

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • MARCH 5, 2018

City Commission Chamber

BOPA Regular Meeting

6:30 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

Arthur Cappuccio

Board Member

Jim Legary

Board Member

Arthur W. Morris

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 February 5, 2018 BOPA Meeting**

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

5. AGENDA ITEM(S)**1. 1700 Ridge Avenue Front Setback Variance Request**

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

2. 1064 Riverside Drive - South Front Yard Variance Request

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

6. OLD BUSINESS**7. BOARD/STAFF COMMUNICATIONS****1. 2018 BOPA Meeting Schedule**

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

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**

MEETING DATE: March 5, 2018
FROM: Brian Walker
SUBJECT: Minutes of February 5, 2018 BOPA Meeting
NUMBER: (ID # 1911)
APPLICANT:
PLANNER:

DISCUSSION: Approve February 5, 2018 BOPA Minutes

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Approve February 5, 2018 BOPA Minutes

COMMISSION GOAL: N/A

MOTION: As determined by the BOPA

- February 5, 2018 BOPA Minutes (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • FEBRUARY 5, 2018

City Commission Chamber

BOPA Regular Meeting

6:30 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
Mike Myer	Chairman	Excused	
Jim Legary	Board Member	Present	
Robin D. Hanger	Board Member	Present	
Arthur Cappuccio	Board Member	Excused	
Arthur W. Morris	Board Member	Present	

2. INVOCATION

Innvocation given by Robin Hanger.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Robin Hanger.

4. BOPA MINUTES APPROVAL

1.

Minutes of August

(Requested by Elizabeth Nelson, Board of Planning and Appeals)

The minutes of the August 7, 2017 BOPA Meeting where approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Arthur W. Morris, Board Member
SECONDER:	Robin D. Hanger, Board Member
AYES:	Legary, Hanger, Morris
EXCUSED:	Myer, Cappuccio

Enacted and approved this 5th day of February, 2018, in Holly Hill



5. AGENDA ITEM(S)

1.

Attachment: February 5, 2018 BOPA Minutes [Revision 1] (1911 : Minutes of February 5, 2018 BOPA Meeting)

Land Development Regulations Text Amendment Consider Adoption of an Ordinance Amending Division 15 Redevelopment District Overlay Sections 114-634 Special Exceptions, and 114-635 Prohibited Uses, Creating Sections 114-708 and 114-709, and Amending Sections 114-444, 114-594, 114-696 and 78-14 of the Land Development Regulations

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

Brian Walker, City Planner summarized his staff report. Stating that the Redevelopment District Overlay was adopted by the City Commission in April of 2005. The purpose of the Overlay was to promote redevelopment of property, provide parking and a compatibility of land uses within the district to enhance Ridgewood Avenue and LPGA Boulevard. The needs of the business community with the Overlay have changed and in response to that, the City Commission would like to enhance business flexibility with the District. The current overlay district restricts certain types of businesses and due to the feedback from the community, the City Commission would like to open up these restrictions, by allowing tattoo parlors, laboratories, mini-warehouses and warehousing and distribution facilities to be permitted uses through the Special Exception process. Staff recommends adoption of the Ordinance.

The Board members discussed the different types of businesses. Questioning if laboratories included plasma centers. They were informed that blood plasma centers would still be prohibited in the overlay district. A discussion ensued as to mini-warehouses and warehouses. Mr. Walker informed the Board that under the Special Exception conditions, warehouses are to be used as a part of a retail commercial operation wherein products and supplies in the warehouse are stored.

Arthur Morris expressed concern over allowing these types of businesses along Ridgewood Avenue, stating that he doesn't see these enhancing the corridor.

Robin Hanger stated that businesses bring business and that he is in favor of these changes.

Robin Hanger made a motion to recommend approval. The motion died for a lack of a second.

Arthur Morris made a motion to recommend approval, with the elimination of tattoo parlors, seconded by Robin Hanger. Motion carried.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Arthur W. Morris, Board Member
SECONDER:	Robin D. Hanger, Board Member
AYES:	Legary, Hanger, Morris
EXCUSED:	Myer, Cappuccio

Enacted and approved this 5th day of February, 2018, in Holly Hill



6. OLD BUSINESS

None

7. **BOARD/STAFF COMMUNICATIONS**

None

8. **ADJOURNMENT**

This meeting adjourned at 7:15 PM



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: March 5, 2018
FROM: Brian Walker
SUBJECT: 1700 Ridge Avenue Front Setback Variance Request
NUMBER: (ID # 1910)
APPLICANT: Greg and Amy Reynolds
PLANNER: Brian Walker

INTRODUCTION:

1700 Ridge Avenue - Request for a front yard (south) setback variance from thirty-feet (30) feet to ten (10) feet for a detached two car garage in the R-1 (Single Family) district for property located on the northwest side of the Ridge Avenue and Granada Street intersection, and more particularly known as 1700 Ridge Avenue; V-2018-03 (Greg and Amy Reynolds, Applicants) District 4 - Commissioner Via (Brian Walker, City Planner)

BACKGROUND:

- The subject property is located on the northwest side of Ridge Avenue and Granada Street intersection, and more particularly known as 1700 Ridge Avenue.
- The home is located on 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.
- The front yard setback in the R-1 zoning district is thirty (30) feet.
- The applicant proposes to build a two-car garage up to 484 square feet in size within the south front yard setback.
- The request is for a variance from the Land Development Regulations of Holly Hill, Sec. 114-765 for a front yard (south) setback variance from thirty (30) feet to ten (10) feet in the R-1 (Single Family) district.

STAFF FINDINGS:

The applicant has not satisfied all six criteria under Sec. 82-317 of the Land Development Regulations for granting a variance, listed below:

- (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;
- (2) That the special conditions and circumstances do not result from the applicant's own actions;

- (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;
- (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;
- (5) That the variance granted is the minimum variance necessary to make possible the reasonable use of the land, building or structure; and
- (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.

Staff finds that the following variance criterion has not been satisfied:

The applicant converted and incorporated the previous single-car garage into an in-law apartment, therefore, the special conditions and circumstances are a result of the applicant's own actions. (Sec 82-317 (2))

The proposed encroachment of the two car garage into the front yard (south) setback would allow the applicant to build where other owners within the R-1 zoning district are not allowed to build; therefore, the granting of the variance requested would confer on the applicant special privileges that are denied by Section 114-765 to other lands, buildings, or structures in the same zoning district. (Sec. 82-317 (3))

STAFF CONCLUSIONS:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

STAFF RECOMMENDATION:

Based on the stated findings, staff recommends denial of the request.

- Application (PDF)
- PA Information Sheet (PDF)
- Applicant's Justification Statement (PDF)
- Aerial Photo Blowout (PDF)
- Aerial Photo (PDF)
- North Facing Photo (PDF)
- West Facing Photo (PDF)
- East Facing Photo (PDF)
- Proposed Location (PDF)

Agenda Item (ID # 1910)

Meeting of March 5, 2018

- Survey (PDF)



GENERAL LAND DEVELOPMENT APPLICATION

1065 Ridgewood Avenue, Holly Hill, Florida 32117

Phone: (386) 248-9424

Fax: (386) 248-9498

Date Received: 12-5-17 Application ID: ~~18-145~~ Received By: Liz N.

18-145

REQUESTED ACTION

- | | | | |
|--|--|--|--|
| ☐ Comp Plan Amend | ☒ Variance | ☐ Site Plan | ☐ PUD |
| ☐ Rezoning | ☐ Special Exception | ☐ Subdivision Major | ☐ Subdivision Minor |
| ☐ Waiver Request | ☐ Other: _____ | | |

Describe Request: We are requesting a variance on our corner lot so we can treat our south frontage as a side setback in order to build a detached 2-car garage.

✓ APPLICANT INFORMATION:

Name: Greg + Amy D. Reynolds E-Mail: amyonlyemail@gmail.com
 Address: 1700 Ridge Ave Phone: 386-566-6356
Holly Hill, FL 32117 Fax: _____
☒ Owner ☐ Agent for Owner ☐ Attorney for Owner

✓ OWNER INFORMATION:

Name: Greg + Amy D. Reynolds E-Mail: amyonlyemail@gmail.com
 Address: 1700 Ridge Ave Phone: 386-566-6356
Holly Hill, FL 32117 Fax: _____

✓ PROPERTY INFORMATION:

Address: 1700 Ridge Ave, HH, FL 32117
 General Location: _____
 Current Zoning: _____ Current Land Use: _____
 Parcel Size: _____ Tax Parcel #: _____
 Legal Description Attached ☒ Yes ☐ No Survey Attached ☒ Yes ☐ No

on survey

Attachment: Application (1910 : 1700 Ridge Avenue Front Setback Variance Request)

Pre-Application Meeting Date: _____

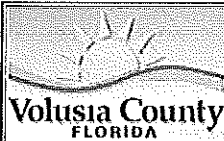
(Attach Pre-Application Form)

Application Fee: \$ _____

Applicant's Signature: Amy Reynolds
(Signature)8/29/17
(Date)Amy Decator Reynolds
(Print)Owner's Signature:
(Provide letter of
Authorization)Amy Reynolds
(Signature)8/29/17
(Date)Amy Decator Reynolds
(Print)

Applications must be complete to initiate the preview process.

