

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • AUGUST 4, 2025

City Commission Chamber BOPA Regular Meeting 6:00 PM

**CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117**

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448



City Commission Chamber
City Hall
1065 Ridgewood Avenue
Holly Hill, FL 32117

PLANNING & APPEALS BOARD MEMBERS

Chairman
Mike Myer

Board Member
John Danio

Board Member
Tony Cassata

Board Member
Dennis Smith

Board Member
Kymberlee Nguyen

CITY PLANNER
Brian Walker

Building & Zoning
Leslie Montgomery

CITY CLERK

Valerie Manning

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. MINUTES - NONE

6. AGENDA ITEM(S)

- 1. 537 Dorothy Avenue - Request for Special Accommodation to Utilize a Porch that Extends Approximately 8 Feet into the Front Yard Setback at 537 Dorothy Avenue
(Requested by Brian Walker, Board of Planning and Appeals)

7. ORDINANCE(S) - NONE

8. OLD BUSINESS / NEW BUSINESS

9. BOARD / STAFF COMMENTS

10. ADJOURNMENT

Website Address – www.hollyhillfl.org (City Clerk)

NOTICE – If any person decides to appeal any decision of the City Commission at this meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.



For special accommodations, please notify the City Clerk’s Office at least 72 hours in advance. (386) 248-9441



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk’s Office.

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Commission proceedings should contact the City Clerk’s Office no later than three (3) days prior to the proceedings.



**STAFF REPORT
CITY OF HOLLY HILL, FLORIDA**

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: August 4, 2025
FROM: Brian Walker
SUBJECT: 537 Dorothy Avenue - Request for Special Accommodation to Utilize a Porch that Extends Approximately 8 Feet into the Front Yard Setback at 537 Dorothy Avenue
NUMBER: (ID # 4955)
APPLICANT: Helen Nolan
PLANNER: Joshua Steele

INTRODUCTION

Request for Accommodation - Request for accommodation to utilize a porch that extends approximately 8 feet into the front yard setback at 537 Dorothy Avenue.

BACKGROUND

In January of 2019, James Nolan, received a diagnosis of cancer that would require chemotherapy; he was 75 years old at the time. As a result of his age and cancer treatments, he has severe mobility issues and has been deemed handicapped by his medical doctor. Documentation is available upon request.

The home is not handicapped accessible, therefore, the Nolans constructed a covered front porch with a ramp for easier access to the domicile. This was done without a permit.

The property is zoned R-3 (Medium Density Single-Family Residential) which requires a front yard setback of 25 feet. The main house sits at an angle to the road and is ~24 ft from the property line at its closest point. This means that the house itself encroaches ~ 2 feet into the front yard setback. The porch and ramp sit ~ 17 ft from the front property line at its closest point, which means it encroaches the setback by ~8 feet. Because the porch extends into the required front yard setback, the applicants will need official approval from the City in order to keep it in its current location. For this reason, they are requesting accommodation in accordance with Sec. 82-322 of the Land Development Regulations, pursuant to the Fair Housing Act.

It may be helpful to know that the distance from the front property line to the edge of road is ~ 17 feet. Therefore, the porch is ~ 34 feet from the edge of the road and poses no issues in terms of visibility.

REQUIRED INFORMATION TO MAKE A REASONABLE ACCOMMODATION REQUEST:

Section 82-322 (a) outlines information required in making a request for accommodation. The

information and how it has been provided are as follows:

