and setbacks which protect site and air. However, this structure was built before these standards were in place.

**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.**

This variance request is not in conflict with the Future Land Use of the property, Level 1 Residential.

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

*Aerial View of Area*



*Front View of Parcel*





# LOCATION MAP

GOLF-BLVD

SR-A1A-(ATLANTIC-AV-N)

BEL-AIRE-DR



1 inch = 100 feet



**Case : BOA 2022-013**  
**1244 Bel Aire Dr**  
**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

GOLF-BLV/D

SR-A1A (ATLANTIC-AV-N)

BEL-AIRE DR

Volusia GIS



1 inch = 100 feet



**Case : BOA 2022-013**  
**1244 Bel Aire Dr**  
**Daytona Beach FL 32118**

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# ZONING MAP

GOLF-BLVVD

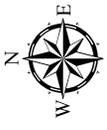
SR-A1A (ATLANTIC-AV-N)

T-1

SFR-5

SFR-5

BEL-AIRE-DR



1 inch = 100 feet



**Case : BOA 2022-013**  
**1244 Bel Aire Dr**  
**Daytona Beach FL 32118**

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# FUTURE LAND USE MAP

GOLF-BLVD

SR-A1A (ATLANTIC-AV-N)

L1-R

Level 1  
Residential

BEL-AIRE-DR

TA



**Case : BOA 2022-013**  
**1244 Bel Aire Dr**  
**Daytona Beach FL 32118**

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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 Missy Phillips, Board of Adjustment Staff Liaison, at 386.671.8328.
- 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  
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, 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*	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):
Easement Vacation	Historic Overlay Amendment*		

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

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

*Requesting to Reduce the 10' Setback to 7.5' to add a 10x20 attached garage Extension to home.*

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

Project Name:															
12 Digit Short Tax Parcel ID#:	4	2	3	6	-	0	6	-	0	1	-	0	1	3	0
Street Address	1244 Bel Aire Drive 32118														
<b>SITE INFORMATION:</b>	<b>Existing:</b>	<b>Proposed:</b>	<b>Abutting Property:</b>												
Future Land Use Designation:	LIR	LIR	LIR	LIR	LIR	LIR	LIR	LIR	LIR	LIR	LIR	LIR	LIR	LIR	LIR
Zoning Designation:	SFR5	SFR5	SFR5	SFR5	SFR5	SFR5	SFR5	SFR5	SFR5	SFR5	SFR5	SFR5	SFR5	SFR5	SFR5
Gross Sq. Ft. Floor Area:	1795														
Acres of Parcel(s):	.22														

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

Company/Contact Name:	Jimmy + Mary Beth Fox	Phone :	865-776-3772
Street Address:	1244 Bel Aire Drive	E-mail:	bfox_05@comcast.net
City & State:	Daytona Beach FL	Zip:	32118

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

Company/Contact Name:		Phone :	
Street Address:		E-mail:	
City & State:		Zip:	

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

Company/Contact Name:		Phone :	
Street Address:		E-mail:	
City & State:		Zip:	

<b>Applicant Signature:</b>	<i>Mary Beth Fox</i>	<b>DATE:</b> 5/4/22
<b>Print Name:</b>	Mary Beth Fox	



**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:** 3135849  
**Parcel ID:** 423606010130  
**Township-Range-Section:** 14 - 32 - 36  
**Subdivision-Block-Lot:** 06 - 01 - 0130  
**Business Name:**  
**Owner(s):** FOX JIMMY D - TE - Tenancy in the Entirety - 100  
 FOX MARY BETH - TE - Tenancy in the Entirety - 100  
**Mailing Address On File:** 168 HIAWATHA LN  
 CARYVILLE TN 37714  
**Physical Address:** 1244 BEL AIRE DR, DAYTONA BEACH 32118  
**Building Count:** 1  
**Neighborhood:** 2252 - WHANORSHAM UNITS 1 & 2 D.B. BEACHSIDE  
**Subdivision Name:**  
**Property Use:** 0100 - SINGLE FAMILY  
**Tax District:** 204-DAYTONA BEACH  
**2020 Certified Millage Rate:** 19.3364  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** LOT 13 BLK 1 SEC A WHANORSHAM UNIT 1 MB 11 PG 253 PER OR 179  
 6 PG 1364 PER OR 6843 PGS 1130-1131 PER OR 6843 PG 1134