Any questions please contact our City Planner, Tom Harowski at (386) 248-9424, fax (386) 248-9498 or email him at tharowski@hollyhillfl.org



Volusia County Property Appraiser

Larry Bartlett, J.D.

Home Search Downloads Exemptions Agriculture Maps Tangible Links Contact

Home Search Choices Search By Alternate Key Property Information

Parcel Information: 4242-20-14-0250 2018 Working Tax Roll Last Updated: 12-31-2017

Owner Name and Address

Alternate Key	3184831	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	4242-20-14-0250	Mill Group	203 Holly Hill
Full Parcel ID	42-14-32-20-14-0250	2017 Final Mill Rate	21.43030
Created Date	28 DEC 1981		
Property Class	01 Single Family		
Ownership Type	Fee Simple	Ownership Percent	100
Owner Name	DECATOR AMY M		
Owner Name/Address 1			
Owner Address 2	1700 RIDGE AVE		
Owner Address 3	HOLLY HILL FL		
Owner Zip/Postal Code	32117		
Situs Address	1700 RIDGE AV HOLLY HILL 32117		

Legal Description

LOT 25 BLK 14 RIO VISTA MB 6 PG 150 PER OR 5141 PG 1066

Sales History

Book Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
5141 1066	07/2003	Warranty Deed	Qualified Sale	Yes	110,000
5078 1816	04/2003	Warranty Deed	Addition after sale	Yes	75,000
5078 1815	11/2002	Quit Claim Deed	Affiliated Parties	Yes	1
4335 4325	08/1998	Quit Claim Deed	Affiliated Parties	Yes	1
4297 4675	04/1998	Warranty Deed	Qualified Sale	Yes	63,000
2041 1453	01/1979	Warranty Deed	Qualified Sale	Yes	41,000

History of Values

Year	Land	Bldg(s)	Misc. Impr.	Just Value	School Assessed	Non-School Assessed	School Exemption	School Taxable	Non-School Exemption	Non-School Taxable
2017	16,355	194,632	1,154	212,141	162,261	162,261	49,523	112,738	25,000	87,738
2016	16,355	193,337	1,282	210,974	158,924	158,924	49,223	109,701	25,000	84,701

Display Value History

Land Data

Code	Land Use Type	Frontage	Depth	No. Units	Unit Type	Rate	Depth	Loc	Shp	Phy	Just Value
0101	IMP PVD THRU .49 AC	85.0	170.0	85.00	FRONT FEET	190.00	113	90	100	100	16,355
Neighborhood	3400 RIO VISTA ORMOND BEACH										
											0
											16,355

Building Characteristics

Building Number: 80139 (Building 1 of 1)

Bldg. No.	Improvement Type	Base Perimeter	Year Built	Quality Grade	Architecture	Phys. Depr.	Func. Obs.	Loc. Obs.	Next Review
80139	Single Family	210	1953	300		15%	0%	0%	2999
Roof Type	GABLE	Floors		Carpet	Bedrooms	4	4 Fixture Bath		0
Roof Cover	ASPHALT SHINGL	Wall Type		Plaster	X Fixture Bath	0	5 Fixture Bath		0
Heat Type1	Forced Ducted	Heat Source1		Electricity	2 Fixture Bath	0	6 Fixture Bath		0
Heat Type2		Heat Source2			3 Fixture Bath	3	7 Fixture Bath		0
Foundation	Concrete Block	Year Remodeled	2014		Fireplaces	0	A/C		Yes
Section Number	Area Type	Exterior Wall Type	Number Stories	Year Built	Attic Finish	Bsmt Area	Bsmt Finish	Floor Area	
005	Porch, Open Finished (FOP)	Non-Applicable	1.0	1953	N	0%	0%	352 Sq. Feet	
006	Res BASE Area (BAS)	C B STUCCO	1.0	1953	N	0%	0%	2288 Sq. Feet	
007	Res BASE Area (BAS)	C B STUCCO	1.0	2006	N	0%	0%	260 Sq. Feet	
008	Porch, Open Finished (FOP)	Non-Applicable	1.0	1953	N	0%	0%	136 Sq. Feet	
009	Finished Utility (FST)	Non-Applicable	1.0	2006	N	0%	0%	64 Sq. Feet	
010	Upper Story, Finished (FUS)	TILE OR WD FR STUCCO	1.0	2006	N	0%	0%	500 Sq. Feet	

Attachment: PA Information Sheet (1910 : 1700 Ridge Avenue Front Setback Variance Request)

VARIANCE REQUIREMENTS

The following items must be completed in sufficient detail to allow the City to determine if this application complies with the criteria for approving a variance.

- 1. What special condition(s) and circumstance(s) exist that are peculiar to your land, structure, building, or sign and are not applicable to other lands, structures, buildings, or signs in the same zoning classification?**

Our property is located on a corner lot that is directly behind a commercial property located on Ridgewood Avenue. When our three-bedroom home was purchased it had a small single car garage that we could not utilize to park a vehicle in for two reasons. One being that the garage, built in the 1950's, was not of adequate size to hold the oversized vehicles of today, i.e. SUV or truck. Secondly, it contained workbenches and shelving that were attached to the walls. Approximately three years after purchasing the home, in 2006, my in-laws needed a place to live and we wanted them close so we could take care of them. We had two children and no spare bedroom for my husband's parents. We considered purchasing them a home, but we could not afford a second home. Instead we settled on building an attached addition with a wheel chair ramp for access on our property. The single car garage space became part of the floor plan for the in-law apartment.

We were then left with no garage at all on our home, which was, and continues to be, a burden. My husband is a General Contractor and struggles with where to store tools, materials, and supplies for his small business. Typical items such as bikes, yard equipment, sporting equipment, holiday decorations, etc., which most homeowners would keep in a garage, have been stored on our porches or in bedrooms after the children moved out. This is inconvenient, tacky, unpleasant, and is simply not a reasonable way to keep these items stored.

To be the least conspicuous, we request permission to build a two-car garage on the rear corner of our property, which backs up to a commercial auto repair shop and has one only neighbor across the street. Having a garage would allow us to store items appropriately, rather than in bedrooms and porches as we have been doing for many years now. We have been residents of Holly Hill for 11 years and want to stay in our home. However, as much as we love living in this city and in our home, it has become too much of a burden to live without a garage. If a variance is not approved, we will have to make the choice to rent out our home and move, or sell it. My hope is that we will be granted approval of the variance and we can stay in our home for many years to come.

- 2. Were these special condition(s) and circumstance(s) the result of actions by you?**
☐ YES ☒ NO If Yes, Explain.

When we bought the home in 2006, the garage was a very small single car garage. It was impossible to park a car in it due to the workbenches and attached shelving it contained, as well as the fact that it was not built to hold a vehicle of today's size. The floor space provided little storage area for the typical items one would keep in a garage, let alone tools, materials, and supplies for our small construction company. We did choose to eliminate the garage in 2006 to make better use of the space and include it in the square footage of the in-law apartment. At the time, it was the best choice available in order to keep my husband's parents close. We never truly had a functioning garage that met our needs to begin with on this property, so it is difficult to say if the circumstance is the result solely of our actions.

Attachment: Applicant's Justification Statement (1910 : 1700 Ridge Avenue Front Setback Variance Request)

3. Would literal interpretation of the code deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the City Code?

☒ YES ☐ NO

Nearly all properties in our zoning area have garages. Our property is uniquely shaped with different setbacks due the fact that we live on a corner lot. Without variance approval, we will be denied what neighbors in our zone commonly enjoy.

4. Will granting the variance requested confer on the applicant any special privilege that is denied by code to other lands, buildings or structures in the same zoning district?

☐ YES ☒ NO

Most of the homes in our zone already enjoy the use of a functioning garage space. Granting us a variance to build a two-car garage will not give us any special privilege that is denied to our neighbors in our zone.

