

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • FEBRUARY 4, 2019

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

Board Member

Arthur J. Byrnes

Board Member

Dennis Smith

Chairman

Mike Myer

Board Member

Tony Cassata

Board Member

Robin D. Hanger

CITY PLANNER

Brian Walker

Building & Zoning

Liz Nelson

1. CALL TO ORDER**2. INVOCATION****3. PLEDGE OF ALLEGIANCE****4. BOPA MINUTES APPROVAL**

1. Minutes of January 7, 2019 BOPA Minutes
(Requested by Brian Walker, City Planner)

5. AGENDA ITEM(S)

1. Request for a Variance from the Front Yard Setback Requirement of Section 114-765 of the Land Development Regulations Titled, "Schedule of Dimensional Requirements." Specifically a Variance from the Required Front Yard Setback of 30 Feet to 19 Feet.
(Requested by Brian Walker, City Planner)

6. OLD BUSINESS**7. BOARD/STAFF COMMUNICATIONS****8. 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**

4.1

MEETING DATE: February 4, 2019
FROM: Brian Walker
SUBJECT: Minutes of January 7, 2019 BOPA Minutes
NUMBER: (ID # 2356)
APPLICANT:
PLANNER:

DISCUSSION: Approve January 7, 2019 BOPA Minutes

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Approve January 7, 2019 BOPA Minutes

COMMISSION GOAL: N/A

MOTION: As determined by the BOPA

- January 7, 2019 BOPA Minutes (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JANUARY 7, 2019

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

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

2. INVOCATION

Invocation was given by Chairman Mike Myer.

3. PLEDGE OF ALLEGIANCE

Robin Hanger led the Pledge of Allegiance.

4. APPOINT CHAIRMAN & VICE CHAIRMAN

Robin Hanger moved, seconded by Tony Cassata to appoint Mike Myer as Chairman to the Board of Planning & Appeals. Motion passed.

Robin Hanger moved, seconded by Dennis Smith to appoint Arthur Byrnes as Vice Chairman to the Board of Planning & Appeals. Motion passed.

5. BOPA MINUTES APPROVAL

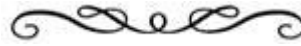
1.

Minutes - October 1, 2018

(Requested by Brian Walker, City Planner)

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

Enacted and approved this 7th day of January, 2019, in Holly Hill



6. AGENDA ITEM(S)

1.

Request for a Variance from Section 110.8 C (1) of the Land Development Regulations for Sign Height from Twenty-Five (25) Feet to Fifty-Five Feet - (55'- 0") and a Sign Area Variance from Seventy-Two (72) Square Feet to Two-Hundred Forty (240) Square Feet, for a Krystal Sign

(Requested by Brian Walker, City Planner)

Brian Walker, City Planner briefly summarized his staff report stating that this request is for a variance from Section 110.8 c (1) of the Land Development Regulations for sign height from twenty-five (25) feet to fifty-five feet - (55' - 0") and a sign area variance from seventy-two (72) square feet to two-hundred forty (240) square feet, for a Krystal sign in the CC-1 zoning district, located on the northeast corner of the Ridgewood and Mason Avenue intersection, and also know as 101 Ridgewood Avenue. He proceeded to give some background. A large dual sign approximately 50 feet high and 22 feet wide had been on the property since the restaurant was built. The sign predated the City's Land Development Regulations which were adopted in 1993. Based on Section 110-4 of the City's Land Development regulations, the sign was considered legal non-conforming and was allowed to remain in place. However, due to Hurricane Matthew in 2016, the sign supports were damaged. After discussion with the City, the sign was removed in the interest of public safety, prior to Hurricane Irma in 2017. Because the sign was completely removed from its original location and did not meet the current size and height code requirements, a variance was needed to re-erect the original sign. In April of 2017, the Applicant requested and was granted a variance to re-erect the original sign in the original location after making needed structural repairs. The Applicant subsequently elected not to re-erect the sign. The original sign was cut into parts, and removed from the property. The Applicant informed the City that they are moving forward with removal of the Krystal and replacing it with a new restaurant. Staff recommends denial of the request for two variances from the Land Development Regulations of Holly Hill due to the applicant not meeting all of the criteria.