**Property Values**

Tax Year:	2022 Working	2021 Final	2020 Final
<b>Valuation Method:</b>	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
<b>Improvement Value:</b>	\$111,180	\$82,669	\$84,378
<b>Land Value:</b>	\$59,869	\$57,938	\$52,144
<b>Just/Market Value:</b>	\$171,049	\$140,607	\$136,522

**Working Tax Roll Values by Taxing Authority**

Values shown below are the 2022 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 2021 FINAL 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	\$171,049	\$171,049	\$0	\$171,049	1.5000	\$256.57
● 0012 DISCRETIONARY	\$171,049	\$171,049	\$0	\$171,049	0.7480	\$127.94
● 0011 REQ LOCAL EFFORT	\$171,049	\$171,049	\$0	\$171,049	3.5540	\$607.91
● 0050 GENERAL FUND	\$171,049	\$154,668	\$16,381	\$154,668	5.3812	\$832.30
● 0055 LIBRARY	\$171,049	\$154,668	\$16,381	\$154,668	0.5174	\$80.03
● 0520 MOSQUITO CONTROL	\$171,049	\$154,668	\$16,381	\$154,668	0.1781	\$27.55
● 0530 PONCE INLET PORT AUTHORITY	\$171,049	\$154,668	\$16,381	\$154,668	0.0845	\$13.07
● 0058 VOLUSIA ECHO	\$171,049	\$154,668	\$16,381	\$154,668	0.2000	\$30.93
● 0057 VOLUSIA FOREVER	\$171,049	\$154,668	\$16,381	\$154,668	0.2000	\$30.93
● 0059 VOLUSIA FOREVER I&S 2005	\$171,049	\$154,668	\$16,381	\$154,668	0.0000	\$0.00
● 0065 FLORIDA INLAND NAVIGATION DISTRICT	\$171,049	\$154,668	\$16,381	\$154,668	0.0320	\$4.95
● 0100 HALIFAX HOSPITAL AUTHORITY	\$171,049	\$154,668	\$16,381	\$154,668	0.9529	\$147.38
● 0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$171,049	\$154,668	\$16,381	\$154,668	0.2189	\$33.86
● 0210 DAYTONA BEACH	\$171,049	\$154,668	\$16,381	\$154,668	5.5300	\$855.31
● 0211 DAYTONA BEACH I&S 2004	\$171,049	\$154,668	\$16,381	\$154,668	0.2394	\$37.03
					19.3364	\$3,085.76

**Non-Ad Valorem Assessments**

Project	#Units	Rate	Amount		Estimated Taxes
				Estimated Ad Valorem Tax:	\$3,085.76
				Estimated Non-Ad Valorem Tax:	\$0.00
					<b>Estimated Taxes:</b>
					<b>\$3,085.76</b>
					Estimated Tax Amount without SOH/10CAP ⓘ
					\$3,307.47

**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
2021	\$57,938	\$82,669	\$140,607	\$140,607	\$0	\$140,607	\$0
2020	\$52,144	\$84,378	\$136,522	\$136,522	\$0	\$136,522	\$0
2019	\$52,144	\$82,555	\$134,699	\$131,160	\$0	\$131,160	\$0
2018	\$52,144	\$74,953	\$127,097	\$119,236	\$0	\$119,236	\$0
2017	\$52,144	\$73,143	\$125,226	\$108,396	\$0	\$108,396	\$0
2016	\$46,296	\$60,632	\$106,928	\$98,542	\$0	\$98,542	\$0
2015	\$46,296	\$51,527	\$97,823	\$89,584	\$0	\$89,584	\$0
2014	\$30,864	\$50,576	\$81,440	\$81,440	\$0	\$81,440	\$0
2013	\$30,864	\$45,358	\$76,222	\$72,213	\$47,213	\$25,000	\$4,009

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	F-FRONT FOOT				75.0	135	775	\$59,869
<b>Total Land Value:</b>										\$59,869