5. Explain how the variance(s) you are requesting is/are the minimum variance(s) that will make it possible for you to make reasonable use of your land, building, structure, or sign.

To be as inconspicuous as possible, we propose building the garage in the rear corner of our lot. Only one neighboring property would have direct site of the structure and the commercial property behind us would not be hindered or affected in any way.

6. Would the granting of the variance be in harmony with the general intent and purpose of the Code and the city's comprehensive plan? ☒ YES ☐ NO Explain

The proposed garage would be inconspicuously placed on the rear corner of our property and would not interfere with the front setbacks or the majority of the side property setbacks. Approval of the variance would not conflict with any other aspect of the City of Holly Hill's Code or comprehensive plan to our knowledge.

7. Would the granting of the variance be injurious to the area involved or otherwise detrimental to the public welfare? ☐ YES ☒ NO Explain

Granting the variance will not negatively impact the area or be detrimental to public welfare. In fact, by adding the detached garage we will be increasing the value of our property, we will be able to maintain a tidier property through use of the garage storage, and will be supporting the city with permit related revenue and anticipated increased property taxes.

8. The general intent and purpose of the Comprehensive Plan Ordinance (Section 78-5) is to foster and preserve public health, safety, comfort and welfare, and aid in the harmonious, orderly, aesthetically pleasing and socially beneficial development of the city. Is your request for variance(s) consistent with this intent and purpose?

☒ YES ☐ NO Explain

We believe approval of our variance will allow us to maintain a much more orderly property and will be aesthetically pleasing once completed, which serves the purpose of the City's Comprehensive Plan Ordinance.

Amy D. Reynolds

Print Applicant's Name

Greg Reynolds

Print Applicant's Name

8/29/17

Date

Amy Reynolds

Applicant's Signature

Greg Reynolds

Applicant's Signature

8-29-17

Date

AERIAL PHOTO BLOWOUT



Attachment: Aerial Photo Blowout (1910 : 1700 Ridge Avenue Front Setback Variance Request)

AERIAL PHOTO



Attachment: Aerial Photo (1910 : 1700 Ridge Avenue Front Setback Variance Request)

Home Facing North



Attachment: North Facing Photo (1910 : 1700 Ridge Avenue Front Setback Variance Request)

Facing West



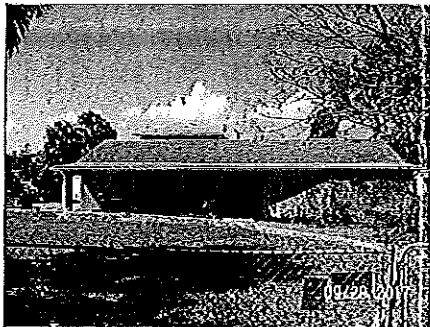
Attachment: West Facing Photo (1910 : 1700 Ridge Avenue Front Setback Variance Request)

Facing East



Attachment: East Facing Photo (1910 : 1700 Ridge Avenue Front Setback Variance Request)

LEGAL DESCRIPTION: LOT 25, BLOCK 14, RIO VISTA, SECTION B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 150, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



1700 RIDGE AVENUE
HOLLY HILL, FL.

LONG
SURVEYING,
INC.

Long Surveying, Inc.

"Specializing in Residential Surveying"

LB No. 7371

1061 S. Sun Dr. Ste. #1113

Lake Mary, FL 32746

Office 407-330-9717 or 407-330-9716

Fax 407-330-9775

www.longsurveying.com

DRAWN BY:

KZR

CHECKED BY:

BRETT

CERTIFIED TO:

GREGORY AND AMY DECATOR REYNOLDS

COMMUNITY NO:

125112

PANEL:

0218

FLOOD ZONE:

X

SUFFIX:

J

F.I.R.M. DATE:

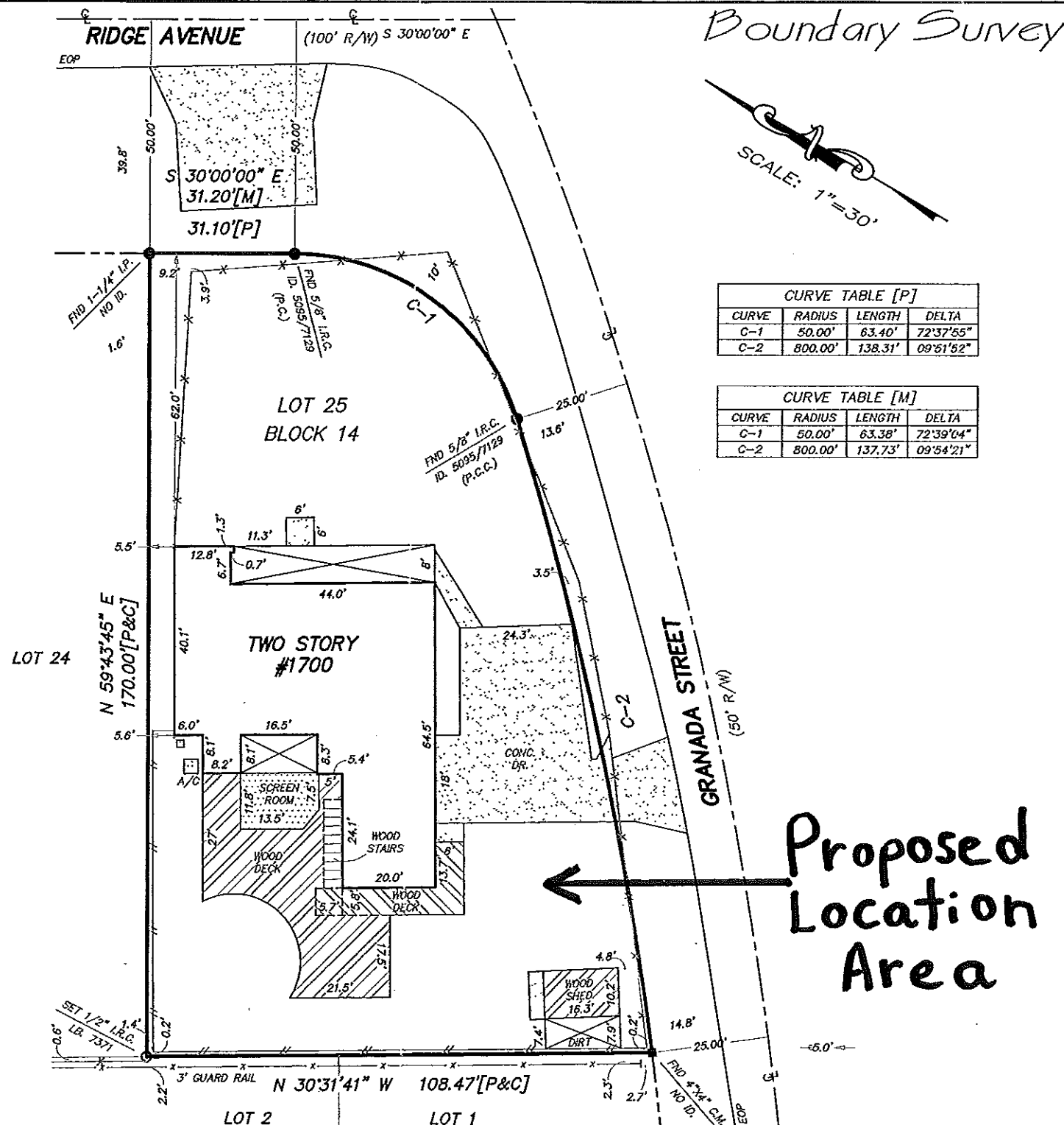
02/19/14

SURVEY NO.