Scott Simpson, City Attorney, for the sake of the new Board members, explained what a variance is and the criteria that have to be met. He stated that a variance is granted based on the (6) criteria. He briefly went through the (6) criteria for a variance request. He further explained what is meant by "non-conforming" and proceeded to detail the three (3) different types of non-conformity that may come before this Board - they are non-conforming use, non-conforming structure and non-conforming lot. As for a non-conforming sign, you are allowed to repair, maintain and change the faces on the sign according to our Regulations, however if it is removed the new sign has to come into compliance with our Land Development Regulations. A non-conformity will eventually come into compliance with our Code. The Krystal was given a variance to repair and put back the original sign. However, they decided not to use that variance and to move forward with constructing a new Krystal restaurant with a new sign that does not meet our Code requirements.

Applicant John Dawson, Krystal representative gave a power point presentation, giving the background and history of the Krystal Restaurant and could answer any questions the Board may have.

The Board had a discussion regarding this sign, they were in favor of the original variance that was granted for putting back the original Krystal sign. However, now that the restaurant will be torn down for a new restaurant, they are in agreement that the new sign should be in compliance with our Land Development Regulations.

RESULT:	DO NOT RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Dennis Smith, Board Member
AYES:	Myer, Hanger, Smith, Cassata
EXCUSED:	Byrnes

Enacted and approved this 7th day of January, 2019, in Holly Hill



7. OLD BUSINESS

None

8. BOARD/STAFF COMMUNICATIONS

Mike Myer asked if the Board could have some training for the new members. Brian stated that he could get something together for training.

Scott Simpson gave a brief summary of what kinds of cases that may come before the Board of Planning & Appeals, he also went over some of the rules of conduct for the members.

9. ADJOURNMENT

Meeting adjourned at 6:45 PM



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: February 4, 2019
FROM: Brian Walker
SUBJECT: Request for a Variance from the Front Yard Setback Requirement of Section 114-765 of the Land Development Regulations Titled, "Schedule of Dimensional Requirements." Specifically a Variance from the Required Front Yard Setback of 30 Feet to 19 Feet.
NUMBER: (ID # 2384)
APPLICANT: David Patrick
PLANNER: Brian Walker

INTRODUCTION

430 Burleigh Avenue - Request for a variance from the front yard setback requirement of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." Specifically a variance from the required front yard setback of 30 feet to 19 feet for a parcel in the R-2 (Single-Family) zoning district, located on the southwest corner of the 5th Street and Burleigh Avenue intersection, and more particularly known as 430 Burleigh Avenue; V-2018-06 (David Patrick, Applicant) District 1 - Commissioner Penny (Brian Walker, City Planner).

BACKGROUND

- The lot is part of the Shore Acres Plat which was recorded in July of 1922.
- The lot previously contained a home that was recently demolished. The applicant proposes to build a new house approximately 1600 square feet in size on the lot.
- The parcel is a corner lot. Based on Section 78-14 of the Land Development Regulations of Holly Hill, titled, Definitions - Lots lines (1) the property lines abutting a street right of way are considered to be front lot lines. Therefore, the property is considered to have two front yards.
- Front yards for R-2 zoned lots are required to have a 30 foot setback. (Sec. 114-765)
- The lot was created in 1922 and never met the 75 foot minimum lot width

required by the R-2 zoning regulations in place today.

DISCUSSION

The lot at 430 Burleigh Avenue is a legal non-conforming lot whose configuration pre-dates the adoption of our subdivision and zoning regulations. The lot can legally be built upon, but because it is non-conforming with regard to width, the applicant cannot build the single story house as proposed and still meet the two front yard setbacks currently required by Code. Therefore, a front yard setback variance is needed.

REQUESTED VARIANCE: The request is for a variance from the required front yard setback of 30 feet as required for R-2 zoned properties per Section 114-765 of the Land Development Regulations of Holly Hill. The Applicant request is that a 19 foot front setback on 5th Street be permitted.

In authorizing any variance, the commission must find that the request meets the requirements of Sec. 82-317.

VARIANCE CRITERIA - Sec. 82-317

CRITERIA No. 1:

That special conditions and circumstances exist which are peculiar to the land, structure or building involved, as distinguished from the applicant himself, and which are not applicable to other lands, structures or buildings in the same zoning district:

FINDINGS OF FACT No. 1:

The subject property is legal non-conforming with regard to width for property in the R-2 zoning district.

Criteria met? Yes

CRITERIA No. 2:

That the special conditions and circumstances do not result from the actions of the applicant:

FINDINGS OF FACT No. 2:

The non-conformity of the lot was not created by the applicant.