Building(s) - Residential

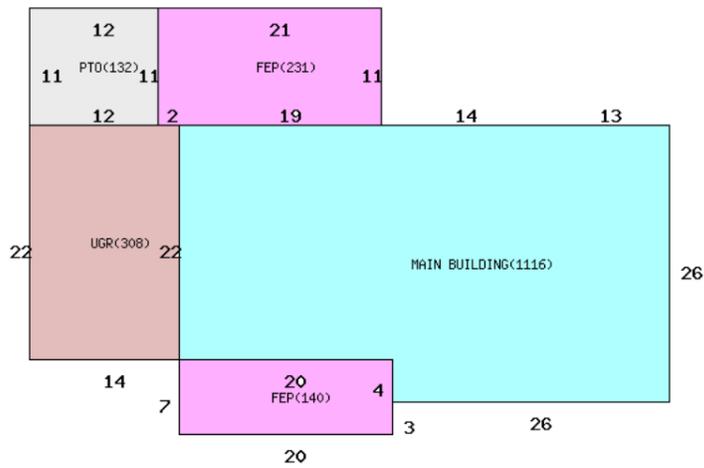
Card (Bldg) #: 1

<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>	12 - WOOD - HARDWOOD	<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>	1956	<b>Exterior Wall:</b>	15 - CONCRETE - CINDER BLOCK	<b>6 Fixture Baths:</b>	0
<b>Total SFLA:</b>	1,116	<b>Foundation:</b>	2 - CONCRETE BLOCK	<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>	//		

Total Building Value: \$111,180

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

Description	Area	Year Built
MAIN BUILDING	1116	
Unfinished Garage	308	
Finished Enclosed Porch	140	
Patio	132	
Finished Enclosed Porch	231	
<b>Total Building Area</b>	<b>1,927</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
6843 / 1134	<a href="#">2013070189</a>	04/04/2013	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$82,900
6843 / 1130	<a href="#">2013070186</a>	07/20/1991	DC-DEATH CERTIFICATE	UNQUALIFIED	IMPROVED	\$100
1796 / 1364		09/15/1975	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$35,500

### 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.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOT 13 BLK 1 SEC A WHANORSHAM UNIT 1 MB 11 PG 253 PER OR 1796 PG 1364 PER OR 6843 PGS 1130-1131 PER OR 6843 PG 1134	204	14 - 32 - 36	06 - 01 - 0130	26-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
04/21/2016	E1603-263	BUILD ELEVATED DECK IN REAR OF HOUSE ATTACHED TO (RUNS OFF PAGE)	\$4,000
10/31/1996	96 1397	ADDITIONS/ALTERATION	\$4,490

# 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 house was originally built with a 7 1/2' foot setback, but now the requirement is 10 foot setback. To keep the garage flush with the house, a variance is needed.

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

PRESENT conditions WERE OK when <sup>HOUSE</sup> PROPERTY WAS built but don't work now

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.

It would make addition harder because of roof line

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

No

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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 to keep same lines and not make house look like it was built in pieces

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

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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.

No

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viii. The Variance is consistent with the Comprehensive Plan.

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**LEGAL DESCRIPTION**

LOT 13, BLOCK 1, SECTION A, WHAMORSHAM SUBDIVISION, UNIT #1, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 11, PAGE 253 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 10,125 S.F. MORE OR LESS.

PROPERTY ADDRESS: 1244 BEL AIRE DRIVE, DAYTONA BEACH, FLORIDA 32118

**SURVEYOR'S NOTES:**

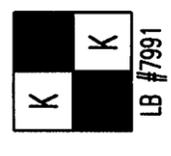
1. THE LEGAL DESCRIPTION AS SHOWN HEREON WAS TAKEN VERBATIM FROM OFFICIAL RECORDS BOOK 6843, PAGE 1134, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
2. BEARINGS BASED ON GPS/RTK OBSERVATIONS, WITH THE BEARING OF S 89°22'33" W BEING THE NORTHERLY RIGHT-OF-WAY LINE OF BEL AIRE DRIVE.
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
4. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), MAP NUMBER 12127C0357J, EFFECTIVE DATE SEPTEMBER 29, 2017.
5. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NO TITLE WORK HAS BEEN PROVIDED TO THE UNDERSIGNED FOR THIS PARCEL OF LAND OR ADJACENT PARCELS.
6. UNDERGROUND FOUNDATIONS AND UTILITIES (IF ANY) NOT SHOWN HEREON.
7. FIELD WORK FOR THIS SURVEY WAS PERFORMED ON APRIL 08, 2022.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER.
9. SYMBOLS SHOWN HEREON SUCH AS VALVES AND UTILITY POLES ARE NOT TO SCALE.
10. THE PURPOSE OF THIS SURVEY WAS TO SHOW THE PROPERTY GEOMETRY AS DEFINED BY THE LEGAL DESCRIPTION SHOWN ON THE FACE OF THIS SURVEY AND TO LOCATE ON-SITE MAJOR IMPROVEMENTS RELATIVE TO THE OCCUPIED PLATTED BOUNDARY.
11. SURVEY ACCURACIES HEREON MEET CURRENT INDUSTRY STANDARDS.

