

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • APRIL 3, 2017

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

Thomas Harowski

Building & Zoning

Liz Nelson

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

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

2. Minutes of February 22, 2017 Special Meeting Minutes

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

5. AGENDA ITEM**1. 1321 Daytona Avenue Rear Yard Variance A Request for a Variance from the Required Rear Yard Setback of 20 Feet to Allow Construction of a Screen Room to Within 8-Feet of the Rear Property Line.**

(Requested by Thomas Harowski, Board of Planning and Appeals)

2. 1408 Moravia Side Yard Variance A Request to Allow a Variance of 5.5 Feet from the Required Side Yard Setback to Allow Construction of a Garage Within a Portion of the Required Side Yard Setback.

(Requested by Thomas Harowski, Board of Planning and Appeals)

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**

MEETING DATE: April 3, 2017
FROM: Elizabeth Nelson
SUBJECT: Minutes
NUMBER: (ID # 1632)
APPLICANT:
PLANNER:

DISCUSSION: Approve February 6, 2017 Minutes

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Approve Minutes of February 6, 2017

COMMISSION GOAL: N/A

MOTION: As determined by the Board

- Feb 6, 2017 Minutes (PDF)
- Form 8B - Voting Conflict - Mike Myer (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • FEBRUARY 6, 2017

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	Excused	

2. INVOCATION

Invocation given by Art Cappuccio.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mike Myer.

4. MINUTES APPROVAL

1.

Minutes

(Requested by Elizabeth Nelson, Board of Planning and Appeals)
 Approved as submitted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Myer, Chairman
SECONDER:	Jim Legary, Board Member
AYES:	Myer, Legary, Cappuccio
ABSENT:	Hanger
EXCUSED:	Morris

Enacted and approved this 6th day of February, 2017, in Holly Hill



2.

Minutes

(Requested by Elizabeth Nelson, Board of Planning and Appeals)
Approved as submitted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Myer, Chairman
SECONDER:	Jim Legary, Board Member
AYES:	Myer, Legary, Cappuccio
ABSENT:	Hanger
EXCUSED:	Morris

Enacted and approved this 6th day of February, 2017, in Holly Hill



5. AGENDA ITEM

1.

1840 Parque Rezoning Rezoning of a 9 Acre Parcel on the West Side of Parque Dr. North of Calle Grande to CC-1 Commercial Corridor.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Thomas Harowski, City Planner briefly summarized his staff report. This is a rezoning request for a parcel that was annexed into the City in 1993, but never assigned a city zoning classification. The applicant is requesting CC-1 zoning to support a proposed warehouse/manufacturing complex. Staff recommends the Board of Planning and Appeals to approve the proposed CC-1 zoning district for the subject property.

Harry Newkirk, PE for the project stated that the north end of the property is wetlands and will be a conservation area. Most of the buildings will be at the south end of the property.

John Miller, 350 Parque Drive, expressed opposition to this project and that it will have an adverse effect on the residential neighborhood.

Correan Reddin, 725 Parque Drive, also expressed opposition to this project.

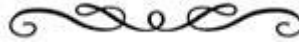
Paul Bielefeldt, 320 Arragon Street, stated that he is against any commercial project for this property.

Bryant Frazer, lives next to Publix Shopping Center, stated he is totally against any commercial activity on this property.

Kaleigh Brown, 788 Espanola Avenue, expressed opposition to this project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Myer, Chairman
SECONDER:	Jim Legary, Board Member
AYES:	Myer, Legary, Cappuccio
ABSENT:	Hanger
EXCUSED:	Morris

Enacted and approved this 6th day of February, 2017, in Holly Hill



2.

626/628 Walker Street Rezoning Rezoning of the Parcels at 626 and 628 Walker Street from R-7 Low Density Multi-Family to R-3 Medium Density Single-Family Residential

(Requested by Thomas Harowski, Board of Planning and Appeals)

Thomas Harowski, City Planner, summarized his staff report stating that the request is to rezone 626 and 628 Walker Street from current R-7 Multi-Family to R-3 Single-Family Residential. The remainder of the properties on the north side of Walker Street are developed as single family homes and this zoning is in keeping with the current neighborhood zoning classification.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Legary, Board Member
SECONDER:	Mike Myer, Chairman
AYES:	Myer, Legary, Cappuccio
ABSENT:	Hanger
EXCUSED:	Morris

Enacted and approved this 6th day of February, 2017, in Holly Hill



3.

314 Flomich Street Variance A Request for a Variance of 18 Feet to Allow Construction of a Carport to Extend to the Front Property Line.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Thomas Harowski, City Planner summarized his staff report. Stating that in 2016 the applicant constructed a 20' by 26' carport without a permit. This property is a corner lot and according to our LDR, the property has two front yards and two side yards. The carport is extended into the front yard setback as well as 8' into the right-of-way of Ridge Avenue. The applicant is requesting that the portion of the carport that is in the setback be granted. However, the City cannot grant the variance for the portion of the carport that is extended into the Ridge Avenue right-of-way. The applicant would have to remove the 8' that extends into that right-of-way. This property fronts on Ridge Avenue

which has a 100' right-of-way compared to the more standard right-of-way of 5' for most other city streets.

Randy Kraiger, 314 Flomich Street, applicant stepped to the podium stating that he has moved his surveillance business into the existing garage, thereby constructing the carport to cover his vehicles.

A discussion ensued among the Board members that the reasoning for the 100' right-of-way along Ridge Avenue, may be due to the fact that Ridge Avenue was going to become US 1 at a future time.

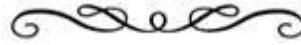
Richard Trussell, 1536 Ridge Avenue expressed that the property has been greatly improved by Mr. Kraiger and that he has no problem with the Board granting Mr. Kraiger the variance request.

Mary Ann Trussell, 1536 Ridge Avenue also stating that she has no problem with the granting of the variance request. She questioned whether the City could moved the right-of-way line further west for the whole street.

Scott Simpson, City Attorney, stated that the City would have to go through a lengthy process of vacation and this Board would not be in that process.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Myer, Chairman
SECONDER:	Jim Legary, Board Member
AYES:	Myer, Legary, Cappuccio
ABSENT:	Hanger
EXCUSED:	Morris

Enacted and approved this 6th day of February, 2017, in Holly Hill



6. OLD BUSINESS

1.

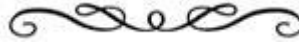
Fountainhead MPUD An Application for Approval of a Mixed Planned Unit Development for an Approximately 25-Acre Parcel Located at the Intersection of Center Avenue and Walker Street.

(Requested by Thomas Harowski, Board of Planning and Appeals)

This item has been tabled until the Board of Planning & Appeals Special Meeting on February 22, 2017 @ 6:30 pm

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Legary, Board Member
SECONDER:	Mike Myer, Chairman
AYES:	Myer, Legary, Cappuccio
ABSENT:	Hanger
EXCUSED:	Morris

Enacted and approved this 6th day of February, 2017, in Holly Hill



7. BOARD/STAFF COMMUNICATIONS

1.

Chairman of the Board of Planning & Appeals

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

Art Cappuccio resigned his seat as Chairman of the BOPA. Mike Myer was nominated as Chairman and accepted the position.

RESULT:	INFORMATION ONLY
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Enacted and approved this 6th day of February, 2017, in Holly Hill



8. ADJOURNMENT

This meeting adjourned at 8:15 PM

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Myer Michael Merrill		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Board of Planning and Appeal	
MAILING ADDRESS 1702 Buena Vista Avenue		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
CITY Holly Hill	COUNTY Volusia	NAME OF POLITICAL SUBDIVISION: City of Holly Hill	
DATE ON WHICH VOTE OCCURRED February 6, 2017		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTERESTI, Michael Merrill Myer, hereby disclose that on February 6, 20 17 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, Kimberly Ann Myer Smith ;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Fountainhead MPUD (Mixed Planned Use Development) application for approval, essentially a re-zoning issue
My daughter is employed by the developer in a business that will be affected by the votes outcome. The success or failure of the application could affect my daughter's paycheck.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

February 6, 2017

Date Filed

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §1
CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED
REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT
CIVIL PENALTY NOT TO EXCEED \$10,000.



TO MAKE ANY REQUIRED DISCLOSURE
OF THE FOLLOWING: IMPEACHMENT,
REDUCTION OF SALARY, OR A
PRIMAND, OR A

Digitally signed by Michael Myer
Date: 2017.02.06 14:27:09

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PAGE 2



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: April 3, 2017
FROM: Elizabeth Nelson
SUBJECT: Minutes of February 22, 2017 Special Meeting Minutes
NUMBER: (ID # 1633)
APPLICANT:
PLANNER:

DISCUSSION: Approve February 22, 2017 BOPA Special Meeting Minutes

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Approve February 22, 2017 Minutes

COMMISSION GOAL: N/A

MOTION: As determined by the Board of Planning & Appeals

- Feb 22, 2017 Minutes (PDF)
- Form 8B - Voting Conflict - Mike Myer 2-22-17 BOPA Meeting (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • FEBRUARY 22, 2017

City Commission Chamber

Special Meeting

6:30 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448

I. CALL TO ORDER

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

II. INVOCATION

Invocation was given by Chairman Michael Myer.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Board Member Robin Hanger.

IV. AGENDA ITEM

1.

Fountainhead MPUD A Request to Approve a Mixed Use Planned Unit Development Agreement for the 25-Acre Parcel Generally Located at Center Avenue and Walker Street.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Scott Simpson, City Attorney, explained that the Board members are limited to their discussion to the topic of the MPUD Development Agreement, the layout of the project and uses involved with this project.

Tom Harowski, City Planner summarized the background of this project. Stating that this project has been under discussion at the staff level since July 2015, for the development of the 25-acre former school site at the corner of Center Avenue and Walker Street. The City has approved an agreement for the sale of the property to the applicant and the City has approved an incentive agreement to encourage the location of Synergy Billing on the site and further developments on the site. The MPUD agreement will become the controlling development for this project. The MPUD will defer to the City's land development code on issued not covered by the MPUD agreement, but the most important aspects of the project will be regulated in the MPUD. This is why it is important that the MPUD be specific and detailed in its content. He summarized the

basic plan for the project, which are outlined in his staff attached to this agenda. This a very substantial development, possible one of the largest this city has seen. Mr. Harowski stated that the City has resolved almost all of the issues presented in the January 25, 2017 staff report. However, there are a couple of items that staff desires to layout for the Board to consider. One of the items is regarding the landscaped buffer along Walker Street. The applicant has proposed allowing sidewalks with the buffer. If sidewalks are planned for the buffer area, the density of plant material for the buffer will not be reduced. Traffic improvements remain an issue. Staff opinion is not in agreement with the developers traffic improvement. The developer will install a left turn lane from Center Avenue into the project when the project development reaches 80,000 square feet of building area has been constructed or an AM Peak Hour Traffic volume of 247 trips. It is planning staff's opinion that the turn lane improvement is too into the project to mitigate traffic impacts and has the potential to create safety hazards. The planning staff recommends the requirement for the turn lane be activated following the first phase of construction or 28,000 square feet of building area.

Mark Watts, Attorney representing the applicant, thank all staff for working with them on this project. He further commented that his client is in agreement with most of the Development Agreement. The issues they are still negotiating with City staff are the landscape buffer requirements, facade signage, and the traffic analysis.

Andrew J Ames, PE with Lassiter Transportation Group, Inc., who conducted the traffic analysis, stated that according to the traffic impact analysis, no left turn lane would be warranted until the construction of any principal buildings on Parcels 1, 2 or 3 beyond the initial 80,000 square feet of rehabilitation and new construction.

There was a lengthy discussion regarding the traffic impact analysis and the impact on the safety of the children walking to and from the school on the corner of Center Avenue and 15th Street and the added vehicular traffic from school pick ups and drop offs.

After a very lengthy discussion:

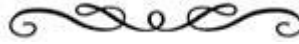
Motion #1: Jim Legary moved, seconded by Arthur Morris to amend the development agreement to require the construction of the left turn lane on Center Avenue at the start of construction of the project. This motion **failed** due to a tie vote as follows: Jim Legary - yea, Arthur Morris - yea, Robin Hanger - nay, Art Cappuccio nay, Mike Myer - abstained.

Motion #2: Robin Hanger moved, seconded by Art Cappuccio to amend the development agreement to require the construction of the left turn lane on Center Avenue when the AM peak trips reaches 247. This motion **failed** due to a tie vote as follows: Robin Hanger - yea, Art Cappuccio - yea, Jim Legary - nay, Arthur Morris - nay, Mike Myer - abstained.

Motion #3: Arthur Morris moved, seconded by Jim Legary to amend the development agreement to require the construction of the left turn lane on Center Avenue, when the construction of any principal building reaches 28,000 square feet or when the trips reach the number of 247 AM Peak Hour. Call vote is in the above table.

RESULT:	APPROVED [3 TO 1]
MOVER:	Arthur W. Morris, Board Member
SECONDER:	Jim Legary, Board Member
AYES:	Legary, Hanger, Morris
NAYS:	Cappuccio
ABSTAIN:	Myer

Enacted and approved this 22nd day of February, 2017, in Holly Hill



V. ADJOURNMENT

This Meeting adjourned at 8:45 PM

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Myer Michael Merrill		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Board of Planning and Appeals	
MAILING ADDRESS 1702 Buena Vista Avenue		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Holly Hill	COUNTY Volusia	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 2-22-17		NAME OF POLITICAL SUBDIVISION: Holly Hill, Florida	
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Michael Merrill Myer, hereby disclose that on February 22,, 20 17 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, Kimberly Myer Smith ;
- ☐ inured to the special gain or loss of _____ , by whom I am retained; or
- ☐ inured to the special gain or loss of _____ , which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

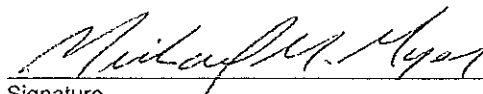
Fountainhead MPUD, a Request to Approve a Mixed Use Planned Unit Development Agreement. My daughter, Kimberly Myer Smith is an employee of Jason Meyer the principal in the Mixed Use Plan Development.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

February 22, 2017

Date Filed

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: April 3, 2017
FROM: Thomas Harowski
SUBJECT: 1321 Daytona Avenue Rear Yard Variance A Request for a Variance from the Required Rear Yard Setback of 20 Feet to Allow Construction of a Screen Room to Within 8-Feet of the Rear Property Line.
NUMBER: (ID # 1614)
APPLICANT: Melia & Joseph Lewis
PLANNER: Thomas Harowski

INTRODUCTION: The applicant is requesting a variance of 12 feet from the rear property line to allow a screen room to be constructed in the required rear yard. The screen room will replace an existing 10 x 12 deck and trellis cover with a 12 x 15 screen room.