Criteria met? Yes

CRITERIA No. 3:

That granting the variance requested will not confer on the applicant any special privilege that is denied by this subpart to other lands, buildings or structures in the same zoning district:

FINDINGS OF FACT No. 3:

Granting the variance will not confer any special privilege to the applicant.

Criteria met? Yes

CRITERIA No. 4:

That a literal interpretation of the provisions of this subpart would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this subpart, and would work an unnecessary and undue hardship on the applicant:

FINDINGS OF FACT No. 4:

A literal interpretation of the provisions of this subpart would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this subpart, and would work an unnecessary and undue hardship on the applicant.

Criteria met: Yes

CRITERIA No. 5:

That the variance granted is the minimum variance necessary to make possible the reasonable use of the land, building or structure:

FINDINGS OF FACT No. 5:

The requested variance is the minimum necessary to make reasonable use of the land or structure.

Criteria met? Yes

CRITERIA No. 6:

That the grant 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:

FINDINGS OF FACT No. 6:

Granting the variance will be in harmony with the general intent and purpose of the Land Development Regulations.

Criteria met? Yes

FINDINGS OF FACT: Staff finds that the applicant has met all of the criteria as stated above to grant the requested front yard setback variance.

ADDITIONAL INFORMATION:

Sec. 82-320. - Expiration.

A variance shall begin to serve the purpose for which it was granted within 18 months

following the granting action by the city commission and shall otherwise become void. However, a shorter period of time may be stipulated by the city commission in an individual case as a condition imposed pursuant to Section 82-316.

STAFF RECOMMENDATION:

Staff recommends approval of the request for a front yard setback variance from 30 feet as required by Section 114-765 of the Land Development Regulations of Holly Hill, to 19 feet on 5th Street.

- Application (PDF)
- Current Photos (PDF)
- Lot with Previous House (PDF)



V# _____

CITY OF HOLLY HILL
COMMUNITY DEVELOPMENT DEPARTMENT
 1065 RIDGEWOOD AVENUE
 HOLLY HILL, FLORIDA, 32117-2807
 TELEPHONE: (386) 248-9442
PERMITDESK@HOLLYHILLFL.ORG

HOLLY HILL RECEIVED

JAN 07 2019

COMM. DEV. DEPT.

VARIANCE

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

19-349

PROPERTY

PARCEL ID #: 533 734 04 0010			
ADDRESS: 430 BURLEIGH AVE. HOLLY HILL, FL. 32117			
TOTAL ACREAGE: .1422		USE OF PROPERTY: ☒ RESIDENTIAL ☐ NON-RESIDENTIAL	
ZONING: R-2 (Corner Lot - 2 Fronts and 2 sides)		FUTURE LAND USE: SINGLE FAMILY HOME	
TYPE OF STRUCTURE: ☐ SHED ☐ FENCE ☐ POOL ☐ SCREEN ENCLOSURE ☐ ADDITION ☒ SINGLE FAMILY HOME			
DESCRIPTION OF STRUCTURE: SINGLE FAMILY HOME			
On 5 th St. ROW	☒ FRONT YARD SETBACK	REQUIRED: 30 FT.	PROPOSED: 19 FT.
	☐ SIDE YARD SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	☐ SIDE STREET SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
TYPE OF VARIANCE:	☐ REAR YARD SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	☒ MINIMUM LOT SIZE	REQUIRED: _____ SQ. FT.	ACTUAL: _____ SQ. FT.
	☒ WIDTH AT BUILDING LINE	REQUIRED: _____ FT.	ACTUAL: _____ FT.
	☐ 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: JAMES+KIM NACHAZEL		COMPANY:	
ADDRESS: 5612 ERSKIN FISH WAY			
CITY: SACRAMENTO	STATE: CA	ZIP: 95835	
PHONE: 916 213 7581	EMAIL: gdwtr1@sbcglobal.net		

Attachment: Application (2384 : Burleigh Avenue (430) Setback Variance Request)

V# _____

AGENT/CONSULTANT

NAME: THE DAVID PATRICK	COMPANY: THE PATRICK COMPANY
ADDRESS: 189 WOODLAND AVE.	
CITY: ORMOND BEACH,	STATE: FL ZIP: 32174
PHONE: 386 795 4999	EMAIL: david@patrickcompany.com

APPLICATION TYPE/FEE

- | | |
|--|-----------------------|
| ☒ VARIANCE – RESIDENTIAL | \$350.00 PER VARIANCE |
| ☐ VARIANCE – COMMERCIAL | \$500.00 PER VARIANCE |