CERTIFIED TO:  
JIMMY D. & MARY BETH FOX

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER 5J-17.050 THRU 17.053, FLORIDA ADMINISTRATIVE CODE.

*Kenneth J. Kuhar*  
KENNETH J. KUHAR  
FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105

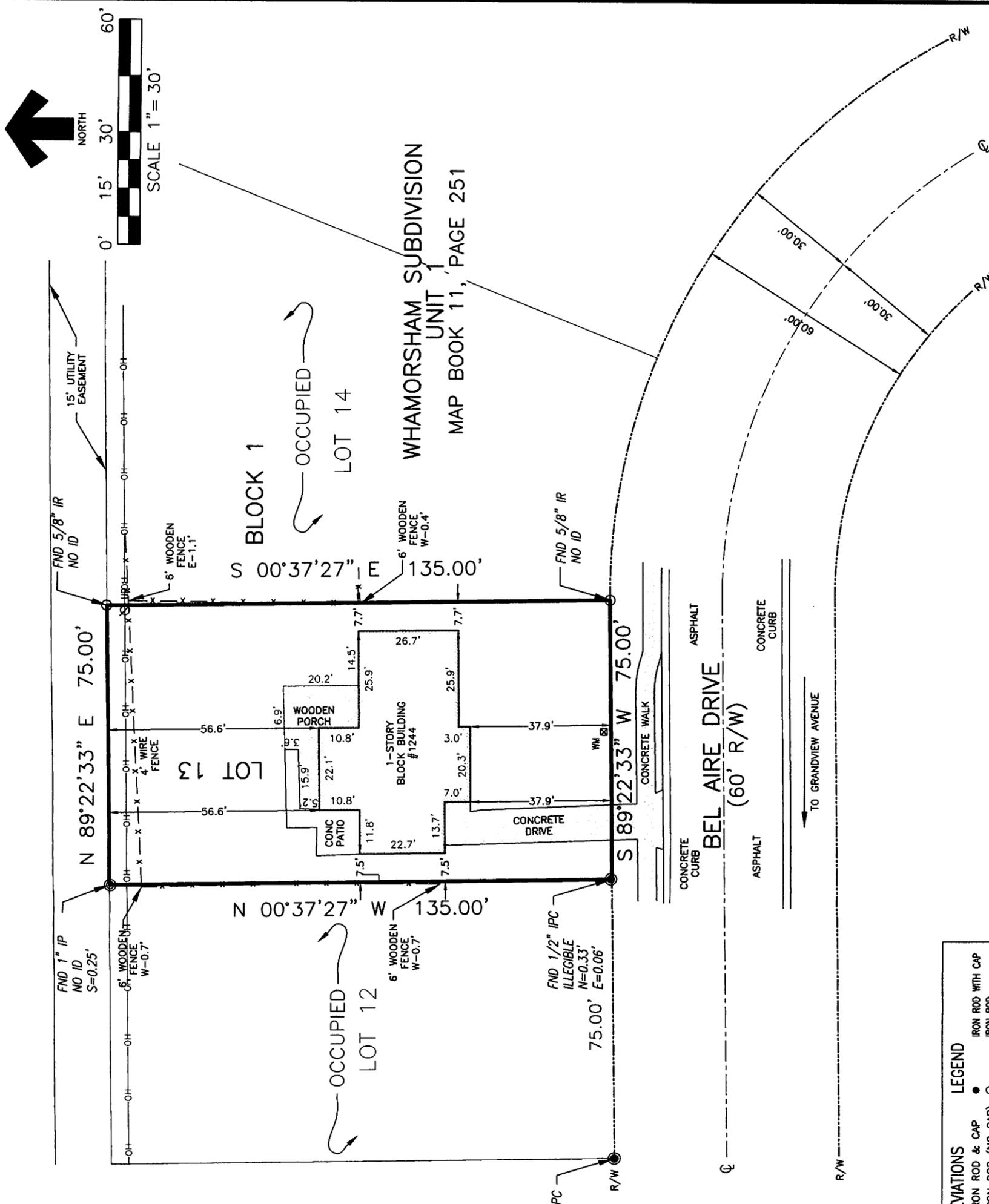
ABBREVIATIONS	LEGEND
IRC	IRON ROD WITH CAP
IR	IRON ROD
IPC	IRON PIPE (NO CAP)
IP	IRON PIPE WITH CAP
FND	FOUND
ID	IDENTIFICATION
CL	CENTERLINE
WM	WATER METER
R/W	RIGHT OF WAY
IP	IRON PIPE (NO CAP)
	IRON ROD WITH CAP
	IRON ROD
	IRON PIPE WITH CAP
	WATER METER
	UTILITY POLE
	EXISTING CONCRETE
	IRON PIPE



