

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • OCTOBER 3, 2022

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
Robin D. Hanger

Board Member
Tony Cassata

Board Member
Dennis Smith

Board Member
Loretta Arthur

CITY PLANNER
Brian Walker

Building & Zoning
Eleni Deligianis

1. CALL TO ORDER**2. ROLL CALL****3. INVOCATION****4. PLEDGE OF ALLEGIANCE****5. MINUTES**

1. Minutes - August 22, 2022 BOPA Meeting
(Requested by Valerie Manning, City Clerk)

6. AGENDA ITEM(S)

1. Request for Accommodation - Request for Accommodation to Build a Deck with Handicapped Ramp to Extend 5 Feet into the Front Yard Setback at 328 Clifton Avenue.
(Requested by Brian Walker, Board of Planning and Appeals)

7. ORDINANCES**8. OLD BUSINESS****9. BOARD / STAFF COMMUNICATIONS****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**

5.1

MEETING DATE: October 3, 2022
FROM: Valerie Manning
SUBJECT: Minutes - August 22, 2022 BOPA Meeting
NUMBER: (ID # 3883)
APPLICANT:
PLANNER:

DISCUSSION:

Minutes from the August 22, 2022 BOPA meeting.

MOTION:

Approve the minutes as submitted by staff.

- Minutes - BOPA meeting - August 22, 2022 (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • AUGUST 22, 2022

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

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
Robin D. Hanger	Board Member	Present	
Dennis Smith	Board Member	Present	
Tony Cassata	Board Member	Present	
Loretta Arthur	Board Member	Present	

3. INVOCATION

Mr. Myer led the invocation.

4. PLEDGE OF ALLEGIANCE

Ms. Arthur led the pledge of allegiance to the flag.

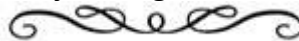
5. MINUTES

1. Bopa Meeting August 1, 2022 Minutes

(Requested by Eleni Deligianis, Board of Planning and Appeals)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Dennis Smith, Board Member
AYES:	Myer, Hanger, Smith, Cassata, Arthur

Enacted and approved this 22nd day of August, 2022, in Holly Hill



6. AGENDA ITEM(S)

7. ORDINANCES

1. AN ORDINANCE OF THE CITY OF HOLLY HILL FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP

DESIGNATION OF CERTAIN PROPERTY IDENTIFIED AS 649 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0037 AND 661 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0048 AND 659 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0045 AND 538 CEDAR AVENUE HAVING PARCEL NUMBER 4244-01-20-0046, BY VIRTUE OF a SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM LOW DENSITY SINGLE-FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. AND AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING THE OFFICIAL ZONING MAP TO DESIGNATE THE PROPERTY DESCRIBED IN EXHIBIT a FROM APUD (AGRICULTURE PLANNED UNIT DEVELOPMENT) AND R-2 (LOW-MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT); PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

(Requested by Brian Walker, Board of Planning and Appeals)

Mr. Walker went through his staff report for the board members and members of the audience pertaining to The Vineyards Townhomes, LLC agenda item that amends the Comprehensive Plan by amending the Future Land Use map designation of certain property identified within the staff report and the second Ordinance for The Vineyards Townhomes, LLC item amends the Land Development Regulations by amending the official zoning map to designate the property described in the exhibit identified within the staff report and amends the Agriculture Planned Unit Development (APUD) and R-2 (Low-Medium Density Single-Family Residential) to Residential Planned Unit Development (RPUD). Mr. Walker informed the board members that he will discuss both of these Ordinances together, however, they will vote on them separately and the board's recommendation will go before the City Commission on Monday, September 12, 2022 at their regular City Commission meeting for first reading.

Harry Newkirk, P.E., President/CEO for Newkirk Engineering, Inc., 1230 US HWY1, Ste. 3, Ormond Beach the consultant for the applicant and owner, discussed The Vineyards Townhomes, LLC to the board members, staff and the audience.

Mr. Myer opened public participation. He informed the members of the audience that they would be allowed two-minutes to speak either for or against this item.