84607

FIELD DATE:

09/20/17



- A/C - AIR CONDITIONER
- A.E. - ALLEY EASEMENT
- B.C. - BLOCK CORNER
- BLK - BLOCK
- C.B. - CONCRETE BLOCK
- C.B.S. - CONCRETE BLOCK STRUCTURE
- C.M. - CONCRETE MONUMENT
- CONC. - CONCRETE
- D - DEED
- D.E. - DRAINAGE EASEMENT
- E.O.P. - EDGE OF PAVEMENT
- F.C.C. - FOUND CROSS CUT
- F.F.E. - FINISHED FLOOR ELEVATION
- FND - FOUND
- ID. - IDENTIFICATION
- I.P. - IRON PIPE
- I.R. - IRON ROD
- I.R.C. - IRON ROD & CAP
- L - ARC LENGTH
- L.B. - LAND SURVEYING BUSINESS
- L.S. - LAND SURVEYOR
- L.E. - LANDSCAPE EASEMENT
- M - MEASURED
- M.E. - MAINTENANCE EASEMENT
- N&D - NAIL AND DISK
- P - PLAT
- P.E. - PEDESTRIAN EASEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- P.L. - PROPERTY LINE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.L. - POINT ON LINE
- P.R.C. - POINT OF REVERSE CURVE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.D.A.E. - PRIVATE DRAINAGE AND ALLEY EASEMENT
- P.T. - POINT OF TANGENT
- R - RADIUS
- R/W - RIGHT OF WAY
- S/W - SIDEWALK
- U.E. - UTILITY EASEMENT
- W.F.S. - WOOD FRAME STRUCTURE

- RIGHT-OF-WAY LINE
- CENTERLINE
- x- BARB WIRE FENCE
- /// WOOD FENCE
- x- CHAIN LINK FENCE
- PLASTIC FENCE

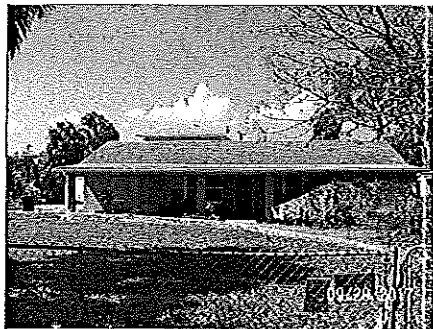
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF RIDGE AVENUE BEING S 30°00'00" E ASSUMED

- NOTES:
- 1) This survey is based on the legal description as provided by the Client
 - 2) This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
 - 3) Do not reconstruct property lines from building ties
 - 4) No footing or overhangs have been located except as shown
 - 5) No improvements or utilities have been located except as shown
 - 6) 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 470, Part 1, Florida Administrative Code, pursuant to Section 470.027, Florida Statutes.

No. 5910
STATE OF FLORIDA
LEON L. HAMPTON P.S.M.
Packet Pg. 20

LEGAL DESCRIPTION: LOT 25, BLOCK 14, RIO VISTA, SECTION B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 150, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



1700 RIDGE AVENUE
HOLLY HILL, FL.

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Long Surveying, Inc.

"Specializing in Residential Surveying"

LB No. 7371

1061 S. Sun Dr. Ste. #1113

Lake Mary, FL 32746

Office 407-330-9717 or 407-330-9716

Fax 407-330-9775

www.longsurveying.com

DRAWN BY:

KZR

CHECKED BY:

BRETT

CERTIFIED TO:

GREGORY AND AMY DECATOR REYNOLDS

COMMUNITY NO:

125112

PANEL:

0218

FLOOD ZONE:

X

SUFFIX:

J

F.I.R.M. DATE:

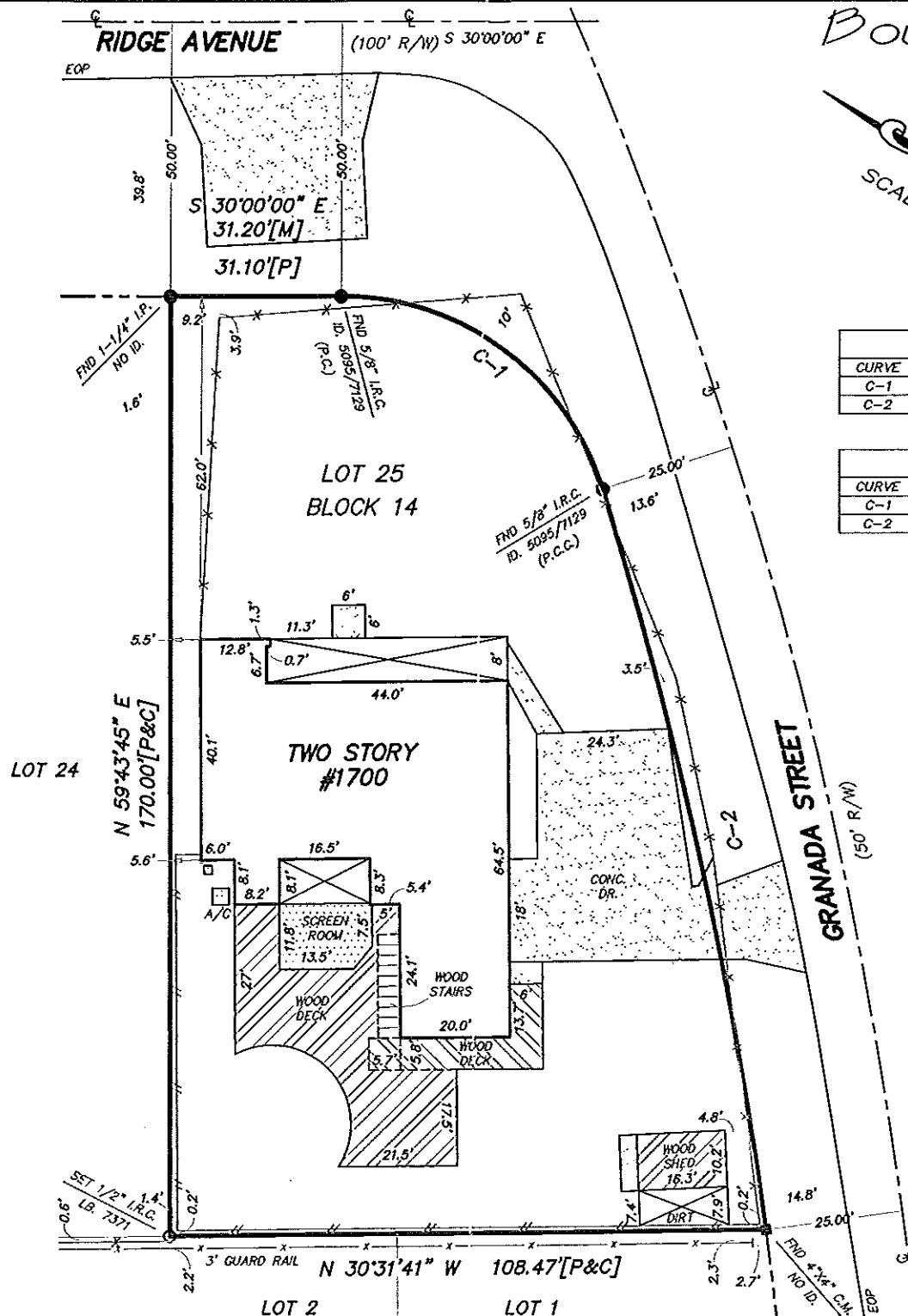
02/19/14

SURVEY NO.

84607

FIELD DATE:

09/20/17



Boundary Survey

SCALE: 1"=30'

CURVE TABLE [P]

CURVE	RADIUS	LENGTH	DELTA
C-1	50.00'	63.40'	72°37'55"
C-2	800.00'	138.31'	09°51'52"

CURVE TABLE [M]

CURVE	RADIUS	LENGTH	DELTA
C-1	50.00'	63.38'	72°39'04"
C-2	800.00'	137.73'	09°54'21"

- A/C - AIR CONDITIONER
- A.E. - ALLEY EASEMENT
- B.C. - BLOCK CORNER
- BLK - BLOCK
- C.B. - CONCRETE BLOCK
- C.B.S. - CONCRETE BLOCK STRUCTURE
- C.M. - CONCRETE MONUMENT
- CONC. - CONCRETE
- D - DEED
- D.E. - DRAINAGE EASEMENT
- E.O.P. - EDGE OF PAVEMENT
- F.C.C. - FOUND CROSS CUT
- F.F.E. - FINISHED FLOOR ELEVATION
- FND - FOUND
- ID. - IDENTIFICATION
- I.P. - IRON PIPE
- I.R. - IRON ROD
- I.R.C. - IRON ROD & CAP
- L - ARC LENGTH
- L.B. - LAND SURVEYING BUSINESS
- L.S. - LAND SURVEYOR
- L.E. - LANDSCAPE EASEMENT
- M - MEASURED
- M.E. - MAINTENANCE EASEMENT
- N&D - NAIL AND DISK
- P - PLAT
- P.E. - PEDESTRIAN EASEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- P.L. - PROPERTY LINE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.L. - POINT ON LINE
- P.R.C. - POINT OF REVERSE CURVE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.D.A.E. - PRIVATE DRAINAGE AND ALLEY EASEMENT
- P.T. - POINT OF TANGENT
- R - RADIUS
- R/W - RIGHT OF WAY
- S/W - SIDEWALK
- U.E. - UTILITY EASEMENT
- W.F.S. - WOOD FRAME STRUCTURE

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

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF RIDGE AVENUE BEING S 30°00'00" E ASSUMED

NOTES:

- 1) This survey is based on the legal description as provided by the Client
- 2) This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
- 3) Do not reconstruct property lines from building ties
- 4) No footings or overhangs have been located except as shown
- 5) No improvements or utilities have been located except as shown
- 6) 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 478, Florida Administrative Code, pursuant to Section 478.02, Florida Statutes.