- (a) A request may be made by the property owner or authorized representative for a request for an accommodation from the city's rules, policy, practices or service to allow a handicapped person or persons to have equal opportunity to use and enjoy a dwelling. The request shall be on an approved form issued by the city and must contain the following:
- (1) Proof of ownership of the property which the request is being made or authorization from the property owner.
The Property Appraiser lists the property owner of 537 Dorothy Avenue as Helen Nolan. James is her husband.
 - (2) Specifically identify the rules, policies, practices or services from which relief is being requested.
The applicant is requesting relief from the requirement of Sec. 114-765 - Schedule of dimensional requirements, requiring that principal structures in the R-3 (Single-Family) zoning district be a minimum of twenty-five (25') from the front property line.
 - (3) Identify the nature of the disability of the occupants of the dwelling.
Lifelong injuries resulting from cancer and chemotherapy treatments. Multiple broken ankles and consistent falls. The patient requires lifelong assistance and has been deemed handicapped by a medical doctor.
 - (4) Outline the minimum relief that is necessary to allow a handicapped person to use and enjoy the dwelling.
The porch and ramp are ~12 feet wide to allow a wheel chair to be maneuvered and provide room for those assisting Mr. Nolan. Therefore, they extend into the front yard setback and the applicant is requesting the ability to encroach no more than 9 feet into the setback. This will allow the applicant to keep the porch and ramp.
 - (5) Describe in detail how the requested relief is necessary to allow a person with the above identified disability to be able to reasonably use and enjoy the dwelling.
When transitioning from his vehicle to the home, which can take more effort and time than for a person without disabilities, the covered porch protects Mr. Nolan from inclement weather. Without a wheelchair ramp and porch area at the front door, Mr. Nolan would need to be physically carried into and out of the house.
 - (6) Access must be granted to the necessary city employees to inspect the dwelling.
The required access has been granted.

EVALUATION OF THE REASONABLE REQUEST

Sec. 82-833 (b), outlines some of the items that must be considered in deciding as to whether or not the request for accommodation is reasonable. Staff has listed the items below and also

provided some commentary on each item that the Board/Commission may find helpful.

Sec. 82-833 (b) The city shall evaluate all necessary criteria, facts, rules, laws, etc., to make a determination as to whether the requested accommodation is reasonable, including, but not limited to:

- (1) The policies and objectives of the city's comprehensive plan including the future land use designation of the property in question.

The property's future land use is Low Density Single-Family Residential. The property's zoning of R-3 is compatible with its future land use designation. The property is in compliance with the goals, objectives and policies of the City's Comprehensive Plan.

- (2) The permitted uses, conditional uses and special exceptions allowed for the zoning designation of the property in question.

Permitted principal uses and structures in the R-3 district are as follows:

- (1) Single-family dwelling units.
- (2) Public parks, playgrounds, playfields, recreation buildings and facilities owned and operated by federal, state, county or municipal governments.
- (3) Golf courses.
- (4) Approved home occupations.
- (5) Essential utility uses and structures.

Special exceptions in the R-3 district are as follows:

- (1) Houses of worship.
- (2) Public schools.
- (3) Cemeteries.
- (4) Adult congregate living facilities.

- (3) The surrounding neighborhood, including zoning and future land use designations of the surrounding area.

N: R-3/Low Density Single-Family Residential
 E: R-3/Low Density Single-Family Residential
 S: R-3/Low Density Single-Family Residential
 W: R-3/Low Density Single-Family Residential

- (4) The capacity of existing city utilities and infrastructures to accommodate the requested use.

Not applicable to this request for a porch and ramp.

- (5) Existing traffic patterns and traffic problems in the area that currently exists or may become a problem if the requested relief were granted.

Not applicable to this request for a porch and wheelchair ramp.

- (6) Potential for noise, dust or other impacts to the neighborhood.

None.

- (7) Ability of the existing dwelling to accommodate the requested variation, including bedrooms, bathrooms, outside parking and existing compliance with current building codes to determine the existence of any life and safety issues.

The home is able to accommodate the ramp and porch.

- (8) The existence of any current code violations.

There is a code violation for an un-permitted structure. This relates to the porch and approval of this special accommodation would resolve the violation.

- (9) The over-concentration of group homes in close proximity to the applicant.

Not applicable to this request.

Should the request for special accommodation be approved, the applicant will still be required to obtain an “after-the-fact” building permit, be inspected by the Building Official and demonstrate that the existing structure meets the requirements of the Florida Building Code. Should the structure not meet the requirements of the Florida Building Code, it will need to be modified to do so or be removed.