ATTACHMENT CHECKLIST

- ☒ APPLICATION
- ☐ APPLICATION FEE
- ☐ 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.**
- ☒ QUESTIONNAIRE
- ☒ OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION) *PA information page.*
- ☒ APPLICANT AUTHORIZATION FORM, IF APPLICABLE *Has contract to purchase.*
- ☐ ONE SIGNED AND SEALED SURVEY OF THE PROPERTY (NO MORE THAN 2 YEARS OLD).
- ☒ DETAILED CONCEPTUAL SITE PLAN (SEE ATTACHED SAMPLE SITE PLAN)
- ☒ LETTERS OF SUPPORT FROM ADJACENT PROPERTY OWNERS, IF ANY
- ☒ HOME OWNERS ASSOCIATION DRB APPROVALS, IF ANY
- ☒ PHOTOGRAPHS, IF DESIRED

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.



SIGNATURE OF OWNER/AUTHORIZED APPLICANT

DATE

1-7-19

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

V# _____

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.

PREVIOUS Home on this lot, built 1922, torn down 2017. Zoning laws not applicable at the time original home was built.

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

LOT IS A BUILDABLE RESIDENTIAL LOT, BUT DOES NOT meet current zoning + setbacks.

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 OTHER LOTS w/ HOMES IN THE GENERAL AREA THAT ARE OF SIMILAR SIZE, OR SMALLER.

V# _____

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.

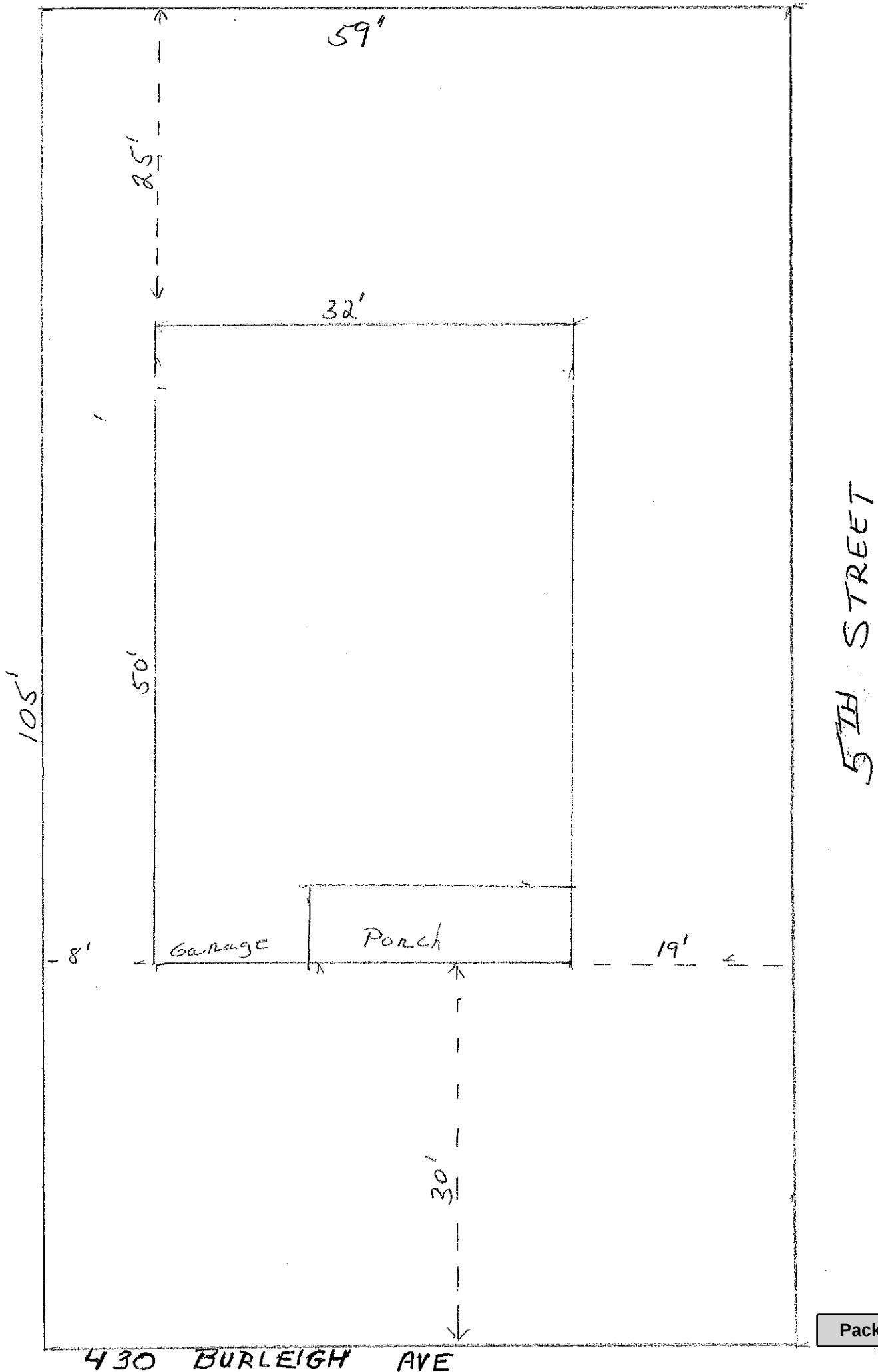
Because of current setbacks, it would prevent us from building a single family home.