BACKGROUND: The existing house was constructed in 1923 and sits in the extreme southeast corner of the lot. (Please refer to the attached survey.) A portion of the house sits on the east property and on the south property line, and the easterly wall of the house is 4 feet from the rear property line. The house has an existing 10 x 12 wood deck with a covered trellis located on the north side of the house. See photographs for structure and examples of deterioration of the existing structure. Note that door from the house accessing the deck is located close to the rear of the house and sits within the required rear yard setback.

The subject property is zoned R-3 Medium Density Single-Family residential which requires a front yard setback of 25 feet; a rear yard setback of 20-feet and side yard setbacks of 7.5 feet. The existing structure meets the front setback and the side setback on the north side, but fails to meet the other required setbacks. The existing structure is non-conforming.

The attached aerial photograph shows the subject property and the immediate neighborhood. The subject house sits well back from Daytona Avenue and the houses fronting on Daytona Avenue to the north and the to the south both sit well forward of the subject house. The two properties to the east that abut the subject property front on Moravia Avenue and on the most immediately affected property, the house sits about 100 feet east of the subject property line. This property to the east also has a shed which sits in the southeast corner of the lot immediately to the east of the subject house and proposed screen room.

The applicant desires to replace the deteriorating deck and trellis with a 12 x 15 screen room. The easterly side of the proposed screen room will be in the same location as

the existing deck, but the screen room will extend two feet further to the north and three feet closer to Daytona Avenue on the west.

DISCUSSION: The applicant has submitted an application responding to the criteria for a variance. A copy of their submittal is attached. The criteria are as follows:

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;

The property was built in 1923 before the current zoning regulations were applied. This is a common problem in the City where older parcels often have mis-fits with the current zoning code. The existing house sits closer to the property line than the proposed screen room addition.

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

The applicant inherited the setback condition when the property was purchased.

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;

It is common for houses in the community to have a screen room enclosure for outdoor living. There is insufficient room to consider locating a screen room on the east or south side of the property and these locations would also violate setbacks. A screen room could be constructed on the front of the house by enclosing the existing front patio. The location on the north side of the house would be a slight enlargement on the existing structure, and shifting the enclosed room to the east to meet the setback requirements is not feasible as the only entrance from the house is close to the eastern end of the house.

Note that the house to the east which is immediately behind the proposed screen room has a shed or some similar type of accessory structure located in the southwest corner of the lot adjacent to the subject property and house.

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;

The applicant suggests that the literal interpretation of the code denies them an opportunity for outdoor living that currently exists on the property and is common to most properties.

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

The applicant is proposing to locate the screen room so that it is no closer to the rear property line than the existing deck. As noted above the location of the screen room on the lot is partially dictated by the location of the door on the north side of the house.

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.

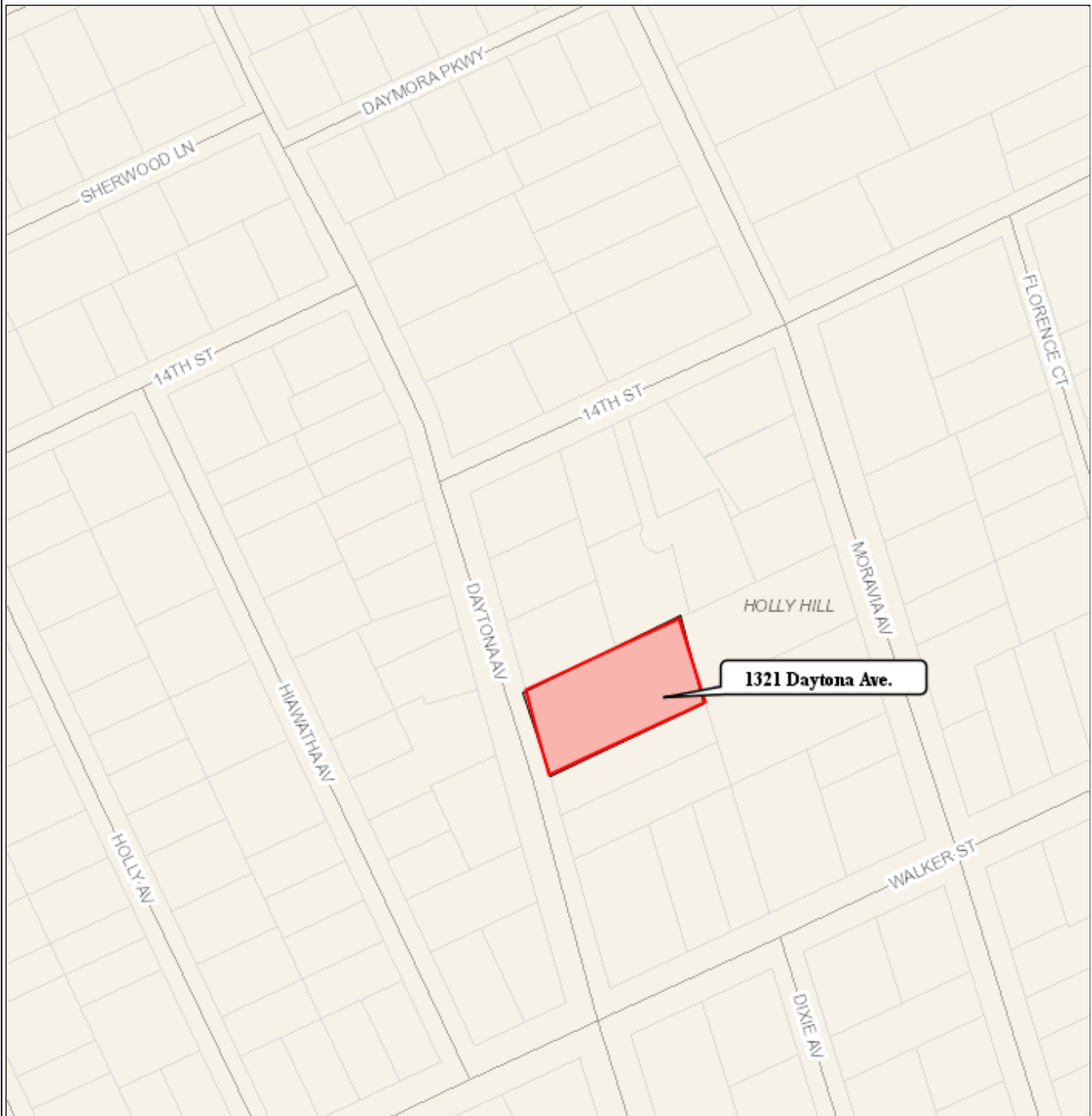
There are no comprehensive plan policies which directly address this application. The impacts to surrounding properties are minor as the proposed screen room will not visually impact any of the adjacent properties and is located at a significant distance from adjacent buildings except for the shed to the east.

FISCAL ANALYSIS: There are no fiscal impacts associated with this application.

RECOMMENDATION: If the Board of Planning and Appeals finds that the applicant has met the criteria listed above, the Board should recommend the variance be granted by the City Commission.

- V-2017-03 Location Map (PDF)
- V-2017-03 Survey (PDF)
- V-2017-03 Aerial Photo (PDF)
- V-2017-03 Application (PDF)
- V-2017-03 Photos and Commentary (PDF)
- V-2017-03 Screen Room Construction Plans (PDF)

V-2017-03 LOCATION MAP

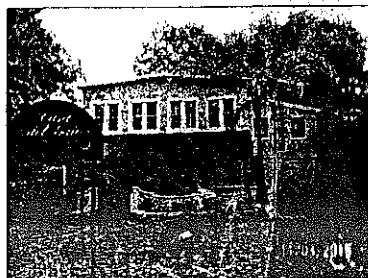


Scale 1:2,000 - 1 in = 167 ft
 Date Created:
 01-Mar-17 11:49 AM

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Use at your own risk.
 SOURCE: PARCEL DATA, VOLUSIA COUNTY PROPERTY APPRAISER

Attachment: V-2017-03 Location Map (1614 : 1321 Daytona Avenue Rear Yard Variance)

LEGAL DESCRIPTION: THE NORTH 1/2 OF LOT 21, BLOCK 4 AND THE SOUTH 1/2 OF LOT 22, BLOCK 4, PLAT OF PROPERTY BELONGING TO J. FITCH WALKER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 4, PAGE 158, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



1321 DAYTONA AVENUE
HOLLY HILL, FL.

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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:

MELIA WORKMAN & JOE LEWIS

COMMUNITY NO:

125112

PANEL:

0218

FLOOD ZONE:

X

SUFFIX:

J

F.I.R.M. DATE:

02/19/14

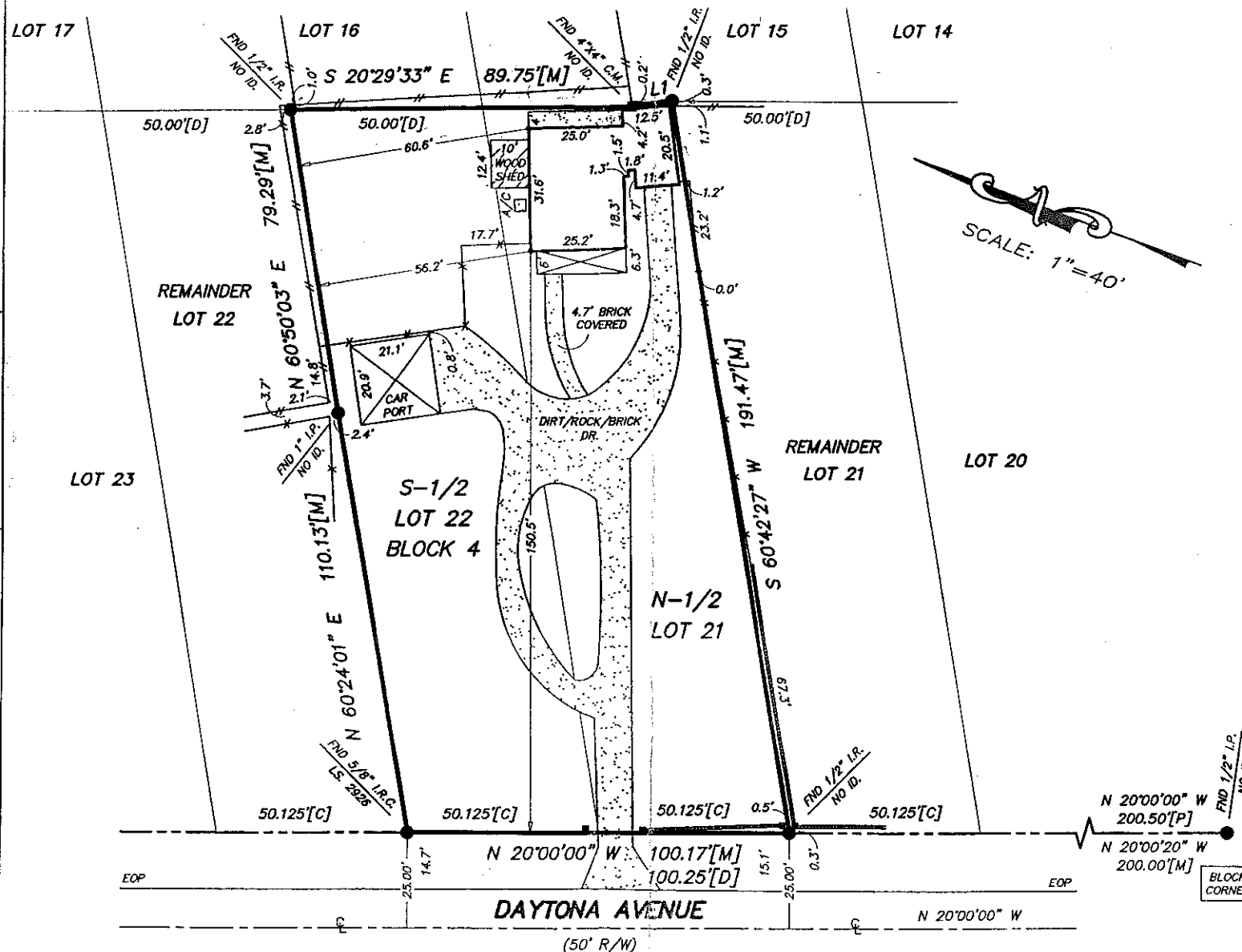
SURVEY NO.