ACTION TO BE TAKEN BY THE BOARD/COMMISSION

1. Find that the ~ 8-foot encroachment into the front yard setback for a handicapped ramp and porch at 537 Dorothy Avenue **is a reasonable request and approve** the encroachment; or
2. Find that the ~ 8-foot encroachment into the front yard setback for a handicapped ramp and porch at 537 Dorothy Avenue **is a reasonable request and approve the encroachment with conditions**; or
3. Find that the ~ 8-foot encroachment into the front yard setback for a handicapped ramp and porch at 537 Dorothy Avenue **is a reasonable request but approve a different amount of encroachment**.
4. Find that the ~ 8-foot encroachment into the front yard setback for a handicapped ramp and porch at 537 Dorothy Avenue **is not a reasonable request and deny the encroachment**.

- 537 Dorothy Application (PDF)
- 537 Dorothy Property Card (PDF)
- Pictures (PDF)



HOLLY HILL FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

VARIANCE

COMPLETE APPLICATION PACKET MUST BE SUBMITTED BY APPLICATION DUE DATE IN ORDER TO MEET THE DEADLINE FOR THE DESIRED MEETING

PROPERTY

PARCEL ID #: 533705030080

ADDRESS: 537 DOROTHY AVE

TOTAL ACREAGE:
RESIDENTIAL

USE OF PROPERTY: RESIDENTIAL NON-RESIDENTIAL

ZONING: R-3 Medium Density SFR FUTURE LAND USE: Low DENSITY SINGLE FAMILY RESID

TYPE OF STRUCTURE: SHED FENCE POOL SCREEN ENCLOSURE ADDITION SINGLE FAMILY HOME

DESCRIPTION OF STRUCTURE: Front porch w/ ramp

TYPE OF VARIANCE:	<input checked="" type="checkbox"/> FRONT YARD SETBACK	REQUIRED: 25 FT.	PROPOSED: 17.4 FT.
	<input type="checkbox"/> SIDE YARD SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	<input type="checkbox"/> SIDE STREET SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	<input type="checkbox"/> REAR YARD SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	<input type="checkbox"/> MINIMUM LOT SIZE	REQUIRED: _____ SQ. FT.	ACTUAL: _____ SQ. FT.
	<input type="checkbox"/> WIDTH AT BUILDING	REQUIRED: _____ FT.	ACTUAL: _____ FT.
	<input type="checkbox"/> HEIGHT	REQUIRED: _____ FT.	PROPOSED: _____ FT.

IS THIS REQUEST FOR A STRUCTURE THAT HAS ALREADY BEEN BUILT? YES NO

IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT APPOINTMENT? YES NO

OWNER

NAME: Helen NOLAN

COMPANY:

ADDRESS: 537 DOROTHY AVE

CITY: Holly Hill

STATE: FL

ZIP: 32117

PHONE: 352-446-1025

EMAIL: HelenNOLAN@AOL.COM

Attachment: 537 Dorothy Application (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

V# _____



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

AGENT/CONSULTANT

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

APPLICATION TYPE/FEE

<input checked="" type="checkbox"/> VARIANCE – RESIDENTIAL	\$350.00 PER VARIANCE
<input type="checkbox"/> VARIANCE – COMMERCIAL	\$500.00 PER VARIANCE

ATTACHMENT CHECKLIST

<input type="checkbox"/> APPLICATION
<input type="checkbox"/> APPLICATION FEE
<input type="checkbox"/> LIST OF PROPERTY OWNERS REQUIRING INDIVIDUAL NOTIFICATION. THE LIST AND NOTIFICATION LETTER WILL BE PROVIDED TO THE APPLICANT BY CITY STAFF. THE APPLICANT WILL MAIL THE NOTIFICATIONS AT THEIR EXPENSE VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED.
<input checked="" type="checkbox"/> QUESTIONNAIRE
<input type="checkbox"/> OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
<input type="checkbox"/> APPLICANT AUTHORIZATION FORM, IF APPLICABLE
<input checked="" type="checkbox"/> ONE SIGNED AND SEALED SURVEY OF THE PROPERTY (NO MORE THAN 2 YEARS OLD).
<input checked="" type="checkbox"/> DETAILED CONCEPTUAL SITE PLAN (SEE ATTACHED SAMPLE SITE PLAN)
<input type="checkbox"/> LETTERS OF SUPPORT FROM ADJACENT PROPERTY OWNERS, IF ANY
<input type="checkbox"/> HOME OWNERS ASSOCIATION DRB APPROVALS, IF ANY <i>NA</i>
<input type="checkbox"/> PHOTOGRAPHS, IF DESIRED