The following individuals spoke **AGAINST** these Ordinances. (*Please excuse the misspelling of anyone's names*)

1. Peter Pustai, Holly Hill
2. Terry Tyler (?), Holly Hill
3. Joe (?), Holly Hill
4. Charles Stamper, Holly Hill
5. Phil Canellis, Holly Hill
6. Kevin Juno, Holly Hill
7. Dan Moster, Holly Hill

8. Christina Bolin, Holly Hill (neither for or against)
9. Joanne Lane, Holly Hill
10. Raymond Taylor, Holly Hill
11. Dawn Bolin, Holly Hill
12. Fred Day, Holly Hill
13. Melissa Adjemian, Holly Hill
14. Heidi Heller, Holly Hill
15. Ross Catalano, Holly Hill
16. Cheyanne Stamper, Holly Hill
17. Randy Augat, Holly Hill

The following individual spoke **FOR / NEUTRAL** on this Ordinances.

1. Nick Moster, Holly Hill

Mr. Myer closed public participation.

Mr. Myer reminded the board members that they will be voting on these two Ordinances separately.

FIRST VOTE: FIRST ORDINANCE - AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP

Mr. Hanger made a motion to RECOMMEND APPROVAL TO THE CITY COMMISSION AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY IDENTIFIED AS 649 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0037 AND 661 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0048 AND 659 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0045 AND 538 CEDAR AVENUE HAVING PARCEL NUMBER 4244-01-20-0046, BY VIRTUE OF a SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM LOW DENSITY SINGLE-FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, seconded by Mr. Smith.

PASSED, 5-0 unanimously by roll call vote.

SECOND VOTE: SECOND ORDINANCE - AMENDING THE LAND DEVELOPMENT REGULATIONS

Mr. Smith made a motion to RECOMMEND APPROVAL TO THE CITY COMMISSION TO ADOPT THE PROPOSED ORDINANCE ENACTING A REZONE FROM R-2 (LOW MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL) AND APUD (AGRICULTURE PLANNED UNIT DEVELOPMENT) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) AND APPROVE THE ASSOCIATED PRELIMINARY PLAN AND WRITTEN DEVELOPMENT

AGREEMENT, FOR 4 PARCELS TOGETHER TOTALING APPROXIMATELY 14.24 ACRES LOCATED APPROXIMATELY 900 FEET WEST OF CENTER AVENUE ON THE SOUTH SIDE OF 6TH STREET AND MORE SPECIFICALLY KNOWN AS 661 6TH STREET, 659 SIXTH STREET, 649 6TH STREET AND 538 CEDAR, seconded by Mr. Hanger.

PASSED, 5-0 unanimously by roll call vote.

Mr. Walker informed the board members that these two Ordinances will go before the City Commission on Monday, September 12, 2022 for first readings.

(A copy of this Board of Planning and Appeals (BOPA) meeting in its entirety is available on CD upon request at the City Clerk's Office and is also available online on the city's YouTube channel).

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Dennis Smith, Board Member
AYES:	Myer, Hanger, Smith, Cassata, Arthur



2. An Ordinance of the City of Holly Hill, Florida, Regulating Planned Unit Developments; Amending Chapter 114 Titled Zoning, Section 114-771 Titled Planned Unit Development Regulations, of the Land Development Regulations, to Add Definitions and Reduce the Percentage of Required Open Space; Providing for Codification; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

(Requested by Brian Walker, Board of Planning and Appeals)

Mr. Myer opened public participation. No one spoke.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Tony Cassata, Board Member
AYES:	Myer, Hanger, Smith, Cassata, Arthur



8. OLD BUSINESS

- A. City Planner Clarification on 732 Avondale Avenue Variance

Mr. Walker stated he wanted to make a clarification with the board members. At their last meeting there was a variance request for 732 Avondale Avenue. The variance request was for a rear yard setback and it was considered, it was decided that the board would

recommend. However, when the motion was made it was stated that it was a “side yard” setback. He just wanted to...the only setback that was on the agenda with regards to that property was a “rear yard setback.” No side yard setback was needed. He just wanted to clarify that with the board members and make sure they did mean a “side yard” setback and that the board is okay with that. In all transparency because if someone from the public goes back and looks at the last meeting they’re going to see that it said a “side yard” setback but it is actually a “rear yard” setback. The staff report and all of the exhibits did and do show a “rear yard” setback.