67646

FIELD DATE:

11/03/15

Boundary Survey



LINE TABLE [M]		
LINE	LENGTH	BEARING
L1	10.56'	S 27°08'39" E

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
--- BARB WIRE FENCE
--- WOOD FENCE
--- CHAIN LINK FENCE
--- PLASTIC FENCE

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF DAYTONA AVENUE BEING N 20°00'00" W ASSUMED

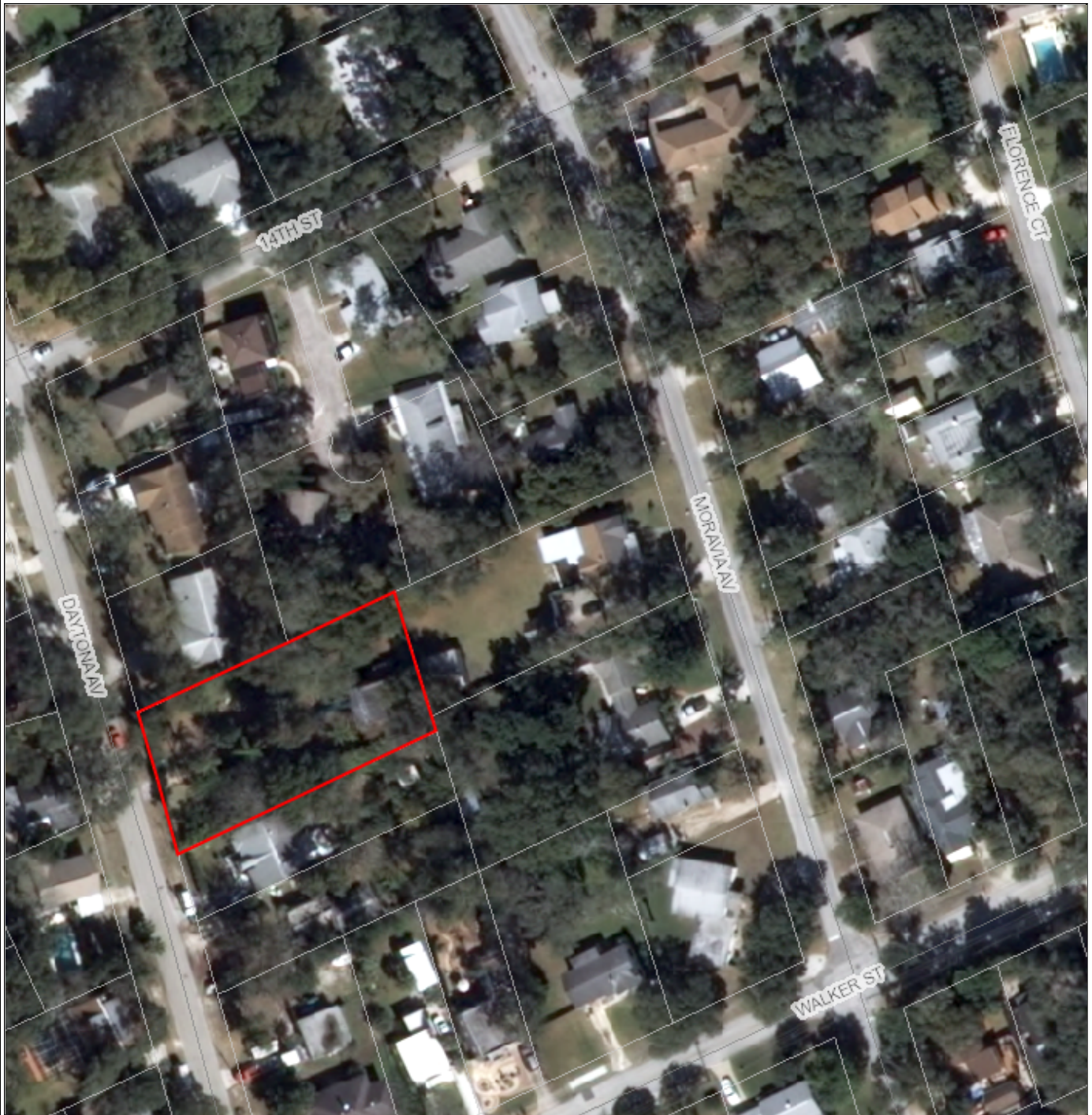
NOTES:

- 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, Part 1, Florida Administrative Code, pursuant to Section 478.022, Florida Statutes.

No. 5910
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
LEON L. HAMPTON P.
Packet Pg. 21

V-2017-03 AERIAL PHOTO



Scale 1:1,200 - 1 in = 100 ft
 Date Created:
 02-Mar-17 10:28 AM

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Use at your own risk.
 SOURCE: PARCEL DATA, VOLUSIA COUNTY PROPERTY APPRAISER

Attachment: V-2017-03 Aerial Photo (1614 : 1321 Daytona Avenue Rear Yard Variance)



GENERAL LAND DEVELOPMENT APPLICATION

1065 Ridgewood Avenue, Holly Hill, Florida 32117

Phone: (386) 248-9424

Fax: (386) 248-9498

Date Received: 2/28/17

Application ID: V-2017-03

Received By: [Signature]

REQUESTED ACTION

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

Describe Request: _____

APPLICANT INFORMATION:

Name: Melia & Joe Lewis

E-Mail: PRIESTESSONE@yahoo.com

Address: 1321 DAYTONA AVE

Phone: 386-290-2109

Holly Hill FL 32117

Fax: _____

☒ Owner ☐ Agent for Owner ☐ Attorney for Owner

OWNER INFORMATION:

Name: SAME

E-Mail: _____

Address: _____

Phone: _____

Fax: _____

PROPERTY INFORMATION:

Address: 1321 DAYTONA AVE, Holly Hill FL 32117

General Location: BETWEEN US 1 & RIVER, CROSS ST'S and WALKER & 14th ST

Current Zoning: Single Family Current Land Use: our home

Parcel Size: 59 feet 18,900 sq ft Tax Parcel #: 424250040210

Legal Description Attached ☒ Yes ☐ No Survey Attached ☒ Yes ☐ No

Attachment: V-2017-03 Application (1614 : 1321 Daytona Avenue Rear Yard Variance)

2.14.17

Pre-Application Meeting Date: _____

(Attach Pre-Application Form)

Application Fee: \$ 330

Applicant's Signature: _____

(Signature)

(Date)

JOE and MELIA LEWIS
(Print)

✓ Owner's Signature: _____

(Provide letter of
Authorization)

(Signature)

(Date)

JOE and MELIA LEWIS
(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



App By Proxm 3
City Center 28 March
April 3 Board Meeting

CITY OF HOLLY HILL VARIANCE CHECKLIST AND REQUIREMENTS

VARIANCE APPLICATION CHECKLIST

- ☐ Pre-Application Meeting Form completed and meeting held prior to completion of application
- ☐ Application Fee and Estimated Deposit
- ☐ Completed Variance Application
- ☐ List of property owners requiring individual notification
- ☐ One signed and sealed surveys of the property (no more than 2 years old).
- ☐ Legal Description (Digital in MS Word)
- ☐ Notarized Authorization of Owner (if applicant is other than owner or attorney for owner).
- ☐ A Description of the Variance and how it complies with the City Code, Sec. 82-317.

PUBLIC NOTIFICATION (Sec. 82-314)

- a) The applicant shall provide written notice to property owners regarding his intention to seek a variance and shall pay all costs of providing such notice as follows:
 - 1) An applicant seeking a variance for property located in any single-family or multifamily residential zoning district (R-1 through R-9) shall provide written notice to abutting property owners, as identified in the current tax roll.
 - 2) An applicant seeking a variance for property in any commercial or industrial zoning district (B-1 through B-6, CC-1, I-1 and I-2) shall provide written notice to property owners, as identified in the current tax roll, within 300 feet of the property perimeter which is the subject of a variance request.
 - 3) In addition to written notice provided in accordance with either subsection (1) or (2) of this section, city staff shall also post a notice on the subject property ten days prior to the board of planning and appeals meeting. Two signs shall be posted on corner properties.
- b) A notice letter will be provided to the applicant by the City. The written notices shall be made at least ten days prior to the date of hearing before the board of planning and appeals. The written notice shall be sent by certified mail, return receipt requested.

BOARD OF PLANNING AND APPEALS (BOPA) PUBLIC HEARING (Section 82-313)

This is an advisory body consisting of five (5) members appointed by the City Commission. A public hearing is held the **first Monday of every month**, at 6:30 p.m. in the City Commission Chambers, 1065 Ridgewood Avenue, Holly Hill, Florida 32117. Following the public hearing and discussion of each application, the BOPA votes on its recommendation to the City Commission. They may accept, modify, return, or seek additional information.

CITY COMMISSION (Section 82-315 and 82-316)

The City Commission schedules public hearings the second and fourth Tuesday of each month at 7:00 p.m. in the City Commission Chambers, 1065 Ridgewood Avenue, Holly Hill, Florida 32117. At this public hearing, the City Commission votes to approve, deny, or continue the application.

Attachment: V-2017-03 Application (1614 : 1321 Daytona Avenue Rear Yard Variance)

VARIANCE REQUIREMENTS

The following items must be completed in sufficient detail to allow the City to determine if the 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 beautiful old home was built in 1923, way before today's zoning regulations. It sits at the back of the property. In order to attach a screen room to our property we would have to be granted a variance.

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

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 If Yes, Explain

Most properties built after codes would be allowed to attach and enjoy a screen room.

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 Explain

Attachment: V-2017-03 Application (1614 : 1321 Daytona Avenue Rear Yard Variance)

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.

We would be bringing the screen room right up to our back door instead of the back of the house to have as much space for the property line as possible. The screen room itself is the size of a medium interior room so that should not be an issue.

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

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

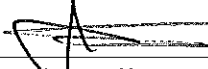
There is an old existing covered porch that is decaying and needs to be replaced, we feel that replacing it with a screen room would only enhance our property and the neighborhood. We love our property & being outdoors but its hard to enjoy because of the mosquitos.

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

Melia Lewis
Print Applicant Name

Melia Lewis
Applicant Signature

Joseph E Lewis III
Print Applicant Name


Applicant Signature

Date

Date

Why we want a Variance

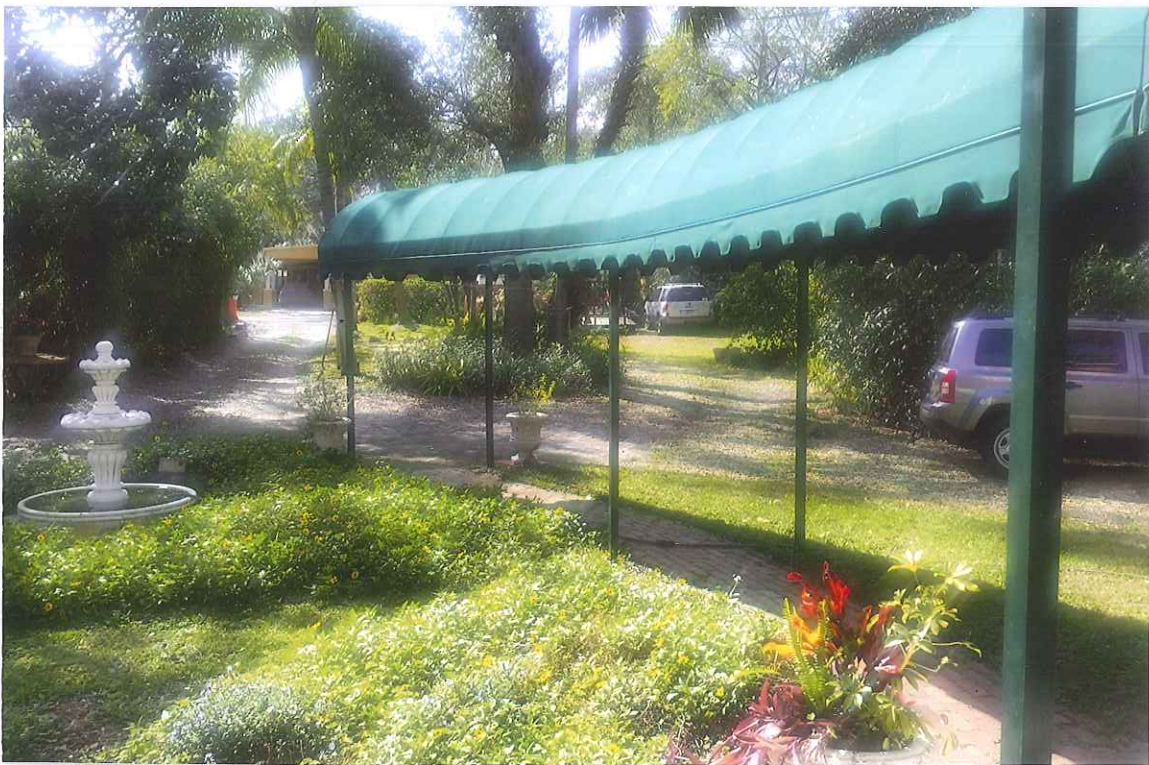
①



Picture of house when we bought it a little over a year ago.



Picture of our home now. We LOVE our home and want to stay here forever but would love to be able to sit outside without being attacked by



(2)

Taken from our front porch, we love the property as much as we love the home itself, but all of the bamboo trees and plants come with extra mosquitos. We cannot sit out here except in the heat of the day due to mosquitos.



Our existing back porch has decaying wood, no screen and does not look aesthetically pleasing, especially since we have done so much to improve the rest of the house and yard.