No. 5910
STATE OF FLORIDA
LEON L. HAMPTON, P.S.
Packet Pg. 21

5.1.j

Attachment: Survey (1910 : 1700 Ridge Avenue Front Setback Variance Request)



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: March 5, 2018
FROM: Brian Walker
SUBJECT: 1064 Riverside Drive - South Front Yard Variance Request
NUMBER: (ID # 1921)
APPLICANT: Sam and Leigh Harris
PLANNER: Brian Walker

INTRODUCTION

1064 Riverside Drive - Request for a south front yard setback variance from thirty-five feet (35') to nine feet (9') for an existing structure and a proposed second floor addition in the R-1 (Single Family) district for property located on the northwest corner of Peterson Court and Riverside Drive, and more particularly known as 1064 Riverside Drive; V-2018-02 (Sam and Leigh Harris, Applicants) District 2 - Commissioner Currie (Brian Walker, City Planner)

BACKGROUND

- The subject property is located on the northwest corner of Peterson Court and Riverside Drive, and more particularly known as 1064 Riverside Drive.
- The home is located on 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 on secondary streets for R-1 zoned lots fronting Riverside Drive are required to have a thirty-five foot (35') setback. (Sec. 114-765)
- Property Appraiser records indicate that the house was built in 1939. The lot is part of the Peterson Plat which was recorded in April of 1924.
- The existing breakfast nook on the south side of the house is part of the original house and is approximately ten feet (10') from the front yard property line on Peterson Court. The current required setback is thirty-five feet (35'), however the breakfast nook was constructed prior to the existence of the Land Development Regulations and setback requirements. The existing structure is considered legal non-conforming. (Sec. 114-34)
- The applicant proposes to build a second floor master bathroom over the existing breakfast nook. Since the master bathroom is proposed to go over the existing breakfast nook, it will not add to the building footprint or encroach any further into the setback.
- The request is for a variance from the Land Development Regulations of Holly Hill, Sec. 114-765 for a front yard (Peterson Court) setback variance

from thirty-five feet (35') to nine feet (9') in the R-1 (Single Family) district for an existing legal non-conforming structure and a proposed second floor addition to said structure.

STAFF FINDINGS

The applicant has satisfied all six criteria under Sec. 82-317 of the Land Development Regulations for granting a variance, listed below:

- (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;

Response: The existing structure pre-dates the Land Development Regulations and setback requirements of Holly Hill and is legal non-conforming. The home was not in violation of any zoning requirements when it was constructed.

- (2) That the special conditions and circumstances do not result from the applicant's own actions;

Response: The existing structure pre-dates the Land Development Regulations and setback requirements of Holly Hill and is legal non-conforming. The applicant did not create the non-conformity.

- (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;

Response: In any classification, a legal non-conforming structure can still be used. The applicant is not requesting an expansion to the building footprint or further encroachment into the front-yard setback. All structures in the R-1 zoning district are permitted a height of thirty feet (30'). The granting of this request will allow the applicant the same right.

- (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;

Response: Properties within the R-1 zoning district are permitted a maximum building height of thirty-feet. The subject structure of this variance request is a single-story. Without a variance, the applicant will not be able to add a second-story to part of the house.

- (5) That the variance granted is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

Response: The applicant is not requesting an expansion to the building footprint or encroachment into the south front-yard setback.

- (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.

Response: The granting of the variance will not increase the building footprint or encroachment of the structure that was constructed in its current location prior to the adoption of the Land Development Regulations. The variance approval and vertical expansion will not be injurious to the public or public welfare.

STAFF CONCLUSIONS

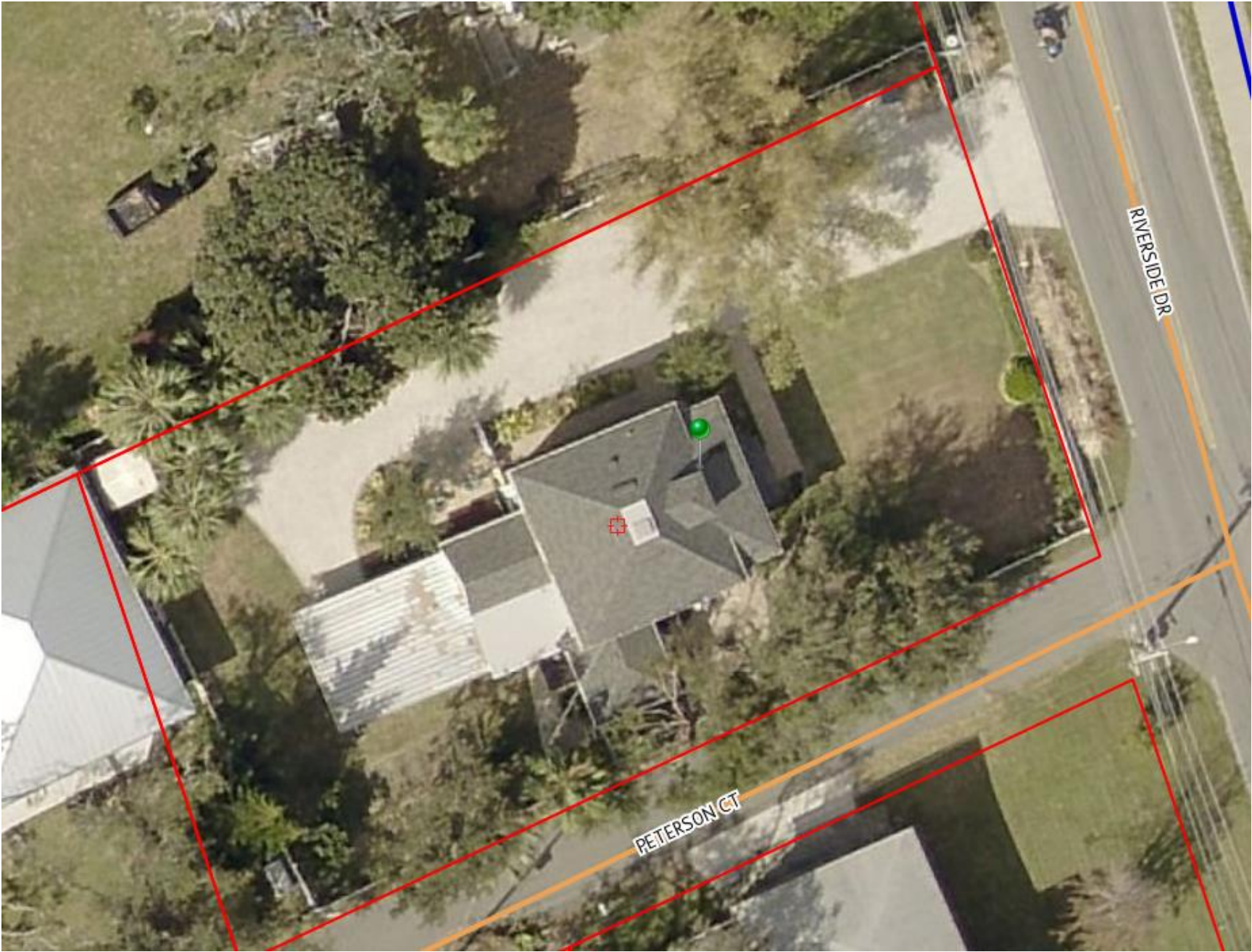
Staff finds that the variance criterion have been satisfied. The existing structure was constructed prior to the adoption of the Land Development Regulations of Holly Hill. The proposed structure will not encroach any further into the required setback or expand the existing footprint. The existing structure and its proposed vertical addition, will not be injurious to the area involved or otherwise detrimental to the public welfare.

STAFF RECOMMENDATION

Based on the stated findings, staff recommends approval of the south-side front setback variance from thirty-five feet (35') to nine feet (9') for both the existing legal non-conforming (breakfast nook) structure and its proposed vertical addition.