Attachment: 537 Dorothy Application (4955 : 537 Dorothy Avenue - Request for Special Accommodation)



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

I understand that the application for variance must include all required submittals. Submission of incomplete plans may create delays.

I hereby represent that I have the lawful right and authority to file this application.

Helen Nolan

7-7-25

SIGNATURE OF OWNER/AUTHORIZED APPLICANT

DATE

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED WITH SUBMITTAL IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Regulations of Holly Hill Sec. 82-317 for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

The Unique Circumstance is the way the house is positioned on the lot.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

We were misled by a construction company that can no longer be found. Once we got a notice from Holly Hill was the first time we found out we had to go to City Hall.



HOLLY HILL

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1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Code to other lands, buildings, or structures in the same zoning district.

There ARE adjacent properties that have similar structures.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work an unnecessary and undue hardship on the applicant.

My husband has been in a wheelchair OR WALKER several times. I was unable to safely get him in the house. I'm trying to take care of my husband who is 82 this month.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Because the structure is already built.



HOLLY HILL FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of this subpart and the city's comprehensive plan, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

This structure has absolutely no affect on surrounding neighbors or in any way prohibit any emergency vehicles or considered an eyesore. It would not interfere with any city construction or improvement plans.

Mail To:
JAMES VINCENT NOLAN
537 DOROTHY AVE
HOLLY HILL, FL 32117

FLORIDA PARKING PLACARD REGISTRATION

CO/AGY 8 / 2

T# 2129397567
B# 5706497

PERMIT **D5096527** TYPE **SUBSEQUEN** Expires **Midnight Wed 7/18/2029**

DL/FEID **N450458432580**
Date Issued **5/19/2025**

Reg. Tax	0.00	Class Code
Init. Reg.		Tax Months
County Fee	0.00	Back Tax Mos
Mail Fee		Credit Class
Sales Tax		Credit Months
Voluntary Fees		
Grand Total	0.00	

JAMES VINCENT NOLAN
537 DOROTHY AVE
HOLLY HILL, FL 32117

IMPORTANT INFORMATION

1. Your registration must be updated to your new address within 30 days of moving.
2. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.

Attachment: 537 Dorothy Application (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

Mail To:
HELEN ROBERTA NOLAN
537 DOROTHY AVE
HOLLY HILL, FL 32117

FLORIDA PARKING PLACARD REGISTRATION

CO/AGY 8 / 2 T# 1700695609
B# 4887391

PERMIT **D2635685** TYPE **PRIMARY** Expires **Midnight Sun 11/29/2026**

DL/FEID **N450396559290**
Date Issued **8/26/2022**

Reg. Tax	0.00	Class Code
Init. Reg.		Tax Months
County Fee	0.00	Back Tax Mos
Mail Fee		Credit Class
Sales Tax		Credit Months
Voluntary Fees		
Grand Total	0.00	

HELEN ROBERTA NOLAN
537 DOROTHY AVE
HOLLY HILL, FL 32117

IMPORTANT INFORMATION

1. Your registration must be updated to your new address within 30 days of moving.
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Attachment: 537 Dorothy Application (4955 : 537 Dorothy Avenue - Request for Special Accommodation)



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3469577	Parcel ID: 533705030080
NOLAN HELEN	537 DOROTHY AVE, HOLLY HILL, FL