3



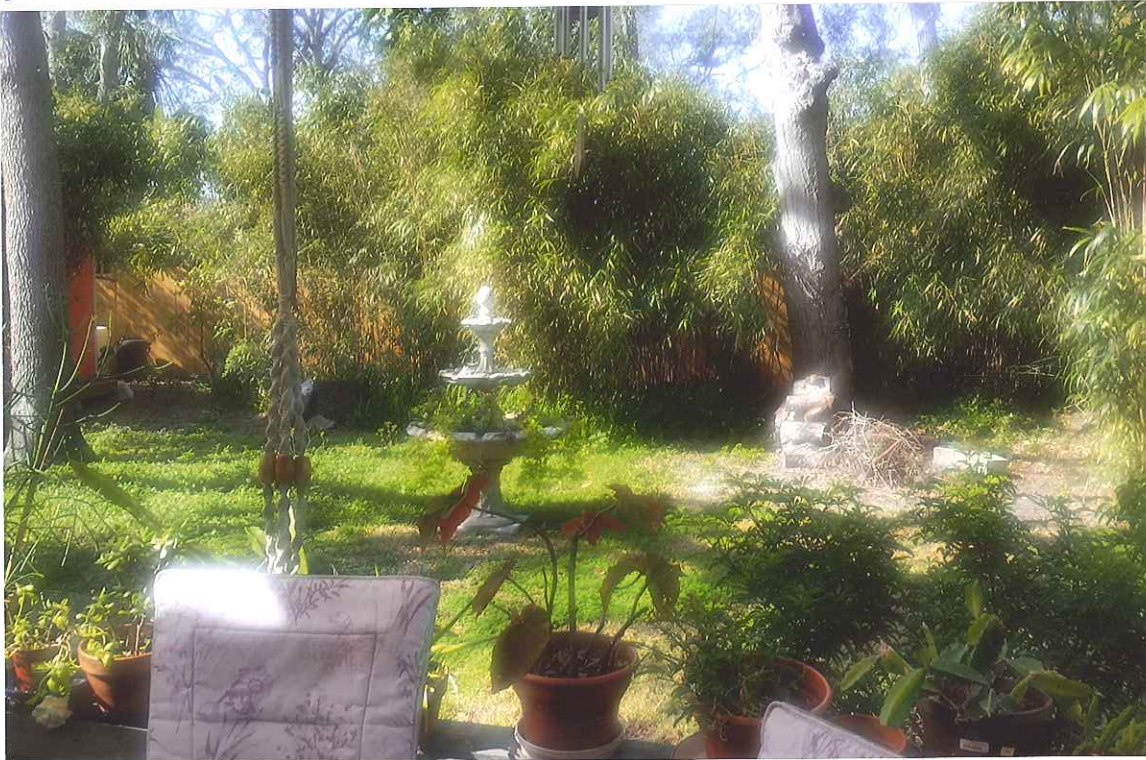
wood rot and
decay on
current porch





4

This is the corner of the house and back fence. We are asking for the minimum variance we possibly can bringing it within one foot of the door where the current structure is already.



View of our backyard from our back porch. We would love to be able to sit out here in the mornings and have our coffee, dinner etc. but mosquitos are terrible. It would also be very sugary sugar.

Attachment: V-2017-03 Photos and Commentary (1614 : 1321 Daytona Avenue Rear Yard Variance)

My husband Joe & I love it here and especially our 1923 home. We convinced my 85 and 90 year old parents to buy a house 2 doors down from us at 1335 Daytona one a few months ago.

I have also owned 2 rental properties in Holly Hill for several years now.

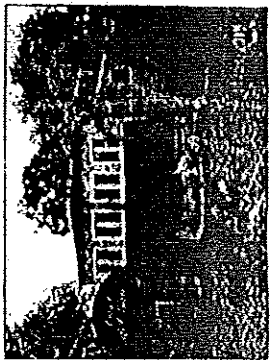
We love it here and want to stay and would be so appreciative of your consideration and granting us a variance.

Sincerely
Melin - Joe Lewis

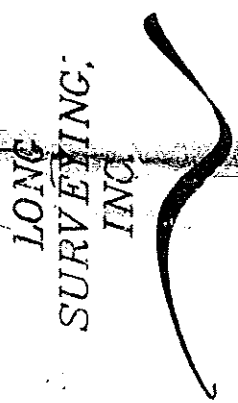
Says shed but
is back porch

Boundary Survey

LEGAL DESCRIPTION: THE NORTH 1/2 OF LOT 21, BLOCK 4 AND THE SOUTH 1/2 OF LOT 22, BLOCK 4, PLAT OF PROPERTY BELONGING TO J. FITCH WALKER, AS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 4, PAGE 158, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



1321 DAYTONA AVENUE
HOLLY HILL, FL



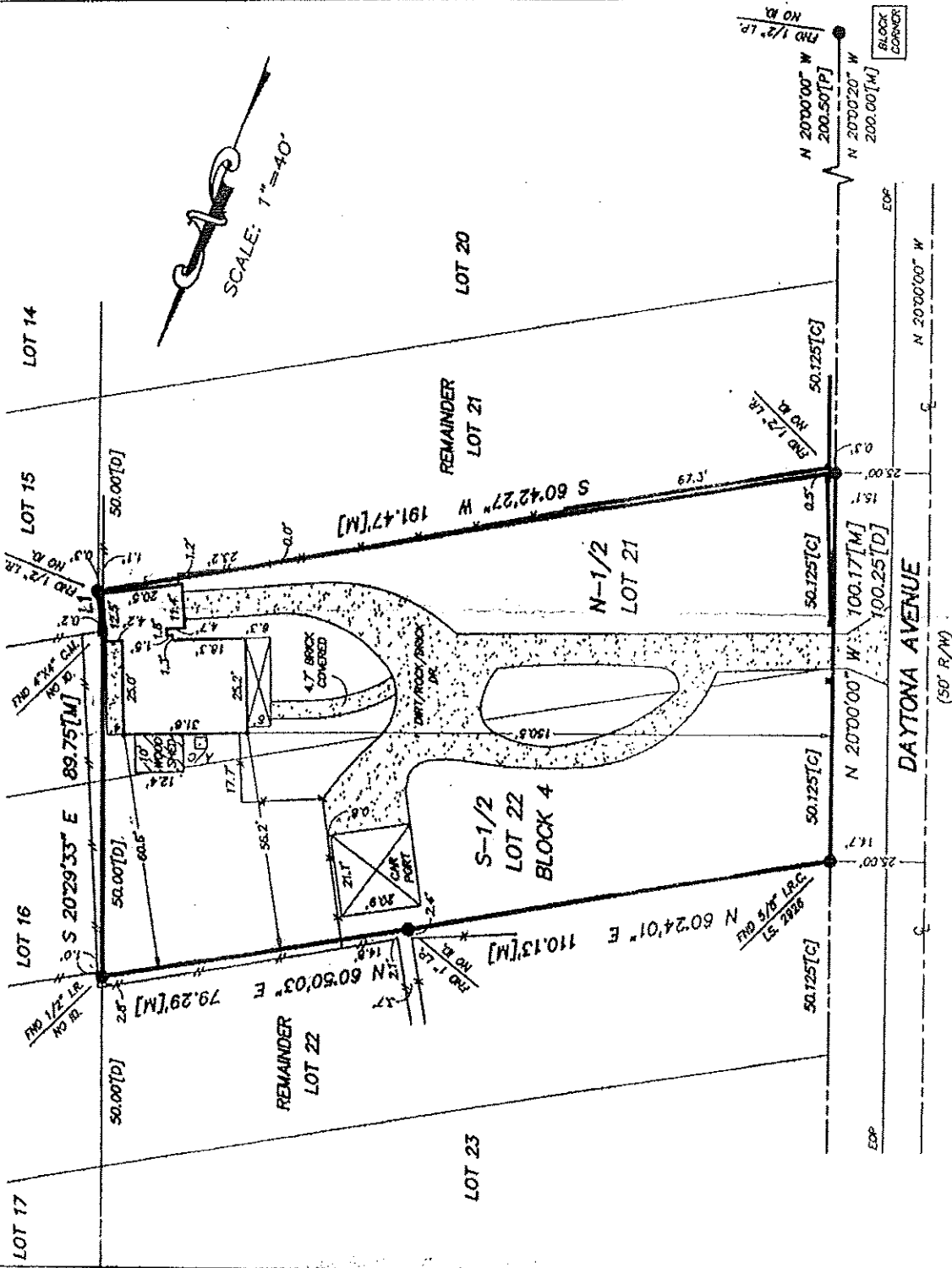
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1061 N. Sun Dr. Ste. #1113
Lake Mary, FL 32746
Office 407-330-9717 or 407-330-9716
Fax 407-330-9775
www.longsurveying.com

DRAWN BY: KZR
CHECKED BY: BRETT
DATE: 02/19/14

TORRYMAN & R.H. LEWIS

FILED DATE:
02/19/14

DATE:
3/15



NORTH 1/2 OF
E SOUTH 1/2
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OF WALKER.
THEREOF, AS
4. PAGE 158.
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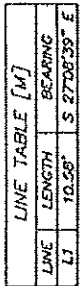
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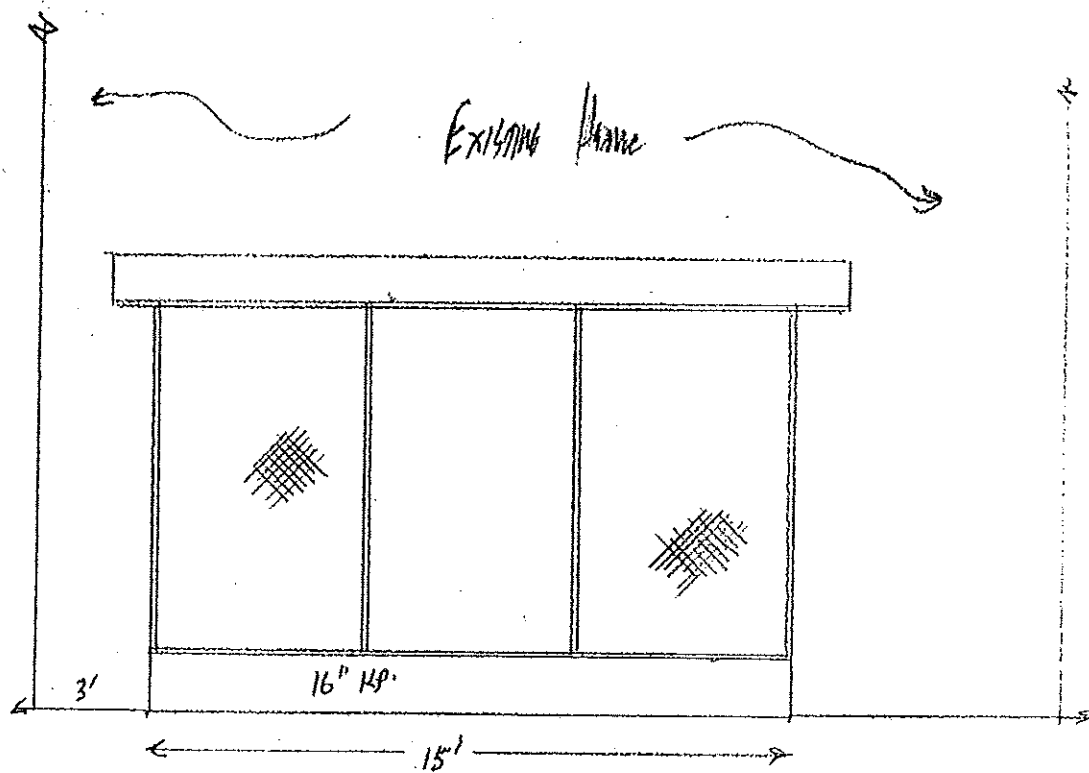
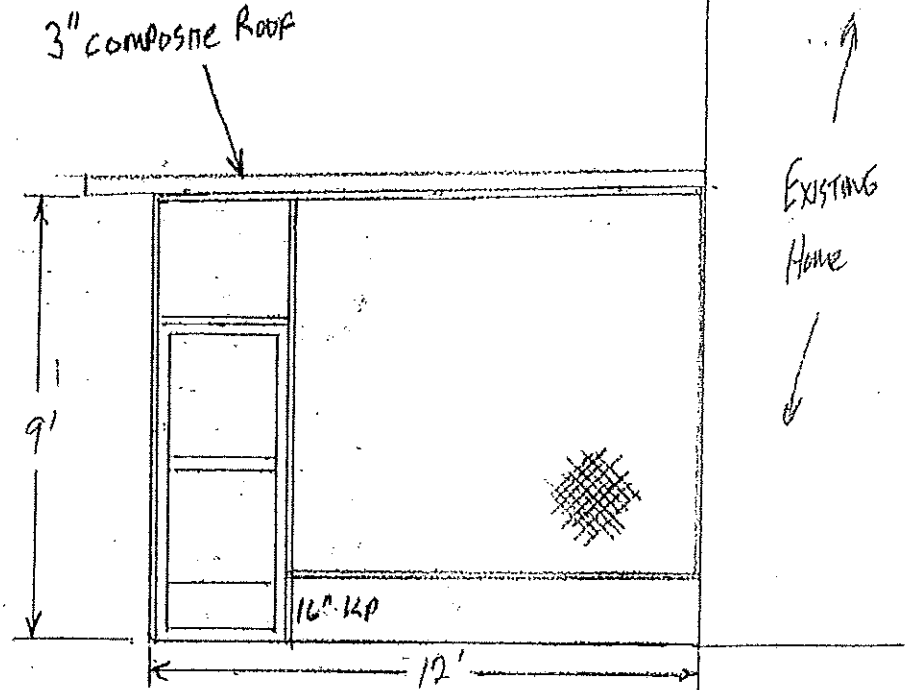
DATE: 03/15

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 1011 SOUTH NOVA ROAD
 ORMOND BEACH, FL 32174

1321 DAYTONA AVE
 SCALE: $\frac{1}{4}" = 1'-0"$
 HOLLY ANN





STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Agenda Item

MEETING DATE: April 3, 2017
FROM: Thomas Harowski
SUBJECT: 1408 Moravia Side Yard Variance A Request to Allow a Variance of 5.5 Feet from the Required Side Yard Setback to Allow Construction of a Garage Within a Portion of the Required Side Yard Setback.
NUMBER: (ID # 1615)
APPLICANT: Paul Knudson
PLANNER: Thomas Harowski

INTRODUCTION: The applicant is requesting a variance of 5.2 feet from the required side yard setback of 7.5 feet to allow for conversion of an existing carport into a one-car garage.