- Aerial (PDF)
- Applicant Justification Statement (PDF)
- Application (PDF)
- Area of Request Expanded (PDF)
- Front of House (PDF)
- Location Map (PDF)
- North View of Breakfast Nook (PDF)
- PA Information Sheet (PDF)
- Plat (PDF)
- Rear of House (PDF)
- Rendering (PDF)
- Survey & Area of Request (PDF)

Aerial



Attachment: Aerial (1921 : 1064 Riverside - South Front Yard Variance Request)

SAM AND LEIGH HARRIS

10 Feb 2018

Dear Mr. Walker and Members of the Planning and Zoning Board:

This letter is provided to further explain the request for variance with regard to 1064 Riverside Dr., Holly Hill, FL 32117.

ROOMS, SIZE, AND SPACE

We seek to increase the size and improve the functionality of this wonderful historic house by taking it from a 2-bedroom, 2-bath with a poorly constructed 1-car quasi-garage to a 2-bedroom, 3-bath, with a well-constructed 2-car garage. Additionally, on top of the garage, we seek to build a small mother-in-law suite, equipped with a small kitchenette and a full bath.

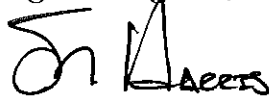
The current square footage of the house is approximately 1,716 square feet and the planned improvements will increase the amount of square feet by about 43% to 2,454 (this includes the mother-in-law suite).

The variance request applies only to the intent to build the Master Bathroom on top of the exiting Breakfast Nook. No actual additional encroachment on the property within the variance will be made.

The garage extension should come to 10' 6" from the property line of our (see planform diagram) neighbors to the immediate west, Ron and Elizabeth Bell. This should bring us to within 6' of the limit, but not exceeding that which would require an additional variance request.

Thank you for your consideration and thoughtfulness in this matter.

Highest Regards,



Sam and Leigh Harris

Attachment: Applicant Justification Statement (1921 : 1064 Riverside - South Front Yard Variance Request)

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.

Home is Historic Landmark of Holly Hill (114 years old) and we purchased it in its existing condition (i.e., with the breakfast nook already added) in July 2017.

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

Home (as is) already sits inside variance limits because the variances did not exist when the home was built.

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.

Current plans to build within the variance are on top of existing structure. No further encroachment of variance is sought.

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.

A literal interpretation of the variance would prevent us from building vertically on top of the existing breakfast nook thereby preventing us from adding a Master Bathroom to the house. Such a situation would decrease the home's utility, overall square footage, and value as real estate.

Attachment: Applicant Justification Statement (1921 : 1064 Riverside - South Front Yard Variance Request)

V# _____

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

It is both sound engineering and architecture to build a wall on top of an existing wall. Additionally, the aesthetic of the house will be improved if the board permits this variance.

6. Describe how the granting of the variance is in harmony with the general intent and purpose of the Code and the city's comprehensive plan.

This home is one of the homes that are naturally showcased during travel on Riverside Drive. All plans include adhering to the "Old Florida" style of the home, thus increasing its aesthetic "pleasantness" as we as that of Holly Hill, FL.

7. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The variance requested only applies to building vertically on top of an existing structure. No further encroachment toward any street will be made. This home addition will make the neighborhood more attractive by increasing the value of a neighbor's (ours) house.

8. Explain how your request is consistent with the general intent and purpose of the Comprehensive Plan Ordinance (Section 78-5) to foster and preserve public health, safety, comfort and welfare, and aid in the harmonious, orderly, aesthetically pleasing and socially beneficial development of the city.

This home addition will be designed and built to code. Additional structural improvements to the home (thermal barrier underneath, additional central air, reinforcement of a floor joist) will be made during construction that will make it even safer than it is now. See the submitted plans to get an idea of the aesthetic enhancements that will result.



CITY OF HOLLY HILL
PLANNING & DEVELOPMENT DEPARTMENT
 1065 RIDGEWOOD AVENUE
 HOLLY HILL, FLORIDA, 32117
 TELEPHONE: (386) 248-9442

V# 2018-02 Riverside (1064)

VARIANCE

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

PROPERTY

PARCEL ID #: 35-14-32-03-00-0060			
ADDRESS: 1064 Riverside Dr, Holly Hill, FL 32117			
TOTAL ACREAGE: .301 acres		USE OF PROPERTY: ☒ RESIDENTIAL ☐ NON-RESIDENTIAL	
ZONING: Residential		FUTURE LAND USE: Residential	
TYPE OF STRUCTURE: ☐ SHED ☐ FENCE ☐ POOL ☐ SCREEN ENCLOSURE ☒ ADDITION ☐ SINGLE FAMILY HOME			
DESCRIPTION OF STRUCTURE:			
TYPE OF VARIANCE:	☒ FRONT YARD SETBACK	REQUIRED: <u>35</u> feet FT.	PROPOSED: <u>9</u> feet FT.
	☐ SIDE YARD SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	☐ SIDE STREET SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	☐ 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 (YEARS AGO)			
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT APPOINTMENT? ☒ YES ☐ NO			

OWNER

NAME: Sam and Leigh Harris		COMPANY: not applicable	
ADDRESS: 1064 Riverside Dr.			
CITY: Holly Hill	STATE: FL	ZIP: 32117	
PHONE: 937-545-5929 or 813-957-6156		EMAIL: leighgharris@hotmail.com	

V# _____

AGENT/CONSULTANT

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

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)
- ☐ APPLICANT AUTHORIZATION FORM, IF APPLICABLE
- ☐ 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

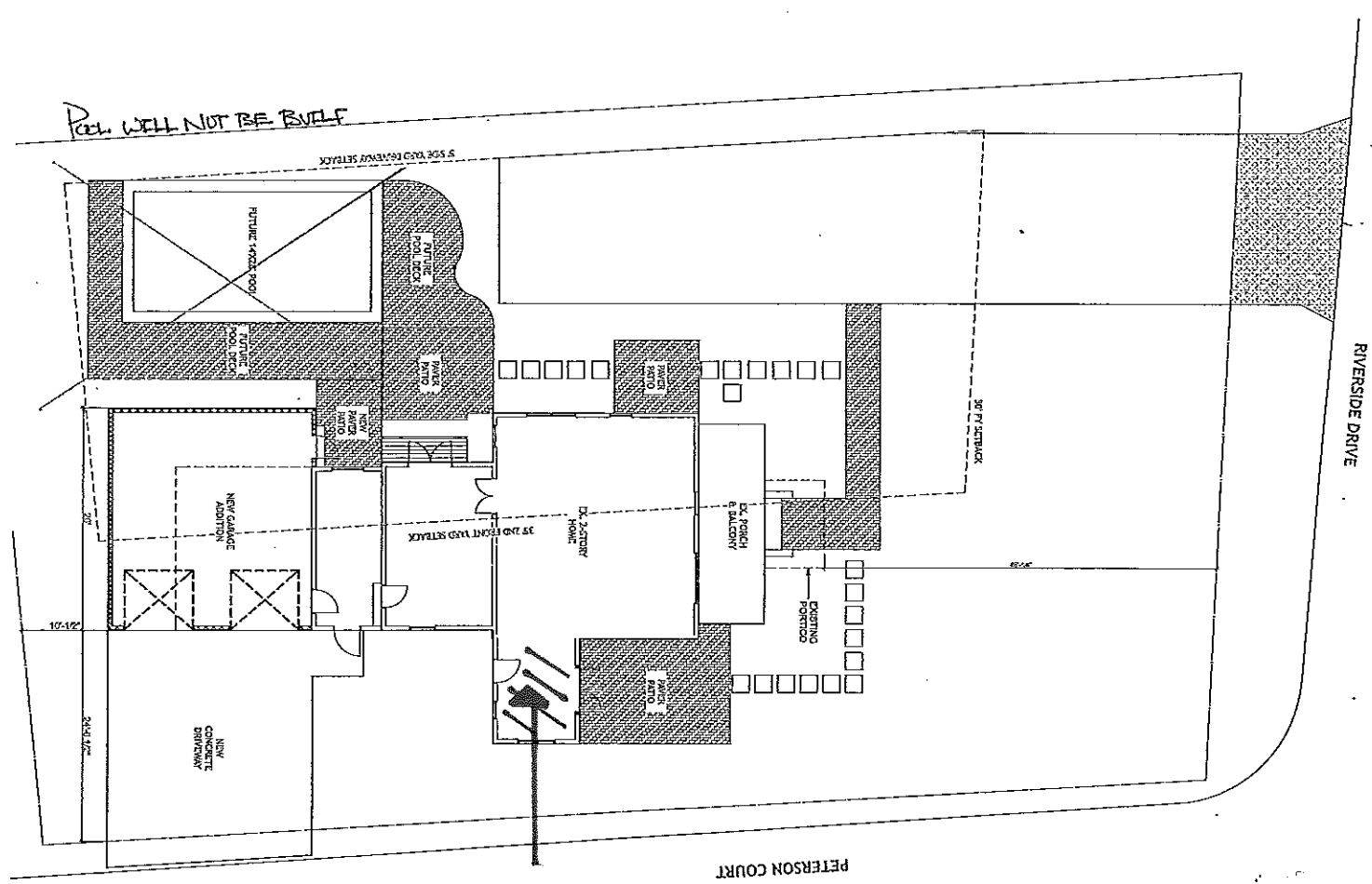
10 Feb 2018

DATE

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

Revised 2018

Attachment: Application (1921 : 1064 Riverside - South Front Yard Variance Request)