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

Setbacks on 3 sides would be compliant with present zoning. We are asking for a variance on one side.

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.

PRESENTLY LOT IS BEING USED AS A PARKING area (By neighbors, without permission). A new single family home would improve the lot.



Vacant Land Contract



1. **Sale and Purchase:** Nachazel, James W Nachazel, Kim G ("Seller")
and Patrick, David Patrick, Wendy ("Buyer")

(the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as:

Address: 430 Burleigh Ave, Holly Hill, FL 32117-3716

Legal Description:

E 105 FT OF LOT 1 BLK 4 SHORE ACRES HOLLY HILL PER OR 5040 PG 2260
PER OR 6984 PG 4258

SEC 37 /TWP 15 /RNG 33 of Volusia County, Florida. Real Property ID No.: 5337-34-04-0010
including all improvements existing on the Property and the following additional property:

2. **Purchase Price:** (U.S. currency).....\$ 32,000.00

All deposits will be made payable to "Escrow Agent" named below and held in escrow by:

Escrow Agent's Name: Adams Cameron Title Services

Escrow Agent's Contact Person: Margie Patchett

Escrow Agent's Address: 444 Seabreeze Blvd Ste 170 Daytona Beach FL 32118

Escrow Agent's Phone: 386-258-3425

Escrow Agent's Email: _____

(a) Initial deposit (\$0 if left blank) (Check if applicable)

☐ accompanies offer

☒ will be delivered to Escrow Agent within _____ days (3 days if left blank) DP WJP \$3000.00
after Effective Date.....\$ 2,000.00

(b) Additional deposit will be delivered to Escrow Agent (Check if applicable)

☐ within _____ days (10 days if left blank) after Effective Date

☐ within _____ days (3 days if left blank) after expiration of Feasibility Study Period.....\$ DP WJP

(c) Total Financing (see Paragraph 5) (express as a dollar amount or percentage).....\$ DP WJP

(d) Other:.....\$ DP WJP

(e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations) \$29,000.00
to be paid at closing by wire transfer or other Collected funds.....\$ 32,000.00

(f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify): _____
prorating areas of less than a full unit. The purchase price will be \$ _____ per unit based on a calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in accordance with Paragraph 7(c). The following rights of way and other areas will be excluded from the calculation: _____

3. **Time for Acceptance; Effective Date:** Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before 12/21/2018, this offer will be withdrawn and Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days after the date the counter offer is delivered. The "Effective Date" of this contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer. DP WJP

or within 10 days after city approval, which ever comes first
4. **Closing Date:** This transaction will close on 3/22/2019 ("Closing Date"), unless specifically extended by other provisions of this contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Feasibility Study periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and other items.

Buyer (DP) (WJP) and Seller (WJP) (Kgn) acknowledge receipt of a copy of this page, which is 1 of 7 pages.