BACKGROUND: The subject property is located at 1408 Moravia Avenue and is zoned R-3 Medium Density Single-Family Residential. The R-3 zone setbacks are established at 25 feet for the front yard, 20 feet for the rear yard and 7.5 feet for each side yard. According to the property appraiser's records the house was built in its current configuration in 1955. Zoning on the east side of Moravia Avenue at this location is R-1 and is developed with larger lots and larger homes.

The property survey (refer to the attached survey) shows the existing house meets the front yard and rear yard setback and the north side yard setback. On the south side of the property the existing carport extends 2.2 feet into the required side yard setback, so the existing building is already non-conforming with regard to the subject side yard.

The applicant proposed to convert the existing carport to a one-car garage. The applicant has prepared construction plans which are attached as an exhibit. Page A-004 of the plans shows the garage width at 14 feet 4 inches. This is an increase of 3 feet 4 inches over the width of the existing carport, and the applicant states that the additional width is necessary to accommodate a standard garage door and allow room to open the car door once in the garage.

DISCUSSION: The applicant has submitted an application detailing his justification for the variance and how the request satisfies the criteria set out in the code. A copy of the application is attached.

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;

The applicant notes the following conditions:

- The existing lot was platted at 50 feet which is 10-feet less than the minimum R-3 lot. Had the lot met minimum standards, there would be ample room to meet the side yard setbacks.
- The house and carport was built in 1955, which pre-dated the current land development regulations.
- The requested variance is the minimum variance needed to accommodate a one-car garage with a standard size garage door.
- The garage replacement is part of a larger renovation of the home which will improve the appearance of the house and upgrade the overall neighborhood appearance.

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

The setback condition on the carport side of the house was in existence when the applicant purchased the property.

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;

It is common for properties in the City to have enclosed garages for storage of vehicles. In this case, the development of the site which was done prior to the current land development regulations has created a situation where a standard garage cannot be constructed without further impact to the required side yard. The Board will need to determine if the denial of the variance application would be a sufficient limitation on the rights of the applicant to have a garage that granting of the small variance is justified.

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;

The applicant could retain the existing carport as covering for the vehicle. The existing carport cannot be converted into an enclosed garage in the current configuration as there is insufficient space to install a standard garage door and access the vehicle when it is in the garage.

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

The extension as proposed is the minimum to reasonably install and enclosed garage.

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.

The neighborhood is generally developed with modest single-family homes. As noted above, the houses on the east side of Moravia Avenue are zoned R-1 and are generally larger than homes on the west side of the street. The house to the south is relatively close to the property line, but it does sit behind the subject property and the common property line is heavily wooded. The extension of the

existing structure another three feet into the required side yard will not impact views or light and air to the property to the south. The house to the north also sits well back from the subject property and will not be impacted by the proposed construction.

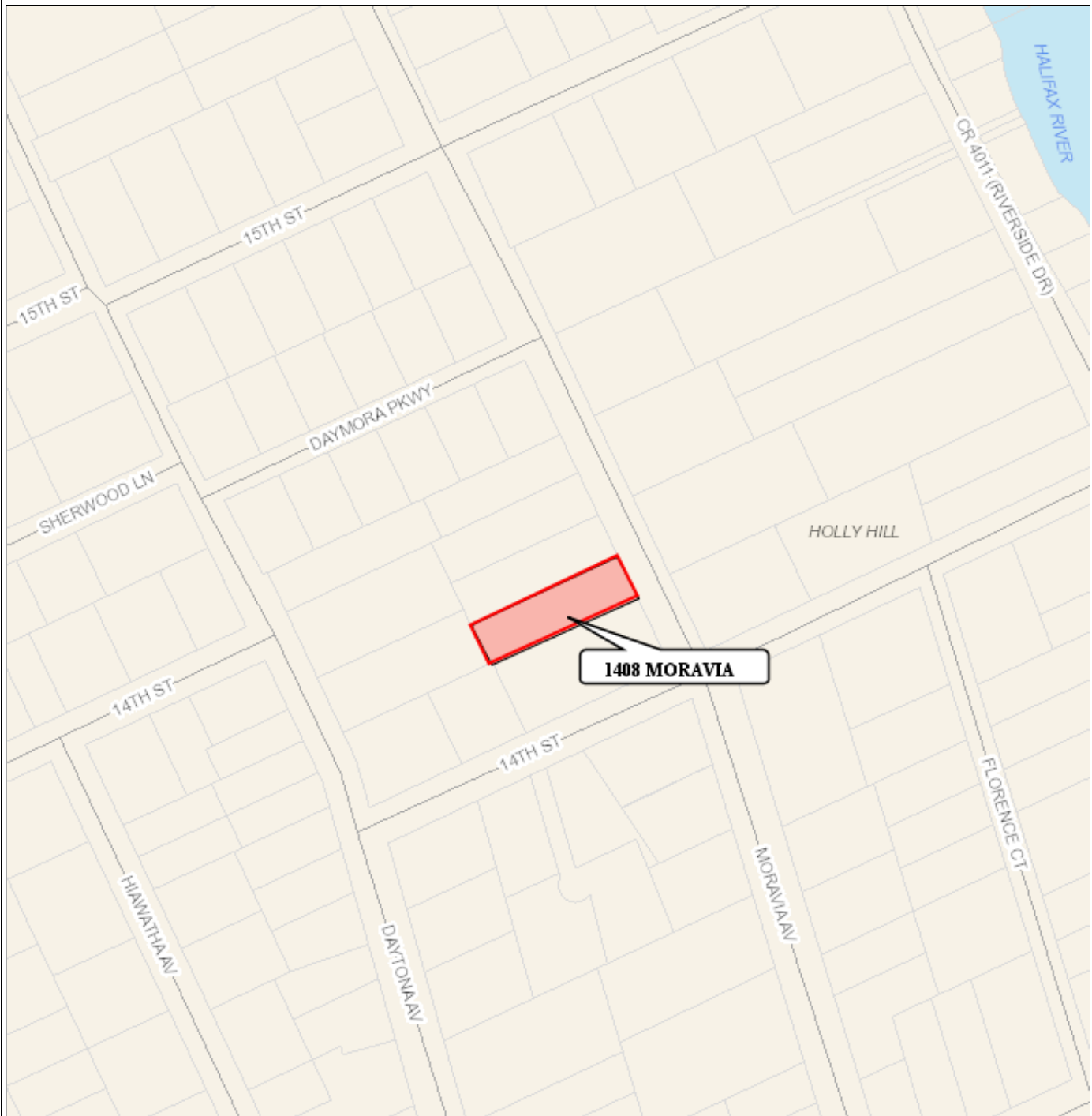
The granting of a variance in this application will not create a violation of comprehensive plan goals, objectives and policies.

FISCAL ANALYSIS: This application has no fiscal impact.

RECOMMENDATION: If the Board believes the additional incursion of the structure into the required side yard is supported by the right to have an enclosed garage, the Board should recommend the variance of 5.5 feet to the City Commission. Staff also suggests that the variance be conditioned on a requirement to provide gutters on the garage addition if the design slopes roof runoff to the south.

- V-2017-02 Location Map (PDF)
- V-2017-02 Application (PDF)
- V-2017-02 Survey (PDF)
- V-2017-02 Construction Plans (PDF)
- V-2017-02 Aerial Photo (PDF)

V-2017-02 LOCATION MAP



Scale 1:2,000 - 1 in = 167 ft
 Date Created:
 24-Feb-17 03:48 PM

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Use at your own risk.
 SOURCE: PARCEL DATA, VOLUSIA COUNTY PROPERTY APPRAISER

Attachment: V-2017-02 Location Map (1615 : 1408 Moravia Side Yard Variance)



GENERAL LAND DEVELOPMENT APPLICATION

1065 Ridgewood Avenue, Holly Hill, Florida 32117

Phone: (386) 248-9424

Fax: (386) 248-9498

Date Received: 2/24/17Application ID: V-2017-02Received By: JAH

REQUESTED ACTION

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

Describe Request: _____

APPLICANT INFORMATION:

Name: Paul KnudsonE-Mail: suncoincfl.rr.comAddress: 1408 Moravia AvePhone: 386 405 2224Holly Hill FL 32117

Fax: _____

☒ Owner☐ Agent for Owner☐ Attorney for Owner

OWNER INFORMATION:

Name: Same

E-Mail: _____

Address: _____

Phone: _____

Fax: _____

PROPERTY INFORMATION:

Address: 1408 Moravia Ave, Holly Hill FL 32117General Location: Between Walker St & Flomich, 1 Block East of RiverviewCurrent Zoning: R3 Current Land Use: ResidentialParcel Size: 50' Width x 182' Depth Tax Parcel #: 4243-05-00-0023Legal Description Attached ☒ Yes ☐ NoSurvey Attached ☒ Yes ☐ No

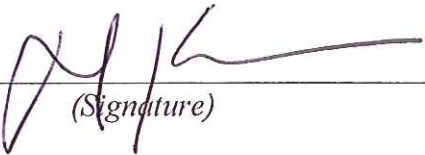
Pre-Application Meeting Date: 2/1/17
(Attach Pre-Application Form)

Application Fee: \$ 350.⁰⁰

Applicant's Signature: _____
(Signature) (Date)

(Print)

Owner's Signature:
(Provide letter of
Authorization)


(Signature)

2-21-17
(Date)

Paul J Knudsen
(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



Commission votes to approve, deny, or continue the application. An application will not be heard by the City Commission unless the Public Notification requirements described above have been satisfied.

CITY OF HOLLY HILL VARIANCE APPLICATION

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE Pre-

Application Meeting Date: _____

APPLICANT:

Name **Paul Knudsen** E-Mail Address **suncoin@cfl.rr.com**

Street Address **1808 Ridgewood Ave** Phone **386-405-2224**

City **Holly Hill** State/Zip **FL 32117**

STATUS: ☒ Owner ☐ Agent for Owner ☐ Attorney for Owner ☐ Contract Purchaser

OWNER (If different than Applicant):

Name _____ E-Mail Address _____

Street Address _____ Phone _____

City _____ State/Zip _____

This is a request for a Variance of: **Set back of South Property line**

The Current Zoning is **R 3**

The Comprehensive Plan Land Use Designation is: **Residential**

Size of Parcel: **50' x 182'** Tax Parcel #: **4243-05-00-0023**

Address of Property: **1408 Moravia Ave** If Group Home/Daycare, # clients/members: _____

Sq. ft. of building, if applicable: **Existing 984 sq' renovated 1207 sq' living**

Utility: ☐ Private Septic/Well ☐ Central Sewer by: **Holly Hill** ☐ Central Water by: **Holly Hill**

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL OF THE FOLLOWING ARE ATTACHED:

- ☐ Application Fee and Estimated Deposit
- ☐ One signed and sealed surveys of the property (no more than 2 years old).
- ☐ Legal Description (Digital in MS Word)
- ☐ List of property owners requiring individual notification
- ☐ Notarized Authorization of Owner (if applicant is other than owner or attorney for owner). A Description of
- ☐ the Variance and how it complies with the City Code, Sec. 82-317. Criteria for authorization.

Signature of Applicant: **Paul Knudsen**

Print

Signature



Signature of Owner: Paul Knudsen
 Print Signature

----- DO NOT WRITE BELOW THIS LINE -----

Date Submitted: _____ Accepted By: _____

WRITTEN PETITION FOR A VARIANCE

The following items must be completed in sufficient detail to allow the City to determine if the application complies with the City Code Article V, Division 3.

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?

The property was plotted out in 1955 with a lot size of 50' wide by 182' deep. This lot size does not comply with current minimum lot sizes of the City of Holly Hill. A 50 foot lot with a 24' wide home does not allow space for a attached garage. Please see attached letter.

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

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 If Yes, Explain

Current Zoning Codes have outlined it to be 60 feet in width. If the property at 1408 was in compliance with current codes, no variance would be required.

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 Explain

One time request for this property only.



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.

The lot is 50' wide, the house is 24' wide and the minimum size of a one car garage is 14' to allow the doors of a vehicle to be opened once inside. The North side set back is established without change. The existing foot print of the parking area has been increased by 3' leaving a minimum South line set back.

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

Acceptance of the application would be in line with the objectives of the City's Comprehensive plan. The renovation of the property would enhance the appearance of the property along with increasing its value and the value of the surrounding real estate.

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

There would be no negative impact to the area or public.

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

The Granting of this Variance will allow all criteria of the Comprehensive Plan Ordinance to be achieved.



Paul Knudsen

Print Applicant Name

A handwritten signature in black ink, appearing to be "PK", written over a horizontal line.

Applicant Signature

Print Applicant Name

Applicant Signature

2-24-17

Date

Date

Legal Description of Property at 1408 Moravia Ave:

E 182 FT OF S 1/2 OF LOT 2 W OF MORAVIA AVE MCBRIDE SUB HERNANDEZ PER
OR 3406 PG 0492 PER OR 7303 PG 4411 PER OR 7324 PG 0113

Owner; Paul Knudsen

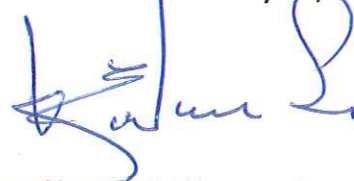
Warren Construction
2600 Ocean Shore Blvd
Ormond Beach, FL 32176
Phone 386-566-1557

February 21st 2017

To whom it may concern,

Please be advised that the owner Paul Knudsen of 1408 Moravia Ave. Holly Hill, FL 32117 is applying for a lot line set back variance of the South property line. The reason for this request is to allow for the existing carport to be replaced with an enclosed secure one car garage with lockable doors. The removal of the carport and addition of a garage will add security to the home owner along with improving the aesthetics of the property. The owner is an ANA Certified Numismatist operating the rare coin shop located at 1808 Ridgewood Ave., Holly Hill, FL 32117. Providing security for the safe transport of merchandise to and from coin shows is a major concern. Secure parking inside a locked garage would provide essential security. The garage addition is a part of the renovation of the entire structure and will update the property built in 1955. The existing flat roof will be re-constructed as a 5/12 pitch roof that extends over the proposed garage addition. The roof lines now become symmetrical improving the curb appeal of the property. The owner is proposing to update the roof, electrical service, plumbing, HVAC, windows, doors, landscaping, and exterior stucco. There is a proposed front porch in addition with columns included. The existing lot size of 50 feet wide is no longer acceptable by the planning and zoning department of the city of Holly Hill. The current 60 foot wide lot regulations would be ample for a one car garage. Please take this information into consideration in reviewing this application.

