



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • 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

1. CALL TO ORDER

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

2. INVOCATION

Invocation was given by member Robin Hanger.

3. PLEDGE OF ALLEGIANCE

Vice Chairman Arthur Byrnes led us in the Pledge of Allegiance.

4. BOPA MINUTES APPROVAL

1.

Minutes of January 7, 2019 BOPA Minutes

(Requested by Brian Walker, City Planner)

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

Enacted and approved this 4th day of February, 2019, in Holly Hill



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)

Brian Walker, City Planner, summarized his staff report stating that this is a request for a variance from the front yard setback requirement. It would be 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 5th Street and Burleigh Avenue also known as 430 Burleigh Avenue. 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 and therefore, the property is considered to have two front yards. Front yards for the R-2 zoning lots are required to have a 30 foot setback. 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. The lot 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. Staff finds that the applicant has met all of the criteria to grant the requested front yard setback variance. 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 to 19 feet on 5th Street.

Arthur Brynes stated that the request for this variance would not be out of character for this neighborhood and finds no objection.

David Patrick, 189 Woodland Avenue, Ormond Beach the applicant, stepped to the podium stating that the plan is to build a single story home approximately 1600 square feet. He further commented that the vacant lot is being used for dumping and an unauthorized parking lot by the adjoining neighbors. A home built on this lot would improve the neighborhood.

Member Robin Hanger stated that is he aware of Mr. Patrick and his work and is in favor of this request. Mr Simpson asked Mr. Hanger if he is aware of Mr. Patrick or business partners. Mr. Hanger stated he is aware of Mr. Patrick through servicing his vehicles, and had not discussed this case with him.

Being there was no further discussion a motion and second were requested.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Dennis Smith, Board Member
SECONDER:	Tony Cassata, Board Member
AYES:	Byrnes, Hanger, Smith, Cassata
EXCUSED:	Myer

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6. OLD BUSINESS

Arthur Brynes asked Scott Simpson, City Attorney if he could inform the board members about code of conduct. Mr. Simpson stated that he briefly went through that at last month's meeting. He commented that the most important thing is to not discuss any case coming to this board, outside of the meetings, also any documents you may receive pertaining to the City must be turned in to the City Clerk so it can be made a public record.

Brian Walker, City Planner stated that he is working on getting information together for the Board members.

7. BOARD/STAFF COMMUNICATIONS

Brian Walker, City Planner stated that this variance request will go before the City Commission on February 26, 2019.

8. ADJOURNMENT

This meeting adjourned at 6:17 PM