**KUHAR SURVEYING & MAPPING, LLC**  
1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117  
Phone: 386-672-0002 WWW.KUHARSURVEYING.COM

© 2022 KUHAR SURVEYING & MAPPING, LLC

DATE:	APRIL 12, 2022
PROJECT:	K22064
FILE:	K22064 WORKSHEET.DWG
FIELD BOOK:	222
PAGE:	10
SHEET 1 OF 1	1" = 30'



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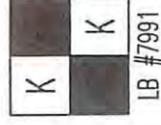
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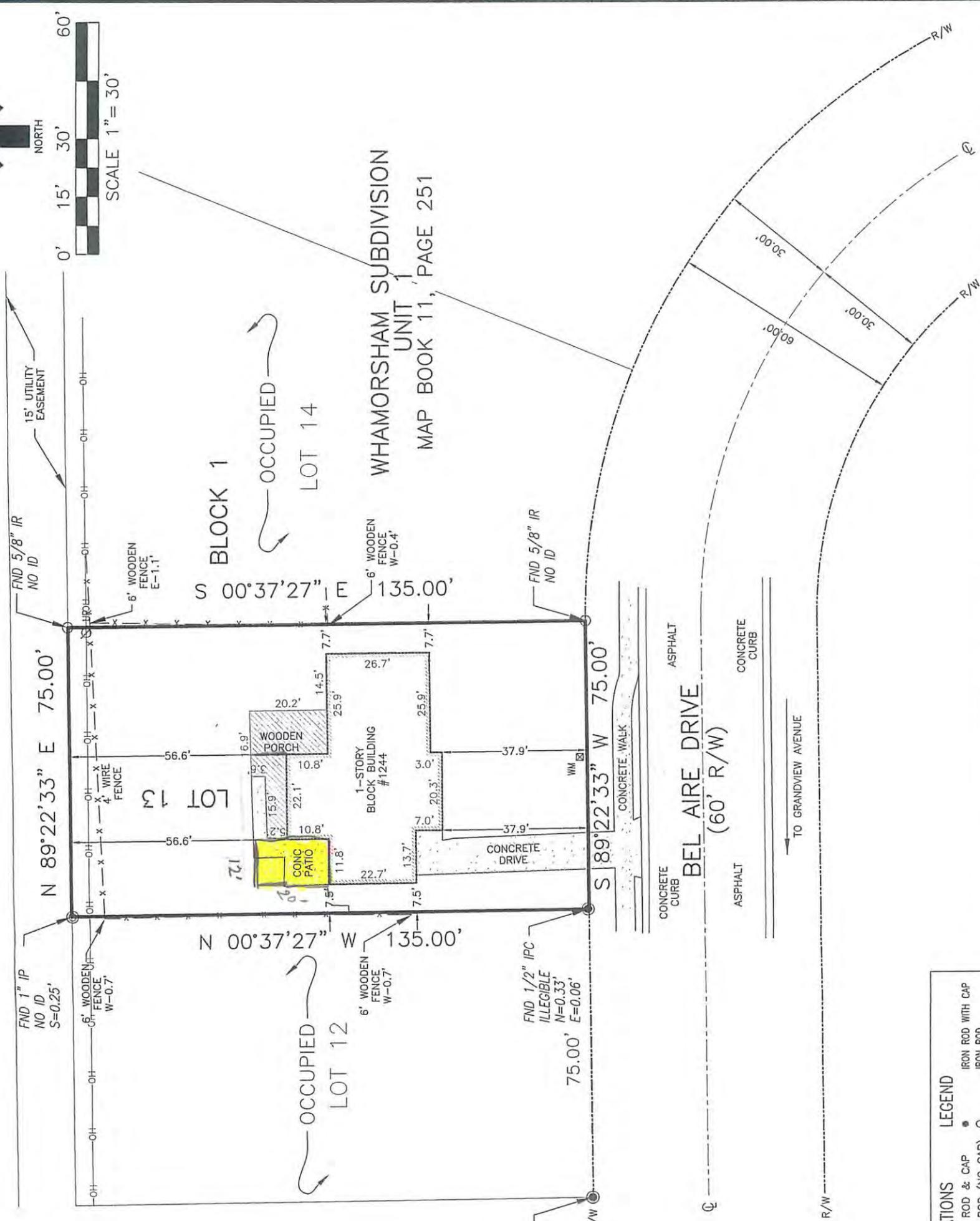
*Kenneth J. Kuhar*  
KENNETH J. KUHAR  
FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105