VAC-11

Rev 6/17

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7. UTILITIES

- a. What type of irrigation does the property have? Unknown - Vacant lot
- b. Have percolation tests been performed? NO ☒ YES ☐ yes, when and by which person or company: City Sewer
- c. Does the property have connection to the following: public water? NO ☐ YES ☒ public sewer? NO ☐ YES ☒ private water system off the property? NO ☒ YES ☐ water well? NO ☒ YES ☐ septic tank? NO ☒ YES ☐ electric utility? NO ☐ YES ☒ natural gas service? NO ☐ YES ☐ Unknown
- d. Does the boundary of the property have connection to the following: public water system access? NO ☐ YES ☐ private water system access? NO ☐ YES ☐ electric service access? NO ☐ YES ☐ natural gas access? NO ☐ YES ☐ telephone system access? NO ☐ YES ☐
- e. Have any utility charges been paid? NO ☐ YES ☐ If yes, which charges were paid?: all utilities have been available prior to home demolition May 2018

8. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO ☒ YES ☐

If yes, explain: _____

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: James W. Nachazel (signature) James W. Nachazel (print) Date: 9/26/18

Seller: Kim G. Nachazel (signature) Kim G. Nachazel (print) Date: 9/26/18

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. Independent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: David Patrick (signature) DAVID PATRICK (print) Date: 12-19-2018

Buyer: Wendy S. Patrick (signature) WENDY S. PATRICK (print) Date: 12/19/2018

Seller: [Signature] and Buyer: [Signature] acknowledge receipt of a copy of this page, which is Page 3 of 3 Pages.

Home	Search ▼	Downloads	Exemptions	Agriculture	Maps	Tangible	Links	Contact
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Summary

Land & Agriculture

Bldg(s) - Residential

Bldg(s) - Commercial

Misc Improvements

Bldg(s) - Sketch

Values

Permits

Map

Pictometry

Altkey: 3475518
NACHAZEL JAMES W & KIM G

Parcel ID: 533734040010
430 BURLEIGH AV, HOLLY HILL

Parcel

Short Parcel Id 533734040010
Property Location 430 BURLEIGH AV, HOLLY HILL, 32117
PC Code 0100 - SINGLE FAMILY
Total Bldgs 1
Neighborhood 2210 - SHORE ACRES 5337-34 WESTWARD
Business Name

Primary Owner

Owner NACHAZEL JAMES W & KIM G

In Care Of
Mailing Address 5612 ERSKIN FISH WAY
SACRAMENTO CA 95835

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	NACHAZEL JAMES W & KIM G		100	TE - Tenancy in the Entirety

Legal

Millage Group 203-HOLLY HILL
Legal Description E 105 FT OF LOT 1 BLK 4 SHORE ACRES HOLLY HILL
PER OR 5040 PG 2260 PER OR 6984 PG 4258 PER OR
7472 PG 2604-2606
Map TWP-RNG-SEC 15 - 33 - 37
Subdivision-Block-Lot 34 - 04 - 0010
Date Created 29-DEC-81
Year Annexed

Special Assessment

Project #	Description	Units	Rate	Amount
0203	HOLLY HILL STORMWATER	1.00	\$96.00	\$96.00

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
7472 / 2606	WD-WARRANTY DEED	2017222357	11/08/2017	1	\$11,500
7472 / 2604	QC-QUIT CLAIM DEED	2017222356	11/06/2017	1	\$100
6984 / 4258	QC-QUIT CLAIM DEED	2014078100	04/15/2014	1	\$100
5539 / 1398	QC-QUIT CLAIM DEED	2005105409	04/08/2005	1	\$100
5539 / 1398	QC-QUIT CLAIM DEED	2005105409	04/08/2005	1	\$10
5040 / 2260	WD-WARRANTY DEED	2003068230	12/15/2002	1	\$100
5040 / 2260	WD-WARRANTY DEED	2003068230	12/15/2002	1	\$10
4868 / 4555	WD-WARRANTY DEED	2002113923	05/15/2002	1	\$25,000
2185 / 0550	QC-QUIT CLAIM DEED		06/15/1980	1	\$100
2130 / 1770	WD-WARRANTY DEED		12/15/1979	1	\$43,000
1744 / 1655	WD-WARRANTY DEED		09/15/1974	1	\$30,500

County Links

Property Tax Bill [CLICK HERE](#)
Link to Permits [CLICK HERE](#)

