



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • 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

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
Jim Legary	Board Member	Present	
Robin D. Hanger	Board Member	Absent	
Arthur Cappuccio	Board Member	Present	
Arthur W. Morris	Board Member	Present	

2. INVOCATION

Invocation was led by Chairman Mike Myer.

3. PLEDGE OF ALLEGIANCE

Art Cappuccio led the Pledge of Allegiance.

4. BOPA MINUTES APPROVAL

1.

Minutes of February 5, 2018 BOPA Meeting

(Requested by Brian Walker, City Planner)

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

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



5. AGENDA ITEM(S)

1.

1700 Ridge Avenue Front Setback Variance Request

(Requested by Brian Walker, City Planner)

Brian Walker, summarized his staff report, stating that the request is for a front yard setback variance from thirty feet (30') to ten feet (10') for a detached two car garage. Further stating that the applicant has not satisfied all six criteria of the Land Development Regulations for granting a variance.

The two criteria that are not satisfied are number (2) "That the special conditions and circumstances do not result from the applicant's own actions". 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.

Number (3) "That granting the variance requested will not confer on the applicant any special privilege that is denied by this subpart to other land's, buildings or structures in the same zoning district". The proposed encroachment of the two car garage into the front yard 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.

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

Greg Reynolds, 1700 Ridge Avenue, husband of applicant, stepped to the podium to answer any questions, the Board may have. He was asked why the original garage was converted into an apartment. He stated it was for family.

After some discussion, he was given some other options for placing the detached garage on his property without the use of a variance.

The Board denied the request for a variance.

RESULT:	DO NOT RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Jim Legary, Board Member
SECONDER:	Arthur W. Morris, Board Member
AYES:	Myer, Legary, Cappuccio, Morris
ABSENT:	Hanger

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2.

1064 Riverside Drive - South Front Yard Variance Request

(Requested by Brian Walker, City Planner)

Brian Walker, City Planner summarized his staff report, stating that the request is 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 district.

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.

The application 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.

Staff finds that the variance criteria has been satisfied and recommends approval for both the existing legal non-conforming (breakfast nook) structure and its proposed vertical addition.

Elizabeth Bell, 100 Peterson Court stepped to the podium and stated that she is in favor of the variance and addition of the second story.

Ned Wolfarth, 1074 Riverside Drive addressed the Board stating that this home that was built in 1939 by his great grandfather and he has no objections to the variance request.

Sam Harris, 1064 Riverside Drive, applicant that if approved the 2nd story addition will be constructed in the same manner as the original structure. There will be no difference in appearance between the original residence and the addition.

The Board recommends approval to the City Commission for the variance request.

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

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6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

Staff and Board members had a lengthy discussion regarding Code Enforcement procedures and rental/vacant property upkeep, along with discussing the lien process.

1.

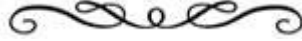
2018 BOPA Meeting Schedule

(Requested by Brian Walker, City Planner)

The Board members accepted the meeting schedule for the year 2018.

RESULT:	INFORMATION ONLY
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8. ADJOURNMENT

This Meeting adjourned at 7:25 PM