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To the Zoning Board,

I am requesting a permanent variance from the 600 sq. ft. minimum livable area requirement concerning my property zoned T2. The manufactured home I purchased for installation on this property has 575 sq. ft. of livable space. Just under the 600 sq. ft. requirement. To meet the intent of the zoning code, I constructed a 10 ft. x 10 ft. enclosed porch, adding 100 sq. ft. of enclosed area. I was informed by the Zoning Department that under the zoning interpretation only 10 % (10 sq.ft.) of the enclosed porch will be counted toward the livable area, bringing the total to 585 sq. Ft., which is 15 sq. ft. short of the requirement. However, this past week, I was given contradicting information that the additional enclosure would not count towards the livable sq.ft. This brought more frustration because the misinformation caused time to be wasted, more documents to be re-uploaded, and more confusion.

In October of 2025, I found the property for sale, I entered into a purchase agreement contingent upon inspections of the existing manufactured home. I paid for a wind mitigation inspection, a four-point inspection, and a termite inspection. Only the termite report raised concerns, noting activity in several door jambs. After consulting with professionals, I was advised these issues were treatable. Based on that information, and after reviewing all inspection reports, I proceeded with the purchase.

Shortly after closing, it became clear that the home had significantly more structural problems than were disclosed or identified during inspections. I determined the home would need to be demolished and removed.

When I applied for a demolition permit, I was informed that I could not obtain one unless I had a replacement manufactured home that fit within the dimensions of the existing home. From that point forward, I was given numerous and changing requirements, each of which I completed in good faith. I revised and resubmitted surveys multiple times—at least four—to satisfy the instructions provided to me.

Despite months of compliance, revisions, and communication, I was only informed at the final stage of review that the replacement home was considered too small. This was especially surprising because the dimensions of the replacement home were included in the original survey as well as the original application, which had dimensions smaller than the final survey submitted in March, and were visible throughout every revision and resubmission. At no point during the many months of review was I advised that the square footage would be an issue.

Please review the following practical limitations:

- No manufactured home, in this model, exists that meets or exceeds the 600 sq. ft. requirement for this zoning district. This is not a matter of preference or cost; it is an industry limitation.
- I have already maximized the allowable enclosed addition under the zoning interpretation.
- The deviation is minimal (25 sq. ft.) and does not affect safety, appearance, or neighborhood compatibility.
- The home meets all other zoning, building, and safety requirements.

The purpose of the 600 sq. ft. minimum is to ensure homes are safe, functional, and consistent with the character of the T2 district. With the enclosed porch, the home clearly meets this intent. The requested variance is minor, non-intrusive, and does not negatively impact neighboring properties or the community.

I have spent considerable time, effort, and expense attempting to comply with every requirement presented to me. The repeated changes in requirements, combined with the late discovery of the square footage issue, have created a hardship that I could not have anticipated or avoided. Granting this variance would allow me to finally move forward with replacing the unsafe home which needed to be demolished and replacing it with a safe home that can bring pride to the neighborhood.

For these reasons, I respectfully request approval of a permanent variance allowing my home to be recognized as compliant with the minimum livable square footage requirement. The hardship is well-documented, the deviation is minimal, and the intent of the zoning code is fully met.

This process has taken a real emotional toll. It has been months of stress, uncertainty, and feeling like the finish line keeps getting moved just out of reach. I'm simply asking for understanding, and for the chance to finally put this behind me.

Thank you for your time and consideration,

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