Thank you,



Kevyn E Warren Sr



CITY OF HOLLY HILL

PRE- APPLICATION MEETING FORM

You must set up a pre-application meeting **before** submitting your application. Please (386) 248-9424 or fax this completed form to (386) 248-9498 or email tharowski@hollyhillfl.org Tom Harowski, City Planner.

The following background information is required to schedule a pre-application meeting. Staff will use this to research the project site in preparation for the meeting. Although this is the minimal amount of background material required, more information is welcome. Please reference the list of Recommended Pre-Application Materials. Please attach additional sheets or plans as needed.

APPLICANT

OWNER

Name: PAUL KNUDSON
 Address: 1408 MORAVIA
 City/State/Zip: HOLLY HILL
 Phone: 405-2224 Fax: _____
 E-Mail Address: suncoincfl.rr.com
 Contact Person: _____

Name: SAME
 Address: _____
 City/State/Zip: _____
 Phone: _____ Fax: _____
 E-Mail Address: _____
 Contact Person: _____

My application will be: (Please check the type of request)

___ A Rezoning from _____ to _____.

___ A Special Exception/Conditional Use for a _____.

☒ A Variance to allow construction in side yard.

___ A Minor/Major Amendment to _____.

PROJECT INFORMATION

Tax parcel number(s): 4243-05-00-0023
 Address of parcel: 1408 Moravia Ave, Holly H. Ill Fl
 Size of parcel: 50' width x 182' depth Existing zoning: _____
 Future Land Use: residential
 Existing Use of Property: residential

You are recommended to submit the following with this form:

- ☐ A signed and sealed survey of the property (should be no more than 2 years old)
- ☐ Legal description of the subject property, if not on the survey
- ☐ A site plan to scale (for Special Exceptions & Variances)
- ☐ Written description of the request

Violation(s): _____
 TRS Meeting Date: _____
 EMD Required: YES NO
 N/C Lot Letter Required: _____
 Unrecorded Subdivision: _____
 Other: _____

STAFF USE ONLY

Planner's Comments/Notes: BOPA April 3rd City Commission 85
Feb 24th cut-off date.
Fee \$250

☐ Notifications Discussed

Date Submitted: 2-1-17 Taken By: J. Harowski Time: 3:00 a.m./p.m.

11/01/16

SURVEY NO.

COMMUNITY NO: 25112
INTEL: 218
SUFFIX: J
F.I.R.M. DATE: 02/19/14
ODD ZONE:

REFILED TO:
JUL KNUDSEN
LE & DELLINGER, PL.
D REPUBLIC NATIONAL TITLE INSURANCE COMPANY

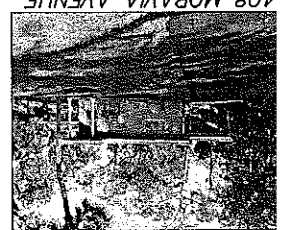
YANN BY:	ZR
CHECKED BY:	BRETT

www.dinhalnsduo.com

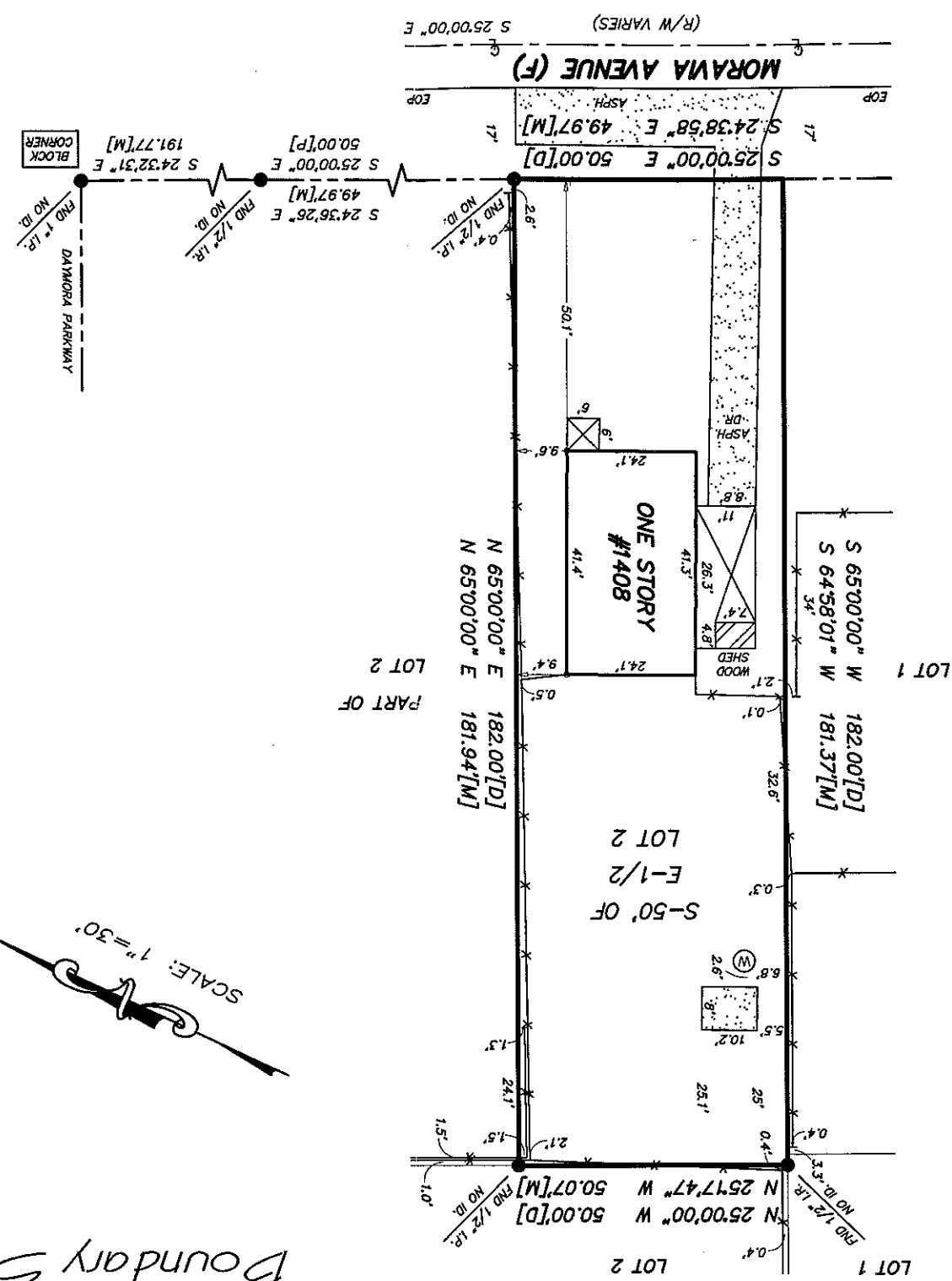
Long Surveying, Inc.
"Specializing in Residential Surveying"
LB No. 7371
1061 S. Sun Dr. Ste. #1113
Lake Mary, FL 32746
Office 407-330-9717 or 407-330-9716
Fax 407-330-9775



PYLE &
DELLINGER, PL.



LEGAL DESCRIPTION: THE SOUTHERLY 50 FEET OF THE EASTERLY 1/2 OF LOT 2 LYING BETWEEN MORAYNA AVENUE AND DAYTONA AVENUE, OF THE ELIZABETH AULERSON SUBDIVISION, AS PER MAP IN MAP BOOK 2, PAGE 108, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, HIGH SAID PROPERTY HAS A FRONTAGE OF 50 FEET ON MORAYNA AVENUE, FROM WHENCE IS EXTENDS WESTERLY TO A DEPTH OF 182 FEET.



Boundary Survey

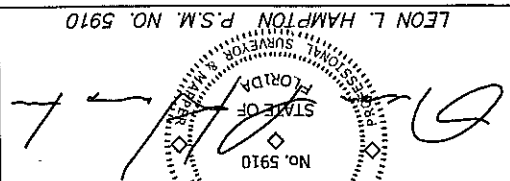
- | | | |
|-----------|-------------------------------------|------------------|
| A/C | AIR CONDITIONER | |
| A/E | ALLEY EASEMENT | |
| B.C. | BLOCK CORNER | |
| BLK | BLOCK | |
| C.B. | CONCRETE BLOCK | |
| C.B.S. | CONCRETE BLOCK STRUCTURE | |
| C.M. | CONCRETE MONUMENT | |
| CONC. | CONCRETE | |
| 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 & CAP | |
| L.R.C. | IRON ROD | |
| L | ARC LENGTH | |
| L.B. | LAND SURVEYING BUSINESS | |
| L.S. | LAND SURVEYOR | |
| L.S. | LANDSCAPE | |
| M | MEASURED | |
| M.E. | MAINTENANCE EASEMENT | |
| N&D | NAIL AND DISK | |
| P | PLAT | |
| P.C. | PEDESTRIAN EASEMENT | |
| P.C.T. | POINT OF CURVATURE | |
| P.C.P. | 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.C. | POINT ON CURVE | |
| P.R.C. | POINT OF REVERSE CURVE | |
| P.R.M. | PERMANENT REFERENCE MONUMENT | |
| P.D.A.E. | PRIVATE DRAINAGE AND ALLEY EASEMENT | |
| 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 | |
| — — — — — | BARB WIRE FENCE | |
| — — — — — | WOOD FENCE | |
| — — — — — | X | CHAIN LINK FENCE |
| — — — — — | — | PLASTIC FENCE |

BEARINGS SHOWN HEREON ARE BASED UPON
THE CENTERLINE OF MORAVIA AVENUE BEING
S 25°00'00" E PER PLAT

NOTES:

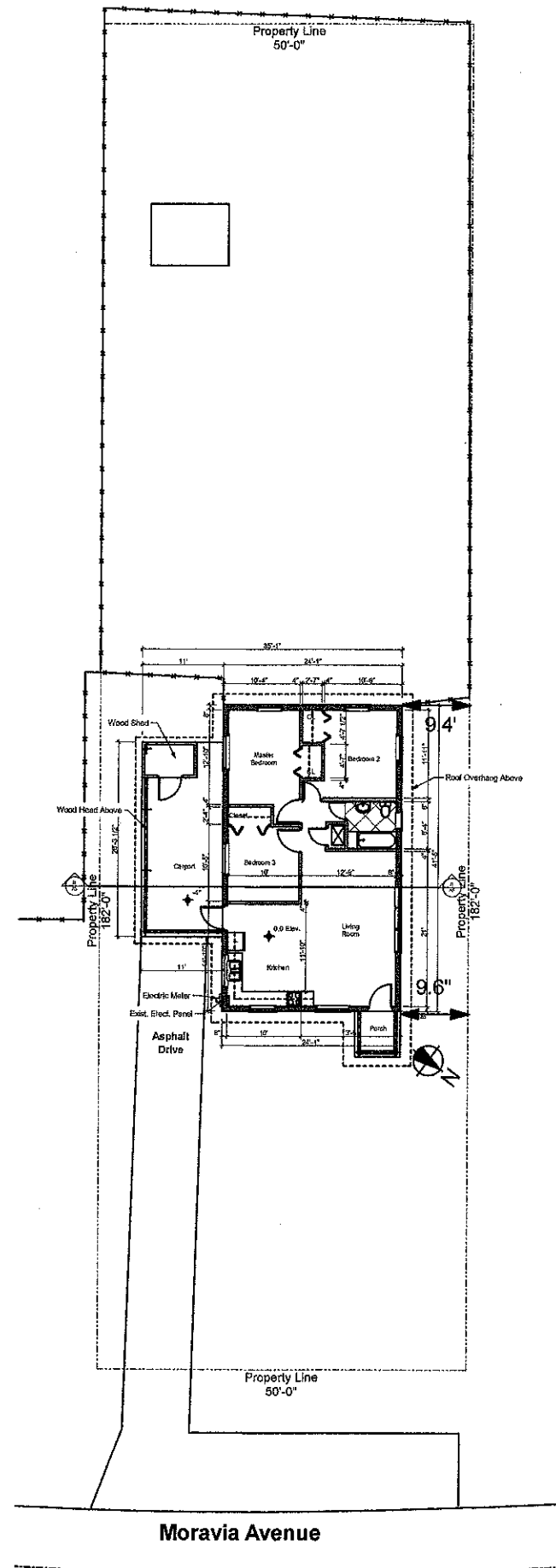
- 1) The survey is based on the legal description as provided by the client
- 2) This Surveyor has not obstructed the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
- 3) Do not reconstruct property lines from building ties
- 4) No 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 17-052, Florida Administrative Code, pursuant to Section 474.02, Florida Statutes.