ABBREVIATIONS		LEGEND	
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IR	IRON ROD (NO CAP)	○	IRON ROD
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FND	FOUND	⊗	WATER METER
ID	IDENTIFICATION	⊗	UTILITY POLE
CL	CENTERLINE	⊗	EXISTING CONCRETE
WM	WATER METER	⊗	IRON PIPE
R/W	RIGHT OF WAY	⊗	
IP	IRON PIPE (NO CAP)	⊗	



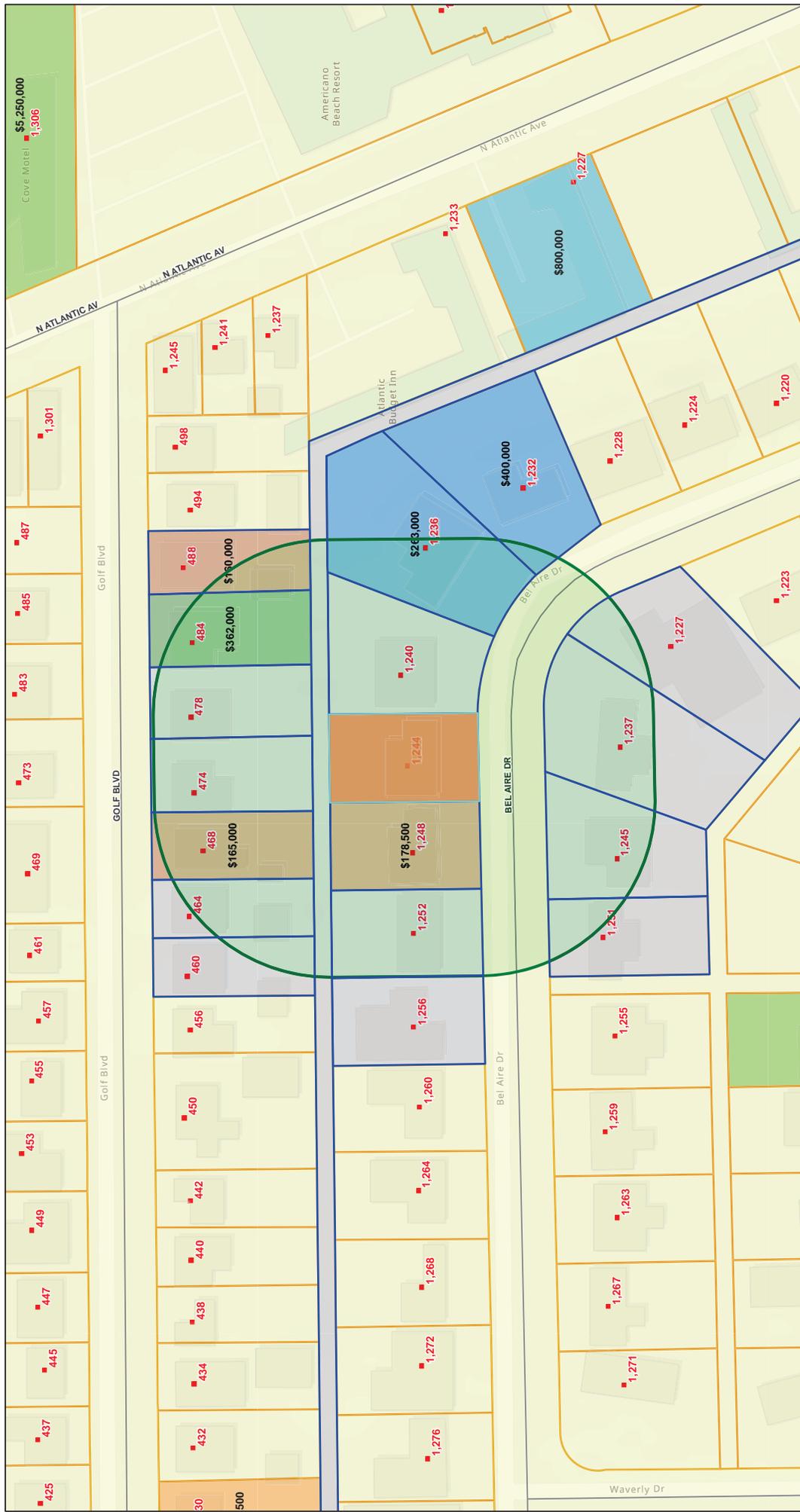
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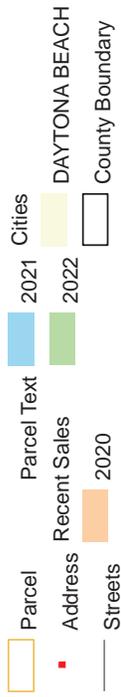


A-PROJECTS\KUHAR PROJECTS 2022\KUHAR 22064 - 1244 RFI AIRF DR - DR - MIKE WISF\DWG\K22064 WORKSHEET.DWG

# Volusia County Property Appraiser



5/4/2022, 12:36:06 PM



1:1,128



Sources: Esri, Airbus DS, USGS, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatasreilisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