Parcel Summary

Alternate Key:	3469577
Parcel ID:	533705030080
Township-Range-Section:	15 - 33 - 37
Subdivision-Block-Lot:	05 - 03 - 0080
Owner(s):	NOLAN HELEN - FS - Fee Simple - 100%
Mailing Address On File:	537 DOROTHY AVE HOLLY HILL FL 32117
Physical Address:	537 DOROTHY AVE, HOLLY HILL 32117
Property Use:	0100 - SINGLE FAMILY
Tax District:	203-HOLLY HILL
2024 Final Millage Rate:	17.8471
Neighborhood:	2106
Subdivision Name:	CLIFTON PARK
Homestead Property:	Yes

Attachment: 537 Dorothy Property Card (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$177,355	\$50,890	\$25,000	\$25,890	1.5000	\$38.84
0012	DISCRETIONARY	\$177,355	\$50,890	\$25,000	\$25,890	0.7480	\$19.37
0011	REQ LOCAL EFFORT	\$177,355	\$50,890	\$25,000	\$25,890	3.0370	\$78.63
0050	GENERAL FUND	\$177,355	\$50,890	\$25,890	\$25,000	3.2007	\$80.02
0053	LAW ENFORCEMENT FUND	\$177,355	\$50,890	\$25,890	\$25,000	1.5994	\$39.99
0055	LIBRARY	\$177,355	\$50,890	\$25,890	\$25,000	0.3891	\$9.73
0520	MOSQUITO CONTROL	\$177,355	\$50,890	\$25,890	\$25,000	0.1647	\$4.12
0530	PONCE INLET PORT AUTHORITY	\$177,355	\$50,890	\$25,890	\$25,000	0.0692	\$1.73
0058	VOLUSIA ECHO	\$177,355	\$50,890	\$25,890	\$25,000	0.2000	\$5.00
0057	VOLUSIA FOREVER	\$177,355	\$50,890	\$25,890	\$25,000	0.2000	\$5.00
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$177,355	\$50,890	\$25,890	\$25,000	0.0288	\$0.72
0100	HALIFAX HOSPITAL AUTHORITY	\$177,355	\$50,890	\$25,890	\$25,000	0.7309	\$18.27
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$177,355	\$50,890	\$25,890	\$25,000	0.1793	\$4.48
0200	HOLLY HILL	\$177,355	\$50,890	\$25,890	\$25,000	5.8000	\$145.00
						17.8471	\$450.88

Non-Ad Valorem Assessments

Project	Units	Rate	Total
0203-HOLLY HILL STORMWATER	1	\$96.00	\$96.00
			\$96.00

Estimated Ad Valorem Tax:	\$450.88
Estimated Non-Ad Valorem Tax:	\$96.00
Estimated Taxes:	\$546.88
Estimated Tax Amount without SOH:	\$3,261.27

Attachment: 537 Dorothy Property Card (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

AltKey: 3469577 Parcel ID: 533705030080
NOLAN HELEN 537 DOROTHY AVE, HOLLY HILL, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	\$36,360	\$141,292	\$177,652	\$49,456	\$25,000	\$24,456	\$128,196
2023	\$31,815	\$96,437	\$128,252	\$42,698	\$25,000	\$17,698	\$85,554
2022	\$22,725	\$101,533	\$124,258	\$41,454	\$25,000	\$16,454	\$82,804
2021	\$16,362	\$78,946	\$95,308	\$40,247	\$25,000	\$15,247	\$55,061
2020	\$15,453	\$71,037	\$86,490	\$39,691	\$25,000	\$14,691	\$46,799
2019	\$15,300	\$67,211	\$82,511	\$38,799	\$25,000	\$13,799	\$43,712
2018	\$12,150	\$58,956	\$71,106	\$38,076	\$25,000	\$13,076	\$33,030
2017	\$9,450	\$43,972	\$53,422	\$37,293	\$25,000	\$12,293	\$16,129
2016	\$9,900	\$42,284	\$52,184	\$36,526	\$25,000	\$11,526	\$15,658

Attachment: 537 Dorothy Property Card (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