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

E:\Architects Plans 2016\1408 Moravia Warren Constr\1408 Moravia Res Reno Plan Book 40.pln

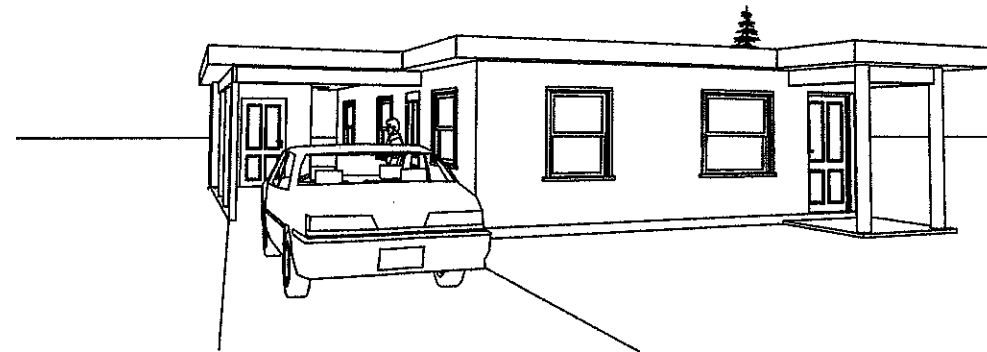


Existing Site Plan

SCALE: 3/32" = 1'-0"

Residential Renovation & Addition

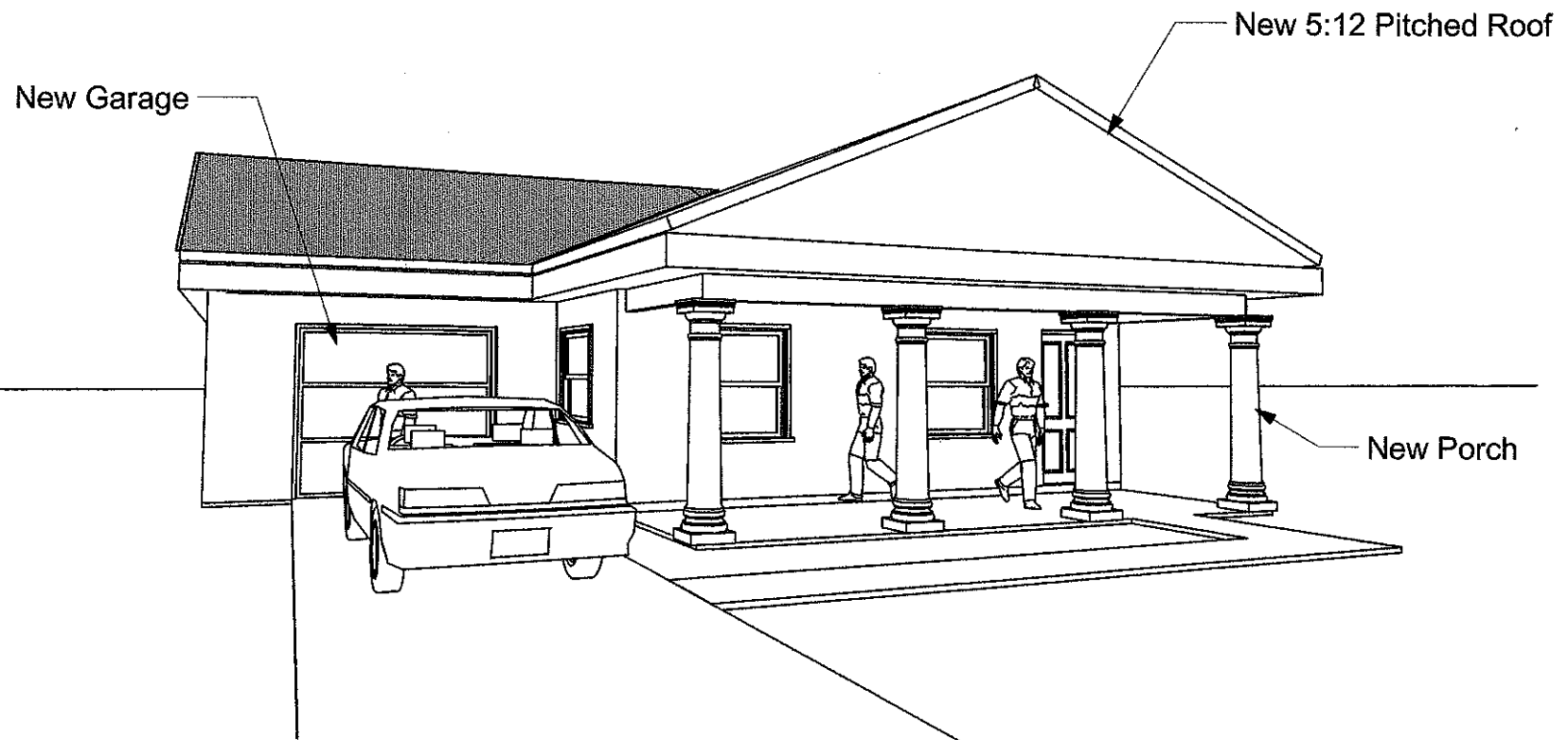
1408 Moravia Avenue
Holly Hill, Florida



Existing Front Perspective

FBC Existing Building Code
Scope Of Work: We are removing the existing carport and replacing it with an enclosed garage. We are adding 8'-0" of enclosed space on the west side of the home, enlarging the bedrooms and adding a bathroom. We are removing the existing front porch and replacing it with a larger front porch. Also the kitchen is being replaced with new cabinets, appliances and fixtures. The HVAC system is also being replaced in its entirety. Plans Conform to the requirements of the 5th. Edition Florida Building Code with adopted supplements.
Wind Speed 140
Enclosed Building Type
Risk Category 2
Exposure Category C
Internal Pressure Coefficient = .18
Wind Importance Factor 1
Wind Pressures +33.1 -43.1

Table of Contents	
Sheet	Name
A-001	Title Sheet
A-002	Existing Floor Plan
A-003	Existing Elevations
A-004	Renovated Floor Plan
A-005	North Elevation
A-006	East Elevation
A-007	Blg Sections



Renovated Front Perspective

REV 5.2.d

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175

Residential Renovation & Addition
1408 Moravia Avenue
Holly Hill, Florida

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DATE
Dec. 12, 2016

COMM. NO.
53153472

DRAWN BY
R.B.

SHEET TITLE

Title Sheet

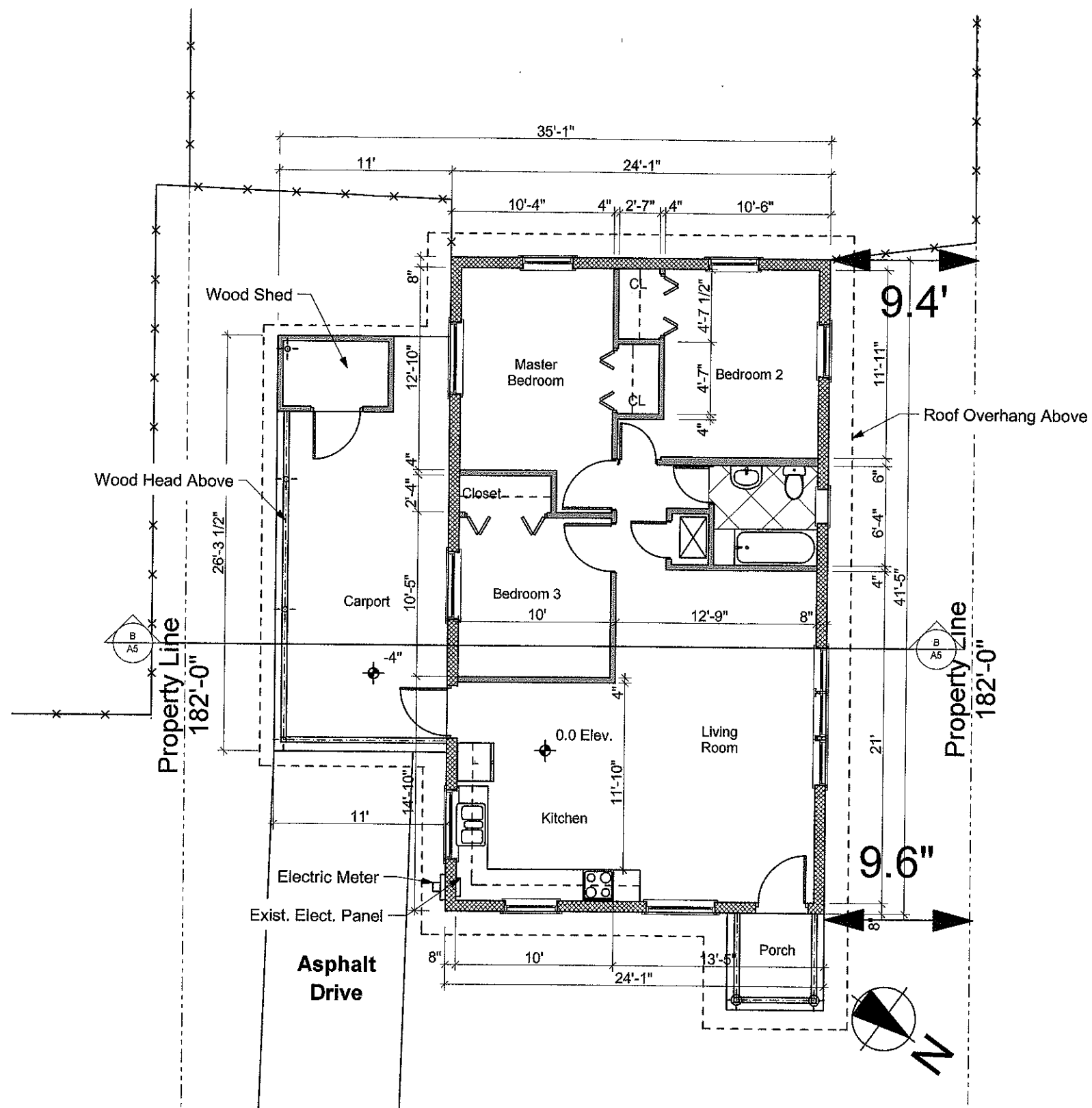
SHEET

A-001

Packet Pg. 50

SHEET 1 OF 17

Attachment: V-2017-02 Construction Plans (1615 : 1408 Moravia Side Yard Variance)

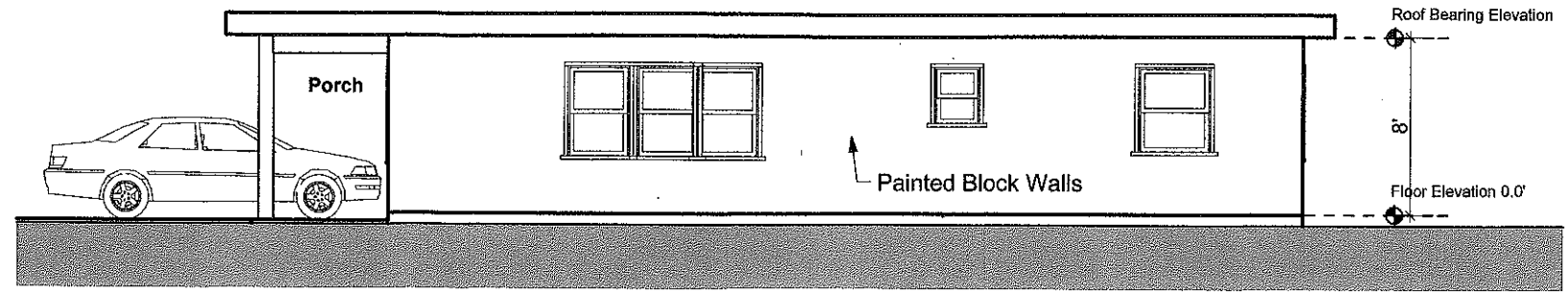


Existing Floor Plan

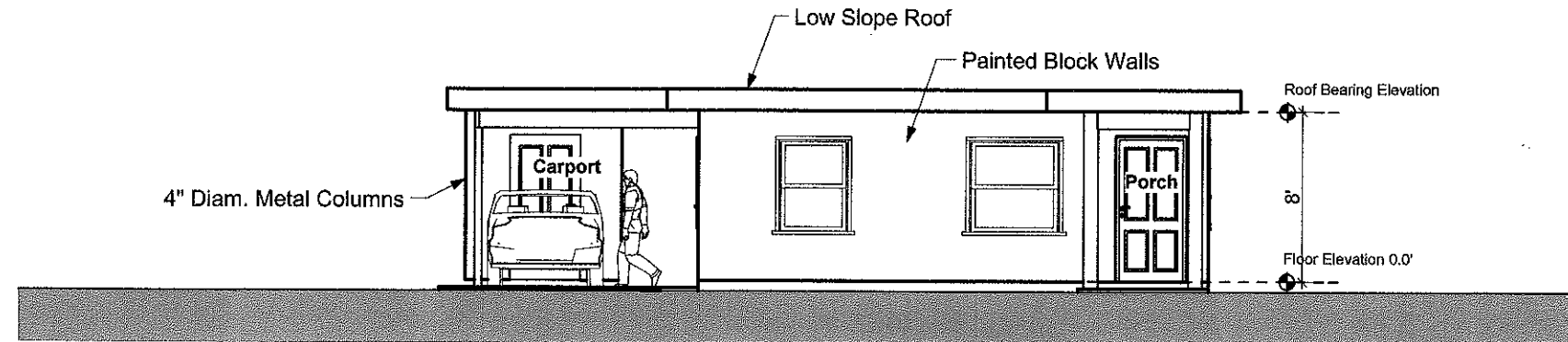
SCALE: 1/4" = 1'-0"

Enclosed Space = 998 sq. ft.
Front Porch = 38 sq. ft.
Carport = 289 sq. ft.