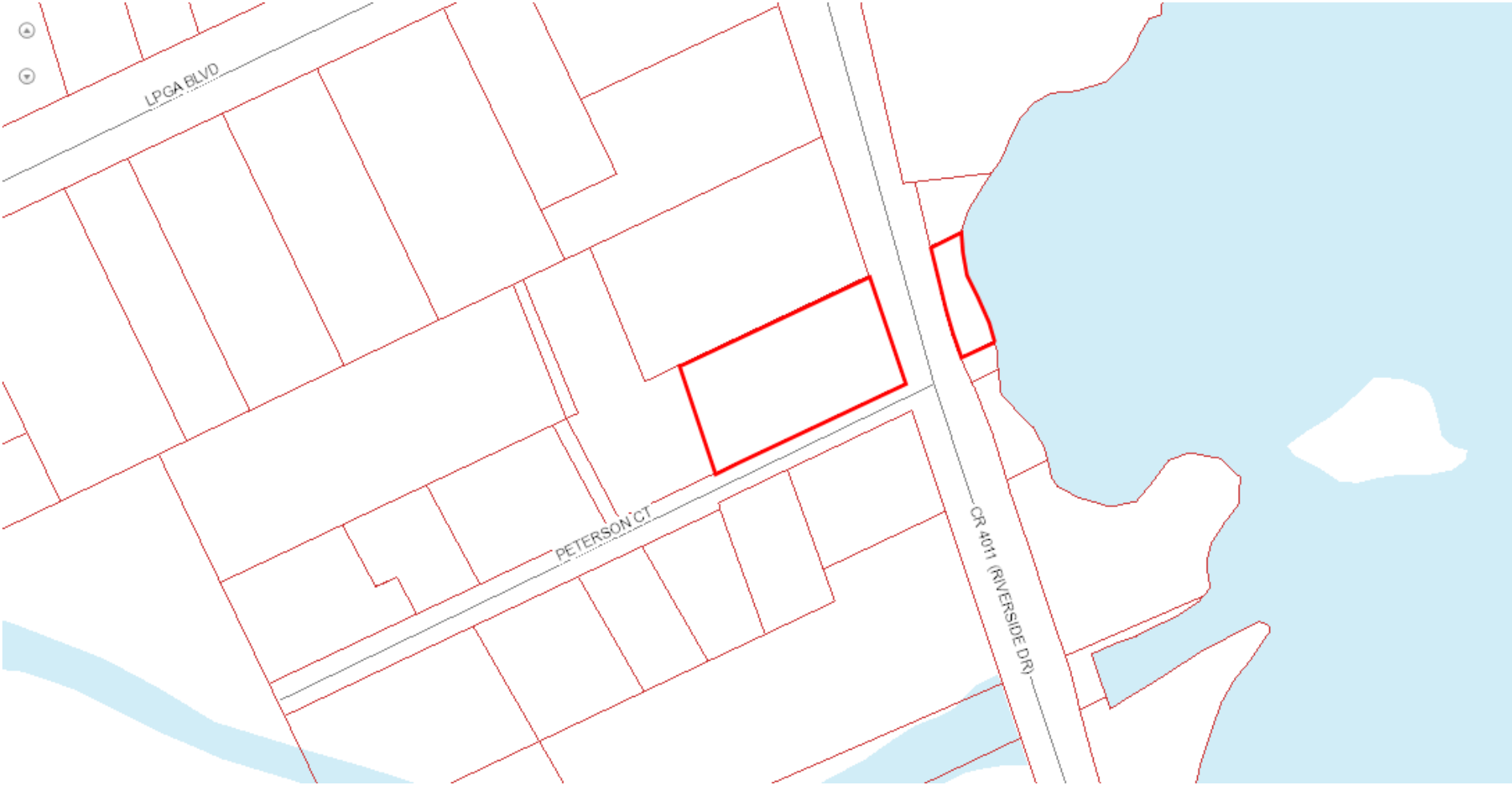
AREA OF VARIANCE	REQUEST
------------------	---------

Front of House.

View facing west from Riverside Drive. The existing breakfast nook is on the left.



Location Map



Attachment: Location Map (1921 : 1064 Riverside - South Front Yard Variance Request)

View from Peterson Court facing north. This is the existing breakfast nook. The applicant wants to place a master bathroom on top of the breakfast nook.





Volusia County Property Appraiser

Larry Bartlett, J.D.

Home Search Downloads Exemptions Agriculture Maps Tangible Links Contact

Home Search Choices Search By Location Address Property Information

Parcel Information: 4235-03-00-0060 2018 Working Tax Roll Last Updated: 12-17-2017

Owner Name and Address

Alternate Key	3130669	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	4235-03-00-0060	Mill Group	203 Holly Hill
Full Parcel ID	35-14-32-03-00-0060	2017 Final Mill Rate	21.43030
Created Date	26 DEC 1981		
Property Class	01 Single Family		
Ownership Type	Tenancy in the Entirety	Ownership Percent	100
Owner Name	HARRIS SAMUEL R & ORA L		
Owner Name/Address 1			
Owner Address 2	1064 RIVERSIDE DR		
Owner Address 3	HOLLY HILL FL		
Owner Zip/Postal Code	32117		
Situs Address	1064 RIVERSIDE DR HOLLY HILL 32117		

Legal Description

E 150 FT OF LOT 6 SUB LOTS 9 & 10 BLK 1 M & C HOLLY HILL & LAND 40 FT E OF C/L RIVERSIDE DR ADJ PER D/C OR 3267 PG 162 PER OR 6968 PG 0603 PER OR 7415 PG 0618

Sales History

Book Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
7415 0618	08/2017	Warranty Deed	Qualified Sale	Yes	365,000
6968 603	03/2014	Warranty Deed	Qualified Sale	Yes	175,000

History of Values

Year	Land	Bldg(s)	Misc. Impr.	Just Value	School Assessed	Non-School Assessed	School Exemption	School Taxable	Non-School Exemption	Non-School Taxable
2017	110,416	102,070	7,968	220,454	94,222	94,222	25,000	69,222	25,000	44,222
2016	103,948	92,912	7,669	204,529	92,284	92,284	25,000	67,284	25,000	42,284

[Display Value History](#)

Land Data

Code	Land Use Type	Frontage	Depth	No. Units	Unit Type	Rate	Depth	Loc	Shp	Phy	Just Value
0033	VAC RVRFRNT-1 <2 AC	80.0	30.0	80.00	FRONT FEET	7.50	78	100	100	100	468
0146	IMP WTR VIEW W/RIIP RTS	80.0	143.0	80.00	FRONT FEET	1700.00	81	100	100	100	109,948
Neighborhood 2410 RIVER VIEW											
Total Land Classified											0
Total Land Just											110,416

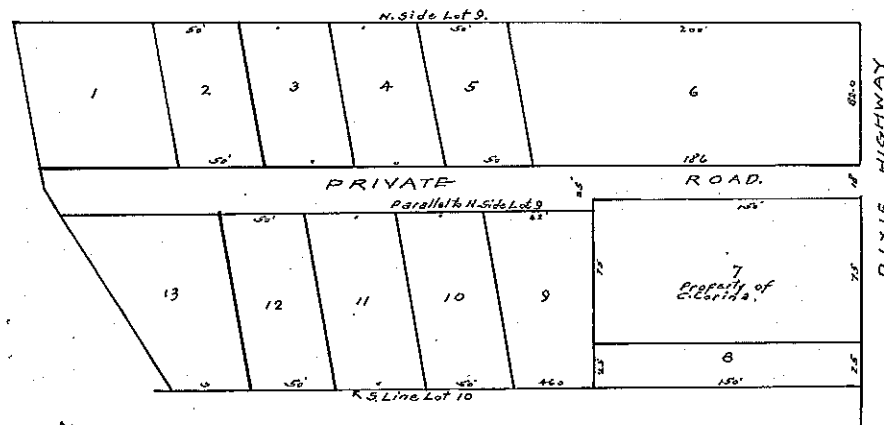
Building Characteristics

Building Number: 75434 (Building 1 of 1)