BARRETT NORMAN WILLIAM  
488 GOLF BLVD  
DAYTONA BEACH, FL 32118  
ALTKEY: 3134711

VINCELLI DEBRA  
468 RIVERSIDE DR  
ORMOND BEACH, FL 32176  
ALTKEY: 3134729

PETTELLA RONALD P  
478 GOLF BLVD  
DAYTONA BEACH, FL 32118  
ALTKEY: 3134737

,  
ALTKEY: 3134745

COLADO JOHN C  
970 SHALLOWFORD ST  
ALTAMONTE SPRINGS, FL 32701  
ALTKEY: 3134753

HULTS DAVID TODD  
464 GOLF BLVD  
DAYTONA BEACH, FL 32118  
ALTKEY: 3134761

PALUMBO DEBORAH ANN  
460 GOLF BLVD  
DAYTONA BEACH, FL 32118  
ALTKEY: 3134770

SURRETT GARY STEPHEN  
1256 BEL AIRE DR  
DAYTONA BEACH, FL 32118  
ALTKEY: 3135814

KEPNER KAREN JANE  
1252 BELAIRE DR  
DAYTONA BEACH, FL 32118  
ALTKEY: 3135822

PITTS JONATHAN  
4771 NW 60TH AVE  
CHIEFLAND, FL 32626  
ALTKEY: 3135831

FOX JIMMY D  
168 HIAWATHA LN  
CARYVILLE, TN 37714  
ALTKEY: 3135849

SANDERS RANDY G  
1710 PECKHAM RD  
BINGHAMPTON, NY 13903  
ALTKEY: 3135857

PB LANDS LP1 GP INC  
163 E INTERNATIONAL SPEEDWAY BLVD  
32122, FL 32122  
ALTKEY: 3135865

YOUNG RICK W TR  
9865 W REGENA AVE  
LAS VEGAS, NV 89149  
ALTKEY: 3135873

PETKER A MICHAEL & LINDA W  
1227 BELAIRE DR  
DAYTONA BEACH, FL 32118  
ALTKEY: 3136152

FERRANTE ANNE S  
1237 BEL AIRE DR  
DAYTONA BEACH, FL 32118  
ALTKEY: 3136161

SARK JUSTIN L  
1245 BEL AIRE DR  
DAYTONA BEACH, FL 32118  
ALTKEY: 3136179

BOWDREN PENELOPE K C  
12019 GALENA RD  
ROCKVILLE, MD 20852  
ALTKEY: 3136187

CITY OF DAYTONA BEACH  
301 S RIDGEWOOD AVE  
DAYTONA BEACH, FL 32114  
ALTKEY: 7397838

**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.**

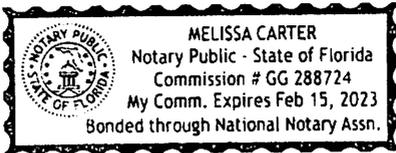
**The Volusia County Property Appraiser's Office will provide a copy of the mail list. This must also accompany this affidavit.**

Case Number BOA2022-013 Public Hearing Date May 19, 2022

Typed/Printed Name Jimmy + Beth Fox  
Signature (sign after reading) Jimmy D. Fox  
Address 1244 Bel Aire Dr Daytona Beach FL 32118

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 5th day of May, 2022, by Jimmy Dorsey FOX, who is personally known to me or has produced IN DA



Melissa Carter  
NOTARY PUBLIC - STATE OF FLORIDA  
Melissa Carter  
NAME OF NOTARY - TYPED OR PRINTED  
COMMISSION # \_\_\_\_\_

## MAIL NOTICE

To:

Dear Property Owner(s):