Mr. Myer stated, okay.

Mr. Hanger stated I visited that property and we are correct. There is no backyard to it so the definition was definitely meant to be the “side yard”.

Mr. Walker asked side yard or rear yard?

Mr. Hanger stated, the rear yard because there is no rear yard.

Mr. Walker stated, right.

Mr. Hanger stated he understands that’s where the confusion came in.

Mr. Smith stated I’ve been to the property also. The house is right in the backyard so they need a variance for a rear yard.

Ms. Arthur stated I remember asking the question on the side yard when you said it met the standard size. The intention was the rear against the commercial.

Mr. Cassata stated, yes.

Mr. Myer stated that was my intention as well.

Mr. Walker stated he just wanted to make sure that everyone meant “rear yard.”

9. BOARD / STAFF COMMUNICATIONS

None.

10. ADJOURNMENT

The meeting adjourned at approximately 7:40 PM.



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: October 3, 2022
FROM: Brian Walker
SUBJECT: Request for Accommodation - Request for Accommodation to Build
a Deck with Handicapped Ramp to Extend 5 Feet into the
Front Yard Setback at 328 Clifton Avenue.
NUMBER: (ID # 3886)
APPLICANT: Jowanna and Lawrence Wharton
PLANNER: Brian Walker

INTRODUCTION

Request for Accommodation - Request for accommodation to build a deck with handicapped ramp to extend 5-feet into the front yard setback at 328 Clifton Avenue.

BACKGROUND

In November of 2021, the owners of 328 Clifton Avenue, Jowanna and Lawrence Wharton, were notified that their son, who was living in California, had been hit by a car while crossing the street. His injuries were catastrophic and he will need continual care for the remainder of his life. His parents traveled to California and eventually brought their son to live with them at 328 Clifton Avenue. The home is not handicapped accessible, so Mr. Wharton began construction of a wheelchair ramp and deck area in front of the home in order to more easily get their son into and out of the house.

The property is zoned R-2 (Low Medium Density Single-Family Residential) which requires a front yard setback of 30 feet. The house is 33 feet front the front property line but the deck and ramp extend 8 feet from the house at its widest point. This means that the deck and ramp extend 5 feet into the front setback. Because the ramp extends into the required front yard setback, the applicants will need official approval from the City in order to keep the ramp. For this reason, they are requesting reasonable accommodation in accordance with Sec. 82-322 of the Land Development Regulations, pursuant to the Fair Housing Act.

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 for which the request is being made or authorization from the property owner.
The Property Appraiser lists the property owners of 328 Clifton Avenue as Jowanna and Lawrence Wharton - Exhibit A.
- (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-2 (Single-Family) zoning district be a minimum of thirty-feet (30') from the front property line.
- (3) Identify the nature of the disability of the occupants of the dwelling.
Catastrophic lifelong injuries resulting from being hit by an automobile. The patient requires lifelong assistance.
- (4) Outline the minimum relief that is necessary to allow a handicapped person to use and enjoy the dwelling.
The deck and handicapped ramp are between 4 and 8 feet wide to allow a wheel chair to be maneuvered and provide room for those assisting the patient. The deck area is also used by the patient to enjoy the outdoors.
- (5) Described 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.
Without a wheelchair ramp and deck area at the front door, the patient would need to be physically carried into and out of the house. A wheelchair ramp and deck area are a reasonable request to allow the handicapped person to get into and out of the house as well as have the ability to sit outside and enjoy the outdoors.
- (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 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-2 is compatible with its future land use designation. The property follows 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.

See Exhibit B

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

See Exhibit C

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

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

- (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 wheelchair ramp and deck.

- (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 deck.

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

There are no code violations on the property.

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

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

(c) The board of planning and appeals shall review the application and all relevant facts and laws and make a recommendation to the city commission to approve, deny or approve with conditions. The city commission shall make the final determination.