Other Links

Google Street Address [CLICK HERE](#)
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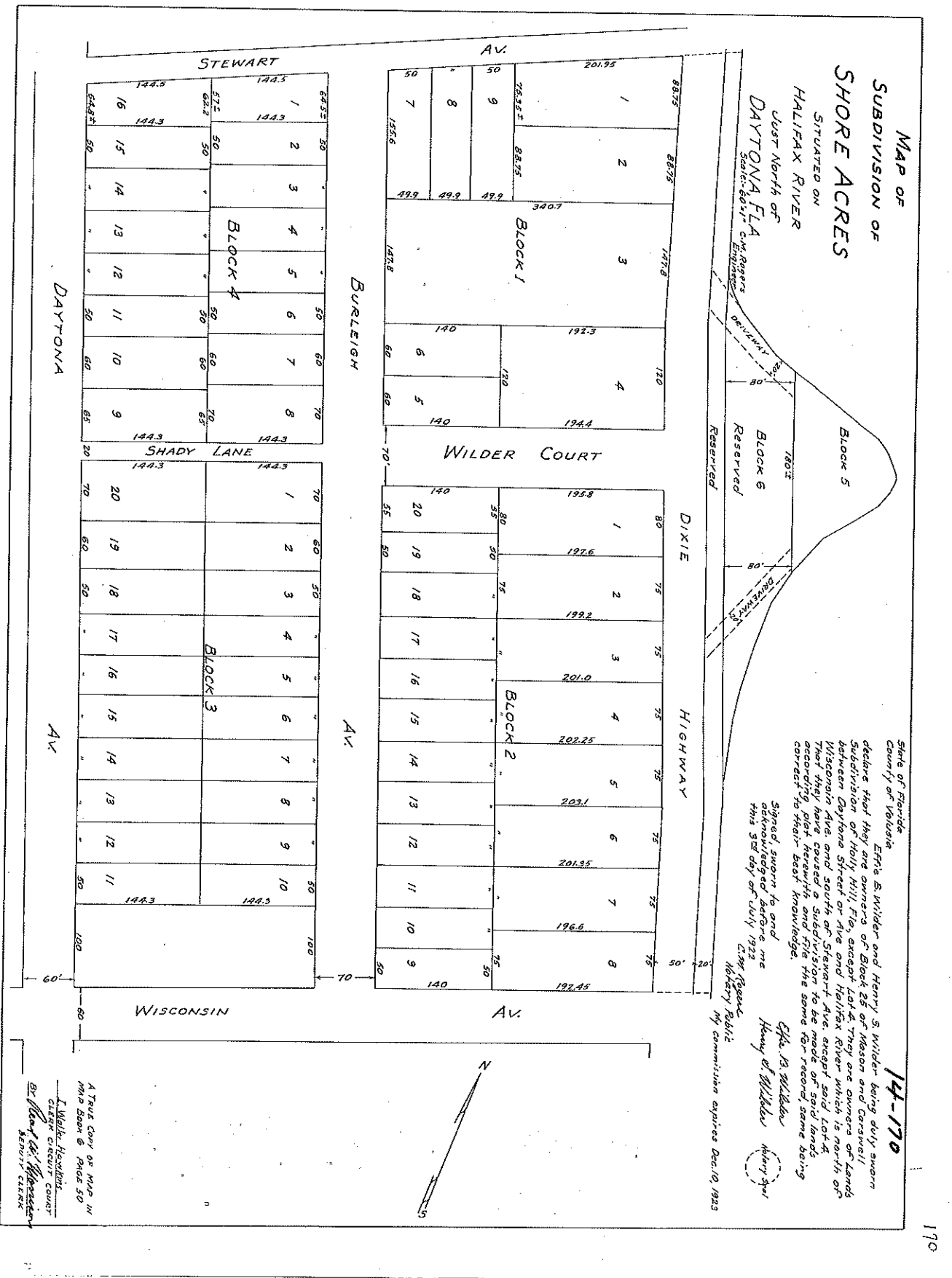
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Attachment: Application (2384 : Burleigh Avenue (430) Setback Variance Request)



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Summary

 Altkey: 3475518
 NACHAZEL JAMES W & KIM G

 Parcel ID: 533734040010
 430 BURLEIGH AV, HOLLY HILL

Land & Agriculture

Bldg(s) - Residential

Bldg(s) - Commercial

Misc Improvements

Bldg(s) - Sketch

Values

Permits

Map

Pictometry

Residential

Card (Bldg) #	1
# Stories	1
Style	
Improvement Type	R1 - Single Family
Quality Grade	300
Arch Design	-
Year Built / Eff Year	1925 / 1977
Total SFLA	1,793

