



**CITY OF  
TALLAHASSEE**

# **TALLAHASSEE-LEON COUNTY BOARD OF ADJUSTMENT & APPEALS**

**CITY AGENDA: Thursday, March 12, 2026**

**1:00 pm**

## **MEETING INFORMATION:**

**MEETING LOCATION:** All Board of Adjustment and Appeals meetings will be held in the 2<sup>nd</sup> floor conference room at Renaissance Center located at 435 N. Macomb St. For information about how to participate in the meeting please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@talgov.com](mailto:Zoning@talgov.com).

**AMERICANS WITH DISABILITIES ACT:** The City of Tallahassee is committed to compliance with the Americans with Disabilities Act (ADA). Special accommodations will be provided upon request. Request for accommodations, with regard to equal access to communications, should be directed to [Zoning@talgov.com](mailto:Zoning@talgov.com).

Documentation associated with each agenda item, as well as more information on other meetings and projects, is available on our website at:

[https://www.talgov.com/growth/gm\\_meetings](https://www.talgov.com/growth/gm_meetings)

The interactive map will allow you to access documentation and details associated with each project.

## **GENERAL MEETING GUIDELINES**

This meeting is held to review and decide on variance requests for single-family and duplex dwelling units, as well as variances to the chapter 7, sign code.

For more information on projects presented at the Board of Adjustment and Appeals (BOAA) meeting please visit <https://www.talgov.com/growth/growth-apps-landuse>

## **PUBLIC PARTICIPATION**

BOAA meetings are conducted as quasi-judicial proceedings. By request, any members of the public present at the meeting will have an opportunity to speak on a specific project or an item not on the agenda. The public comment is received after the presentation for each project, prior to the Board's decision. Each speaker will be limited to three minutes.

Members of the public can also submit written comments to be considered to [Zoning@talgov.com](mailto:Zoning@talgov.com) or directly to the project coordinator listed on the agenda.

For more information on public participation and ways to become more involved please visit:

[https://www.talgov.com/growth/gm\\_meetings](https://www.talgov.com/growth/gm_meetings)

## **MEETING MINUTES**

Approval of the 2/12/2026, Minutes

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued To** \_\_\_\_\_

## **NEW BUSINESS**

### **TVA260001 - 1045 Delaware Street Lot Subdivision**

APPLICANT: Eddie Yon, 8502162014

PROJECT LOCATION: 1045 DELAWARE ST (TAX ID# 2126204690000)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and within the Multi-Modal Transportation District (MMTD)

PROJECT DESCRIPTION: A request by Eddie and Veronica Yon to vary from Sec. 10-285, Table 10A of the Tallahassee Land Development Code to reduce the minimum side setback on the Western side from 5' to 3.58' to allow for the subdivision of the lot to be conforming.

PROJECT COORDINATOR: Lily Savage, Senior Planner, [Lily.Savage@talgov.com](mailto:Lily.Savage@talgov.com)

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued To** \_\_\_\_\_

### **TVA260002 - 2332 Cypress Cove Addition Variance**

AGENT: Graham Duffy, (479) 981-2045

PROJECT LOCATION: 2332 CYPRESS COVE DR (TAX ID# 410835 B0160)

ZONING DISTRICT: RP-1 (Residential Preservation-1)

PROJECT DESCRIPTION: A request by Connie Liles to vary from Sec. 10-241, TLDC to reduce the West/Northwest side setback from 10' to 3' and the East/Southeast side setback from 10' to 5' in order to construct an addition to the house and bring the existing house into compliance.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, [Taylor.Jones@talgov.com](mailto:Taylor.Jones@talgov.com)

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued To** \_\_\_\_\_

### **TVA260004 - The Hall Parcel 2**

AGENT: Kevin Tull, (404) 729-6699

PROJECT LOCATION: 825 RAILROAD AVE, UNIT 506 (TAX ID# 2136900549050)

ZONING DISTRICT: ASN-C (All Saints Zoning District-C) and within the Multi-Modal Transportation District's (MMTD) Downtown Overlay

PROJECT DESCRIPTION: A request by Tallahassee Hall Property Investors, LLC. to vary from the standards of Section 7-62 (a)(10) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the height of a projecting sign from 25' to 31'.

PROJECT COORDINATOR: Sabrina Greer, Planner I, [Sabrina.Greer@talgov.com](mailto:Sabrina.Greer@talgov.com)

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued To** \_\_\_\_\_

**TVA260005 - The Hall Parcel 3**

AGENT: Kevin Tull, (404) 729-6699

PROJECT LOCATION: 809 SAINT MICHAEL ST (TAX ID# 2136900148595)

ZONING DISTRICT: ASN-A (All Saints Zoning District-A) and within the Multi-Modal Transportation District's (MMTD) Downtown Overlay

PROJECT DESCRIPTION: A request by Tallahassee Hall Property Investors, LLC. to vary from the standards of Section 7-62 (a)(10) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the height of the projecting sign from 25' to 32'.

PROJECT COORDINATOR: Sabrina Greer, Planner I, [Sabrina.Greer@talgov.com](mailto:Sabrina.Greer@talgov.com)

**Approved** \_\_\_\_\_

**Denied** \_\_\_\_\_

**Continued To** \_\_\_\_\_