ACTION TO BE TAKEN BY THE BOARD/COMMISSION

1. Find that the 5-foot encroachment into the front yard setback for a handicapped ramp and deck at 328 Clifton Avenue **is a reasonable request and approve, or approve with conditions**, the encroachment; or
2. Find that the encroachment into the front yard setback for a handicapped ramp and deck at 328 Clifton Avenue **is a reasonable request but approve a**

different amount of encroachment.

3. Find that the 5-foot encroachment into the front yard setback for a handicapped ramp and deck at 328 Clifton Avenue **is not a reasonable request and deny the encroachment.**

- Aerial View (PDF)
- Area of Deck and Ramp (PDF)
- Exhibit A - Property Record Card (PDF)
- Exhibit B - Zoning Regulations (PDF)
- Exhibit C - Zoning and Land Use Table (PDF)
- Front of House Before and After (PDF)

AERIAL VIEW



LEGAL DESCRIPTION: THE NORTH 95 FEET OF THE SOUTH 408 FEET OF THE EAST 131.5 FEET OF THE WEST 526 FEET OF LOT 5, HOPKINS SURVEY OF THE THOMAS FITZ GRANT, ACCORDING TO THE MAP AS RECORDED IN DEED BOOK C, PAGE 73, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



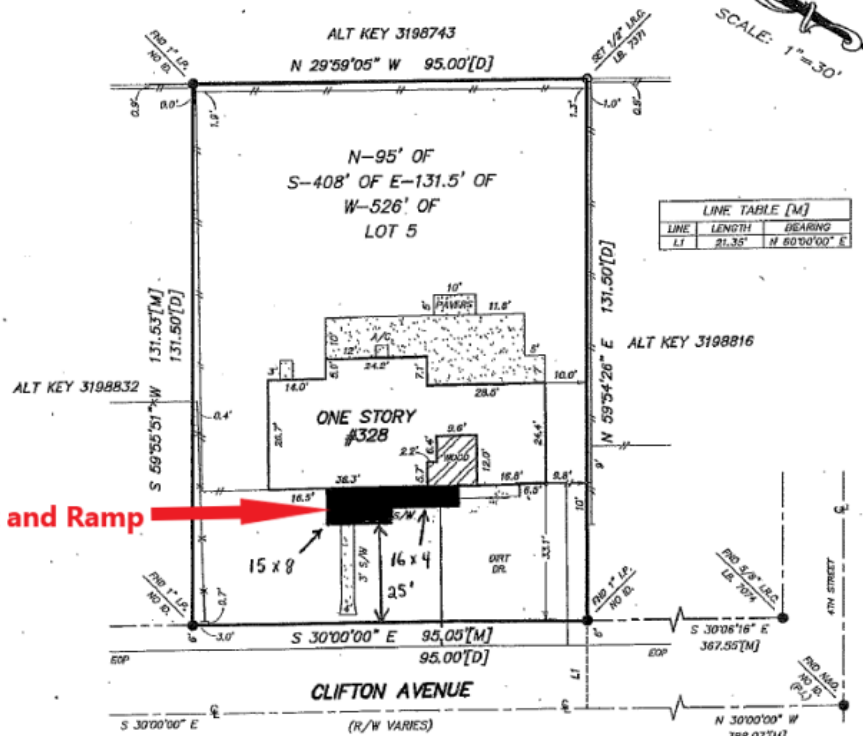
328 CLIFTON AVENUE
HOLLY HILL, FL.

**LIGHTHOUSE
TITLE OF EAST
FLORIDA, INC.**

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

DRAWN BY: KZR MA	CHECKED BY: BRETT
CERTIFIED TO: LAWRENCE WHARTON AND JOWANNA WHARTON LIGHTHOUSE TITLE OF EAST FLORIDA, INC. STEWART TITLE GUARANTY COMPANY FIRST HOME BANK, ISACATATMA	
COMMUNITY NO: 125112 PANEL: 0356 FLOOD ZONE: X	
SURVEY NO: 109026	
FIELD DATE: 07/24/20	