Exterior Wall	16 - WOOD FRAME STUCCO
Foundation	2 - CONCRETE BLOCK
HVAC	N - NONE
Floor Type	12 - WOOD - HARDWOOD
Roof Type	01 - FLAT
Roof Cover	4 - TAR AND GRAVEL
Wall Type	7 - COMBINATION WALL
Heat Source	2 - GAS
Heat Method	4 - CONVECTION
Bedrooms	3
2 Fixture Baths	1
3 Fixture Baths	1
4 Fixture Baths	0
5 Fixture Baths	0
6 Fixture Baths	0
7 Fixture Baths	0
Addl Fixtures	0
FPL: Stacks/Openings/Blt In	1 / 1/

Total Building Value	\$4,142
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Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BUILDING		1,090
1	Porch, Open Finished		16
1	Porch, Open Finished		35
1	Upper Story, Finished		703

Total Building Area

Total Building Area	1,844
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Main Building Rates

	Base Rate	Level Factor	Area Factor	Story Factor	Grade Factor	Const Factor	RCN Value
Base House	78,685	X 1.000	X .922	X 1.000	X 1.020	X 1.000	= 73,999
Foundation	0	X 1.000	X .922	X 1.000	X 1.020	X 1.000	= 0
HVAC	-2,496	X 1.000	X .922	X 1.000	X 1.020	X 1.000	= -2,347
Attic	0	X 1.000	X .922	X 1.000	X 1.020	X 1.000	= 0
Other Features							
	Rate	SLF	Units		Grade		=
1 Story Fireplace	3,772	X 1.000	X 1	X	1.020	X	= 3,847
2 Story Fireplace	0	X 1.000	X 0	X	1.020	X	= 0
Feature Totals				Fireplace	Plumbing	Misc Value	=
				3,847	+ 6,513	+ 0	= 10,360
Building Subtotal							82,012
Perimeter							24,386
Points Factor							1.000
Base RCN							106,398
Sections RCN							32,015
Total RCN							138,413
Depreciation		Phy .630	X Mkt .000	X Obs .000	X Ecn .000	X Fun .050	X .032
Base RCNLD							3,352
Sections RCNLD							1,008
Total RCNLD							4,360

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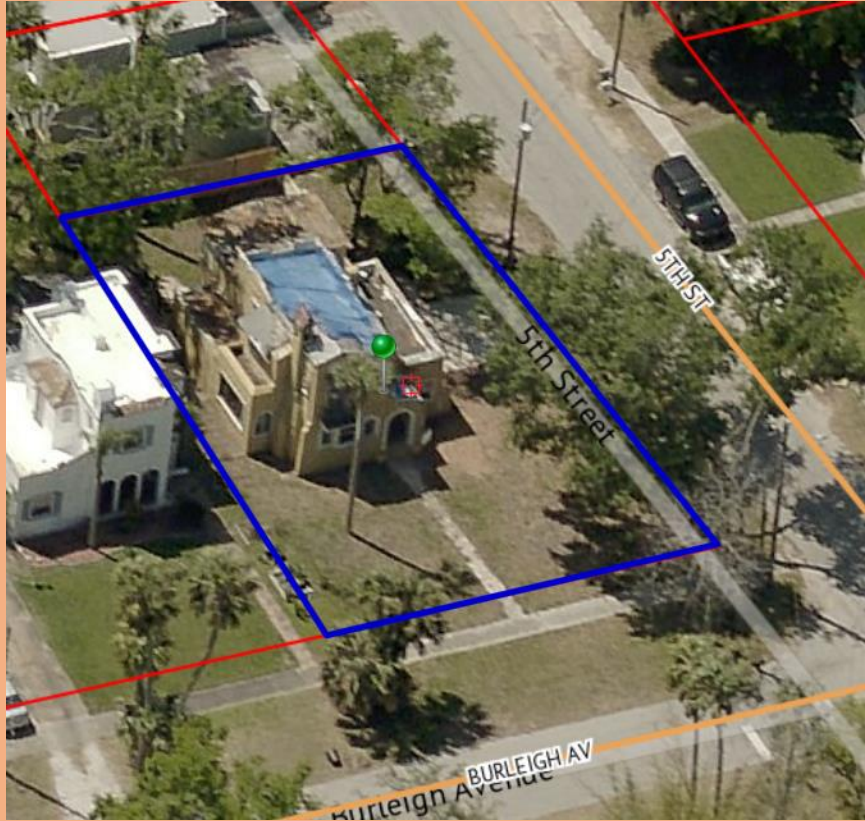
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Aerial view of the lot. The house shown has been demolished.



Street view looking west. The home shown has been demolished.