AltKey: 3469577 Parcel ID: 533705030080
NOLAN HELEN 537 DOROTHY AVE, HOLLY HILL, FL

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 ACF-FRONT FOOT					90	125	435	\$39,542
Total Land Value:									\$39,542

Attachment: 537 Dorothy Property Card (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

AltKey: 3469577 Parcel ID: 533705030080
NOLAN HELEN 537 DOROTHY AVE, HOLLY HILL, FL

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	Depreciated Value
1	SHD-STORAGE, SHED (LOW COST)	2005	112	1	\$92
2	SHD-STORAGE, SHED (LOW COST)	2005	70	1	\$58
3	RSH-STORAGE, SHED RESIDENTIAL	2019	300	1	\$4,914

Attachment: 537 Dorothy Property Card (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

AltKey: 3469577

Parcel ID: 533705030080

NOLAN HELEN

537 DOROTHY AVE, HOLLY HILL, FL

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. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
6712 / 2182	2012085854	05/05/2012	WD-WARRANTY DEED	QUALIFIED	Improved	\$44,000
6685 / 2598	2012036754	02/28/2012	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Improved	\$100
4578 / 0045	2000137424	07/15/2000	WD-WARRANTY DEED	UNQUALIFIED	Improved	\$52,000
1653 / 0620		09/15/1973	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$17,000

Attachment: 537 Dorothy Property Card (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

AltKey: 3469577

Parcel ID: 533705030080

NOLAN HELEN

537 DOROTHY AVE, HOLLY HILL, FL

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3469062	526 6TH ST	HOLLY HILL	0100-SINGLE FAMILY	2106	06/16/2025	\$155,000
3469151	320 SUNSET DR	HOLLY HILL	0100-SINGLE FAMILY	2106	02/18/2025	\$233,500
3469861	363 DOROTHY AVE	HOLLY HILL	0100-SINGLE FAMILY	2106	08/28/2024	\$240,000
3468317	645 MAGNOLIA AVE	HOLLY HILL	0100-SINGLE FAMILY	2106	06/26/2024	\$269,000
3468112	645 STATE AVE	HOLLY HILL	0100-SINGLE FAMILY	2106	05/24/2024	\$342,000
3468881	631 FLORIDA AVE	HOLLY HILL	0100-SINGLE FAMILY	2106	03/28/2024	\$216,000
3469038	634 VIRGINIA AVE	HOLLY HILL	0100-SINGLE FAMILY	2106	03/11/2024	\$190,000
3469216	339 SUNSET DR	HOLLY HILL	0000-VACANT RES	2106	02/20/2024	\$47,000
3468252	735 MAGNOLIA AVE	HOLLY HILL	0100-SINGLE FAMILY	2106	02/12/2024	\$200,000
3468155	721 STATE AVE	HOLLY HILL	0000-VACANT RES	2106	02/05/2024	\$40,000

Attachment: 537 Dorothy Property Card (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

AltKey: 3469577

Parcel ID: 533705030080

NOLAN HELEN

537 DOROTHY AVE, HOLLY HILL, FL

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.

37-15-33 LOT 8 BLK 3 CLIFTON PARK SUB MB 23 PG 36 PER OR 4578 PG 0045 PER OR 6685 PG 2598 PER OR 6712 PGS 2182-2183

Attachment: 537 Dorothy Property Card (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

AltKey: 3469577 Parcel ID: 533705030080
NOLAN HELEN 537 DOROTHY AVE, HOLLY HILL, FL

Permit List

Permit Date	Permit #	Description	Contractor	Amount
12/24/2024	24-2228	REROOF SHED	CONTRACTOR NOT INDIC	\$1,200

Attachment: 537 Dorothy Property Card (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

AERIALS



Attachment: Pictures (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

5 COLUMN PORCH OVERHANG & RAMP



Attachment: Pictures (4955 : 537 Dorothy Avenue - Request for Special Accommodation)

PORCH OVERHANG AND COLUMNS



Attachment: Pictures (4955 : 537 Dorothy Avenue - Request for Special Accommodation)