The owner of the property located at **1244 Bel Aire Drive**, which is located within 150 feet of your property, has made an appeal to the Board of Adjustment of The City of Daytona Beach for the following zoning variance(s) to **their** property. This request **only** affects their property. **It does not affect your property.** However, the applicant is required to notify you of their request:

### **Case C - BOA2022-013 Variance from Article 4 Section 4.2.B.3**

A request by Jimmy and Mary Beth Fox (property owners) for a variance from **Article 4 (Zoning Districts), Section 4.2.B.3 (Residential Base Zoning District SFR-5)** of the Land Development Code (LDC) **to reduce the minimum required interior side property line setback from 10 feet to 7.5 feet.** This will allow a 240sf extension of the existing garage to be built flush with the existing structure.

The property is located at **1244 Bel Aire Drive, Parcel ID 4236-06-01-0130**. 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 (L1-R)**.



A public hearing will be held at **1:00 p.m. on Thursday, May 19, 2022**, in the Commission Chambers at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

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

Board of Adjustment Liaison – 386.671.8328



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**From:** [Anne Ferrante](#)  
**To:** [Phillips, Melissa](#)  
**Subject:** Fox Request at 1244 Bel Aire Drive, Daytona Beach Variance  
**Date:** Thursday, May 5, 2022 5:30:25 PM

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**[EXTERNAL EMAIL. EXERCISE CAUTION.]**

I, Anne S. Ferrante own the residence located at 1237 Bel Aire Drive, Daytona Beach.

I am a neighbor of the Foxes and am for the requested variance they seek.

They have my full support. Please do not hesitate to contact me at 386.500.8612 for additional assistance.

Thank you.

Anne S. Ferrante

**From:** [Jonathan Pitts](#)  
**To:** [Phillips, Melissa](#)  
**Subject:** Case C - BOA2022-013 Variance from Article 4 Section 4.2.B.3  
**Date:** Monday, May 9, 2022 9:19:33 AM

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**[EXTERNAL EMAIL. EXERCISE CAUTION.]**

Hi Melissa,

I am one of the neighbors for this case. I'm located at 1248 Bel Aire Drive, Daytona Beach. We received a mail notice from the property owners, Jimmy and Mary Beth Fox.

We have no opposition to this variance.

Thanks,  
Jonathan Pitts

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