Boundary Survey



Deck and Ramp (indicated by a red arrow pointing to the structure on the property)

ALT KEY 3198743
N 29°59'05" W 95.00[D]

ALT KEY 3198832
S 59°55'51" W 131.53[M]
131.50[D]

ALT KEY 3198816
N 59°54'26" E 131.50[D]

CLIFTON AVENUE
(R/W VARIES)

4TH STREET

LINE TABLE [M]

LINE	LENGTH	BEARING
L1	21.35'	N 60°00'00" E

LEGEND:

- RIGHT-OF-WAY LINE
- CENTERLINE
- BARS WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- PLASTIC FENCE

NOTES:

- This survey is based on the legal descriptions as provided by the Client.
- This Surveyor has not abstracted the land shown herein for easements, rights of way or restrictions of record which may affect the title or use of the land.
- Do not record without property lines from adjoining lots.
- No building or structure has been located except as shown.
- No improvements or utilities have been located except as shown.
- Not valid without a signature and the authenticated electronic seal or the original raised seal of a Florida Licensed Surveyor and Mapper.

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 461, Florida Administrative Code, pursuant to Chapter 461, Florida Statutes.

No. 5910

LEON L. HAMPTON P.S.M. No. 5910



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

AltKey: 3198824

Parcel ID: 424240050270

WHARTON LAWRENCE

328 CLIFTON AVE, HOLLY HILL, FL

Parcel Summary

Alternate Key:	3198824
Parcel ID:	424240050270
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	40 - 05 - 0270
Owner(s):	WHARTON LAWRENCE - TE - Tenancy in the Entirety - 100% WHARTON JOWANNA - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	328 CLIFTON AVE HOLLY HILL FL 32117
Physical Address:	328 CLIFTON AVE, HOLLY HILL 32117
Property Use:	0100 - SINGLE FAMILY
Tax District:	203-HOLLY HILL
2021 Certified Millage Rate:	19.817
Neighborhood:	2016
Business Name:	
Subdivision Name:	
Homestead Property:	Yes

Attachment: Exhibit A - Property Record Card (3886 : 328 Clifton Avenue Request for Accommodation)

PART II - CODE OF ORDINANCES
 Chapter 114 - ZONING
 ARTICLE II. - DISTRICT REGULATIONS
 DIVISION 3. - RESIDENTIAL DISTRICTS
 Subdivision III. R-2, Low-Medium Density Single-Family Residential District

EXHIBIT C

Subdivision III. R-2, Low-Medium Density Single-Family Residential District

Sec. 114-132. Permitted principal uses and structures.

Permitted principal uses and structures in the R-2 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.

(Ord. No. 2352, § 2(5.5.4.B), 7-13-93)

Sec. 114-133. Permitted accessory uses and structures.

Permitted accessory uses and structures in the R-2 district are as follows: uses customarily associated with, dependent on and incidental to the permitted principal use.

(Ord. No. 2352, § 2(5.5.4.C), 7-13-93)

Sec. 114-134. Special exceptions.

Special exceptions in the R-2 district are as follows:

- (1) Houses of worship. (Refer to section 114-666.)
- (2) Public schools. (Refer to section 114-662.)
- (3) Cemeteries. (Refer to section 114-664.)
- (4) Adult congregate living facilities. (Refer to section 114-665.)

(Ord. No. 2352, § 2(5.5.4.D), 7-13-93)

EXHIBIT C - Land Use and Zoning Table

328 Clifton Avenue

	Existing Development	Future Land Use Designation	Zoning Classification
Site	Existing Home	Low Density Single-Family Residential	R-2 (Residential)
North	Residential Development	Low Density Single-Family Residential	R-2 (Residential)
South	Residential Development	Low Density Single-Family Residential	R-2 (Residential)
East	Apartment Community	Low Density Single-Family Residential	R-2 (Residential)
West	Residential Development	Low Density Single-Family Residential	R-2 (Residential)

Attachment: Exhibit C - Zoning and Land Use Table (3886 : 328 Clifton Avenue Request for Accommodation)

Front of House Prior to Ramp and Deck



Front of House With The Ramp and Deck