Bldg. No.	Improvement Type	Base Perimeter	Year Built	Quality Grade	Architecture	Phys. Depr.	Func. Obs.	Loc. Obs.	Next Review
75434	Single Family	150	1939	300		25%	0%	0%	2999
Roof Type	HIP	Floors	Wood Laminate	Bedrooms	2	4 Fixture Bath			0
Roof Cover	ASPHALT SHINGL	Wall Type	Plaster	X Fixture Bath	0	5 Fixture Bath			0
Heat Type1	Convection	Heat Source1	Electricity	2 Fixture Bath	0	6 Fixture Bath			0
Heat Type2		Heat Source2		3 Fixture Bath	2	7 Fixture Bath			0
Foundation	Concrete Block	Year Remodeled		Fireplaces	0	A/C			Yes
Section Number	Area Type	Exterior Wall Type	Number Stories	Year Built	Attic Finish	Bsmt Area	Bsmt Finish	Floor Area	
001	Res BASE Area (BAS)	SGL SIDING,W.FR.NO SHEAT.	1.0	1939	N	0%	0%	1004 Sq. Feet	
002	Upper Story, Finished (FUS)	SGL SIDING,W.FR.NO SHEAT.	1.0	1939	N	0%	0%	624 Sq. Feet	
003	Porch, Screened Finished (FSP)	Non-Applicable	1.0	1939	N	0%	0%	184 Sq. Feet	
004	Porch, Open Finished (FOP)	Non-Applicable	1.0	1939	N	0%	0%	192 Sq. Feet	
008	Finished Enclosed Porch (FEP)	Non-Applicable	1.0	1939	N	0%	0%	140 Sq. Feet	
009	Unfinished Garage (UGR)	Non-Applicable	1.0	1989	N	0%	0%	266 Sq. Feet	

Plat

BOOK 18 PAGE 90



State of Florida,
County of Volusia. Sophia and Edwin Peterson being duly Sworn
declare that they are owners of Lots 9 and 10 Block 1, Mason and
Carroll Subdivision of part of the Fifth Grant in Volusia Co.,
Florida and that they have caused a subdivision to be made of said lands by which they
have caused a subdivision to be made of said lands by which they
and that same is correct to their best knowledge and file the same
for record.

Signed, sworn to and acknowledged
before me this 24th of April 1934.

Ben Rogers
Engineer

Residing at 1214 N. 1st St.
Orlando, Fla.

Filed to Office
Sep 23, 1934

James S. Baker
Clerk

April 1934
5100-58-1

A TRUE COPY
OF MAP
IN BOOK NO. 6
PAGE NO. 158

CLERK

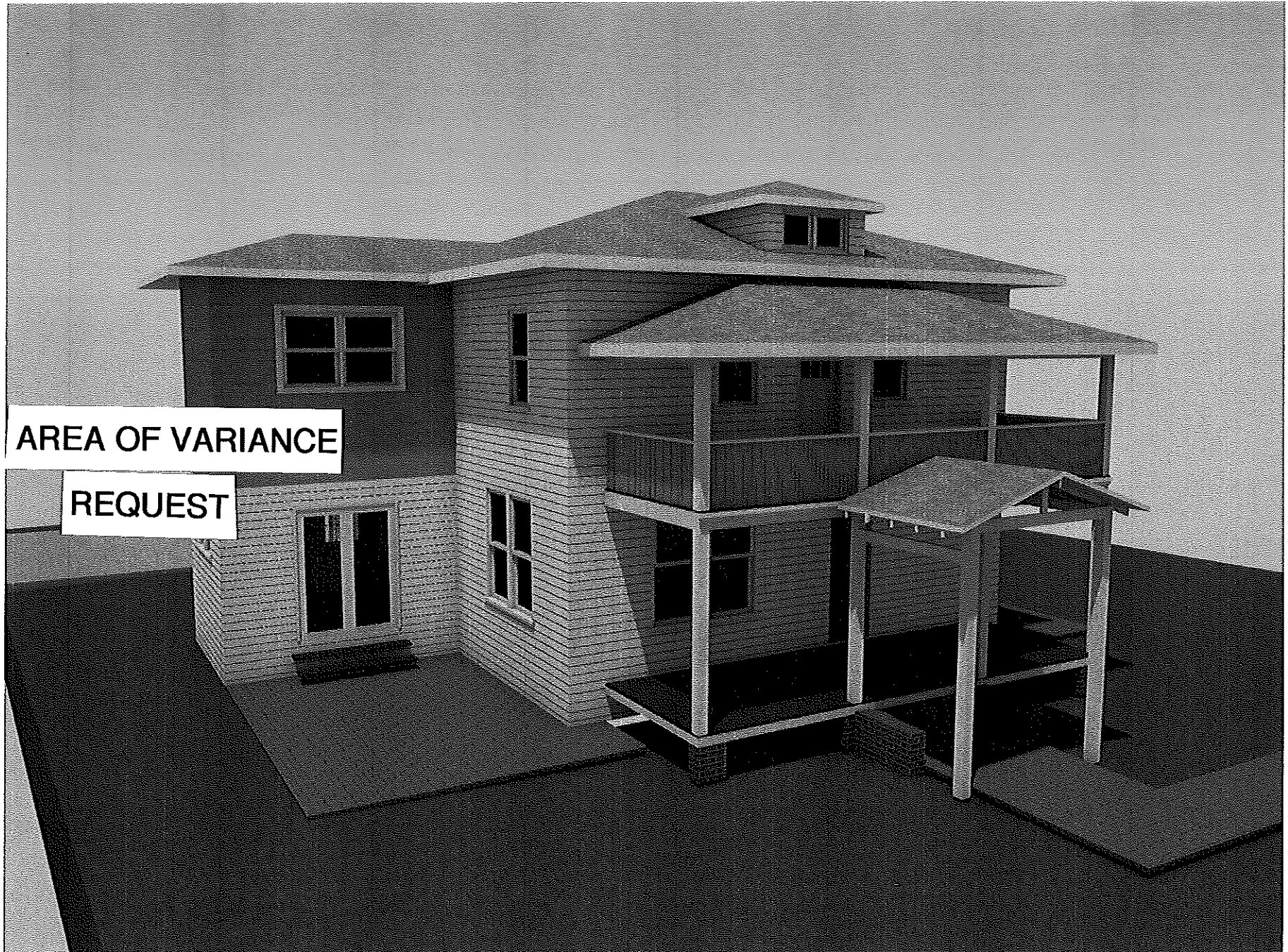
D.C.

Rear of House.

View facing east on Peterson Court.



Attachment: Rear of House (1921 : 1064 Riverside - South Front Yard Variance Request)







Attachment: Rendering (1921 : 1064 Riverside - South Front Yard Variance Request)

Packet Pg. 42



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: March 5, 2018
FROM: Brian Walker
SUBJECT: 2018 BOPA Meeting Schedule
NUMBER: (ID # 1940)
APPLICANT:
PLANNER:

DISCUSSION: Approve the Board of Planning & Appeals Meeting Schedule for 2018

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Approve the 2018 meeting Schedule

COMMISSION GOAL: N/A

MOTION: As determined by the Board

- 2018 BOPA Meeting Schedule (PDF)

CITY OF HOLLY HILL BOARD OF PLANNING AND APPEALS 2018 MEETING SCHEDULE

The application cut-off date does not include applications for rezones or comprehensive plan amendments.

MEETING DATE	APPLICATION CUT-OFF DATE	ADVERTISING DATE
January 8, 2018	December 8, 2017	December 28, 2017
February 5, 2018	January 5, 2018	January 25, 2018
March 5, 2018	February 2, 2018	February 22, 2018
April 2, 2018	March 2, 2018	March 22, 2018
May 7, 2018	April 6, 2018	April 26, 2018
June 4, 2018	May 4, 2018	May 24, 2018
July 2, 2018	June 1, 2018	June 21, 2018
August 6, 2018	July 6, 2018	July 26, 2018
September 10, 2018	August 10, 2018	August 30, 2018
October 1, 2018	September 4, 2018	September 20, 2018
November 5, 2018	October 5, 2018	October 25, 2018
December 3, 2018	November 2, 2018	November 21, 2018

Meetings are the first Monday of each month except for January and September where the first Monday is a holiday. Application cut-off is as of the end of business on the days noted.