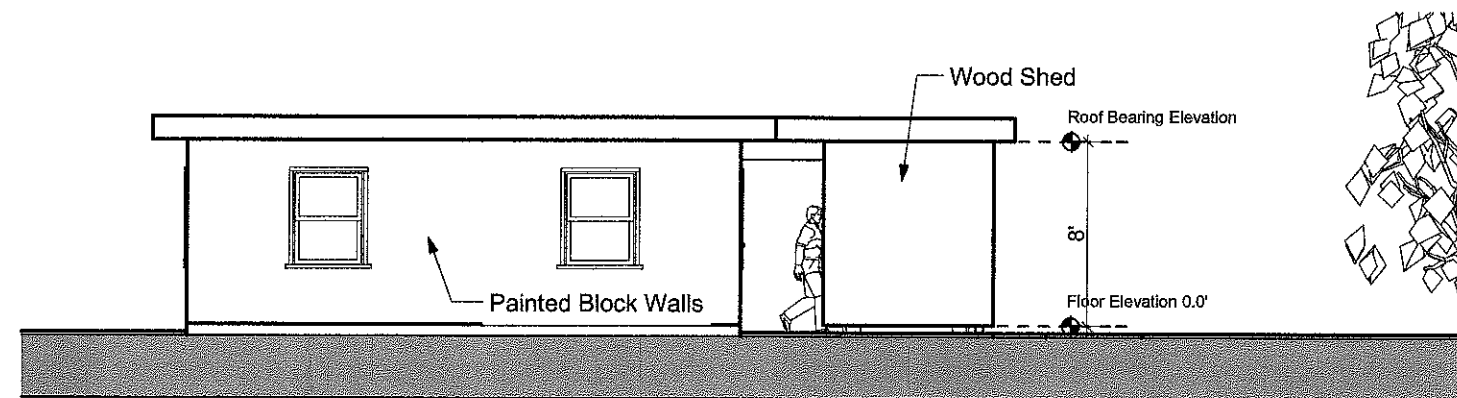
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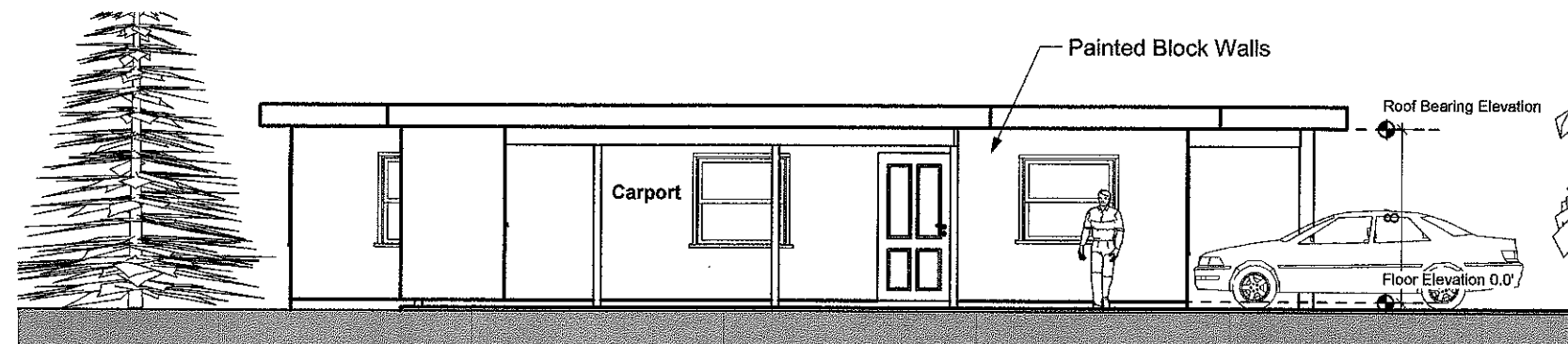
Existing North Elevation



Existing East Elevation



Existing West Elevation



Existing South Elevation

REV 5.2.d

REVISIONS

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
DLR 1/20/21 224 252.4

Residential Renovation & Addition
1408 Moravia Avenue
Holly Hill, Florida

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DATE
Dec. 12, 2016

COMM. NO.
53153472

DRAWN BY
R.B.

SHEET TITLE

Existing Elevations

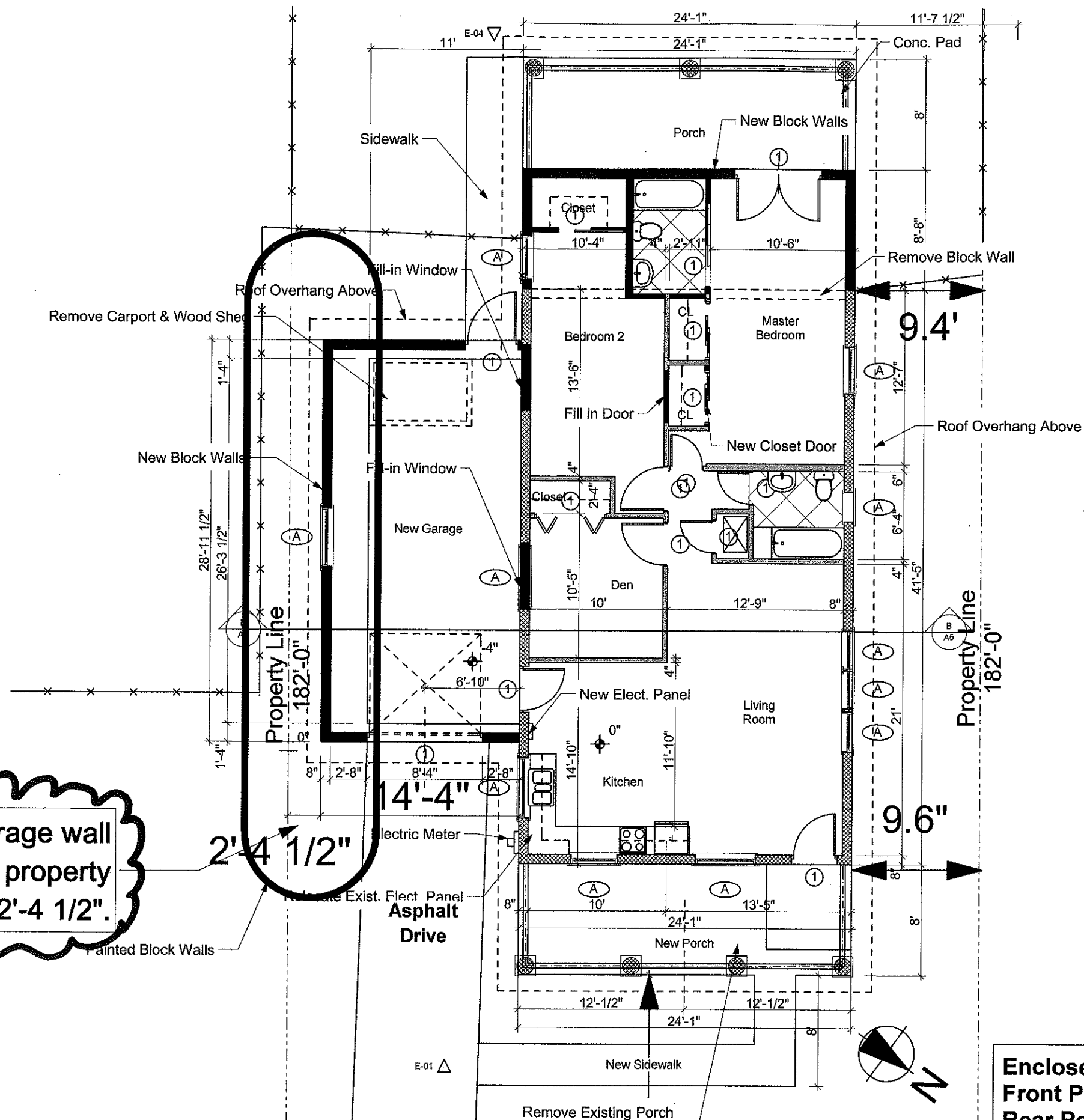
SHEET

A-003

Packet Pg. 52

SHEET 3 OF 17

Attachment: V-2017-02 Construction Plans (1615 : 1408 Moravia Side Yard Variance)



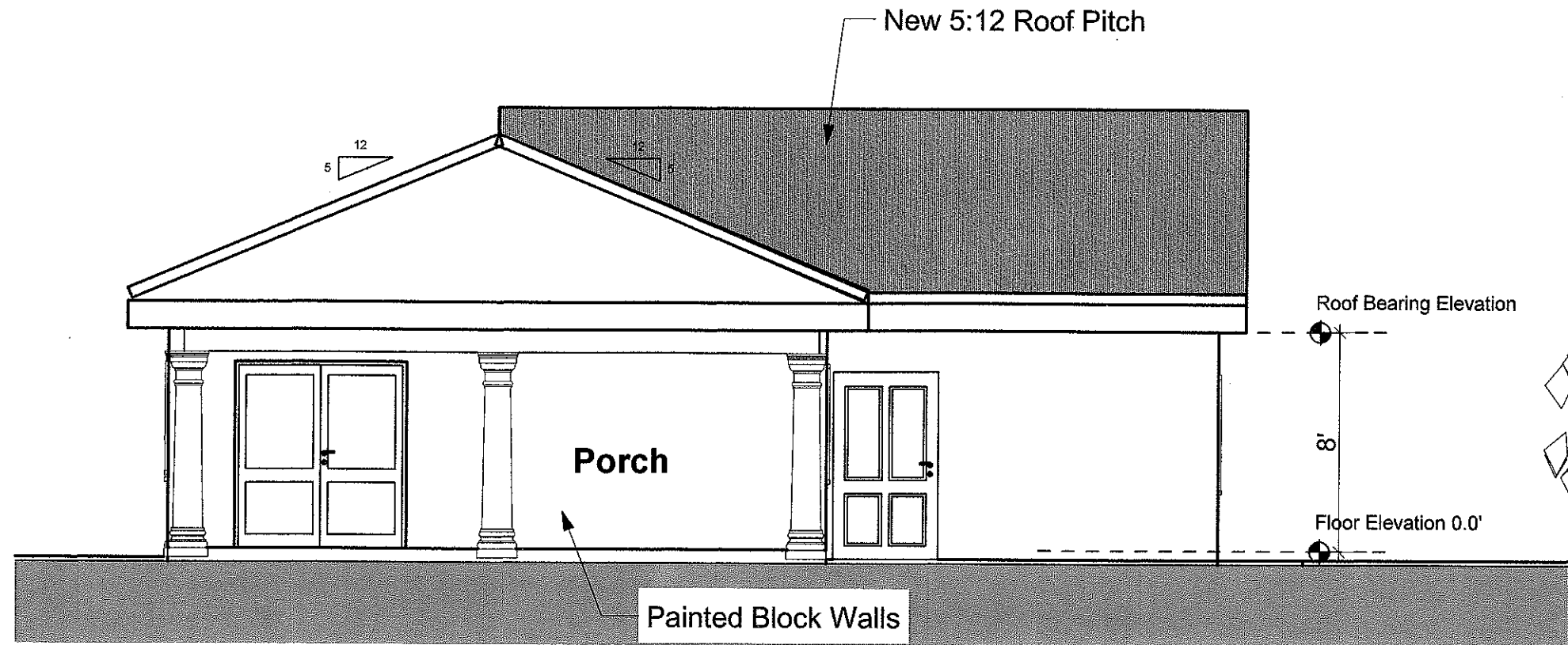
Variance Request: New Garage wall within close proximity of the property line - @ 2'-4 1/2".

Enclosed Space = 1,207sq. ft.
Front Porch = 193 sq. ft.
Rear Porch = 192 sq. ft.
Garage = 415 sq. ft.

Renovated Floor Plan

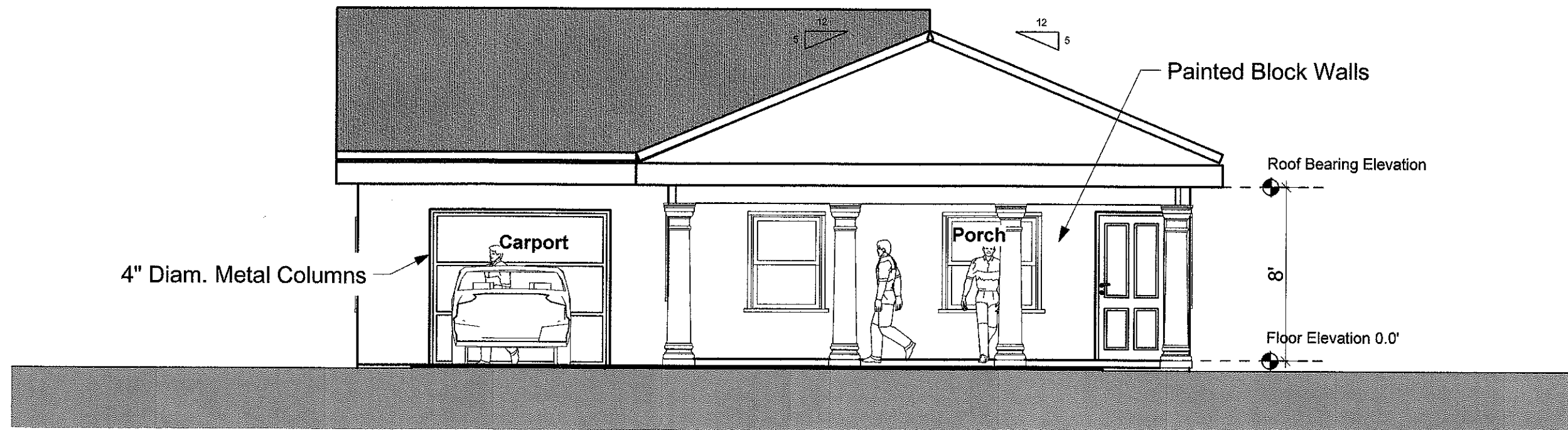
SCALE: 1/4" = 1'-0"

E:\Architects Plans 2016\1408 Moravia Warren Constr\1408 Moravia Res Reno Plan Book 40.pln



Renovated West Elevation

SCALE: 3/8" = 1'-0"



Renovated East Elevation

SCALE: 3/8" = 1'-0"

REV: 5.2.d

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
DA: 1/20/21 224 2554

Residential Renovation & Addition
1408 Moravia Avenue
Holly Hill, Florida

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DATE
Dec. 12, 2016

COMM. NO.
53153472

DRAWN BY
R.B.

SHEET TITLE

North Elevation

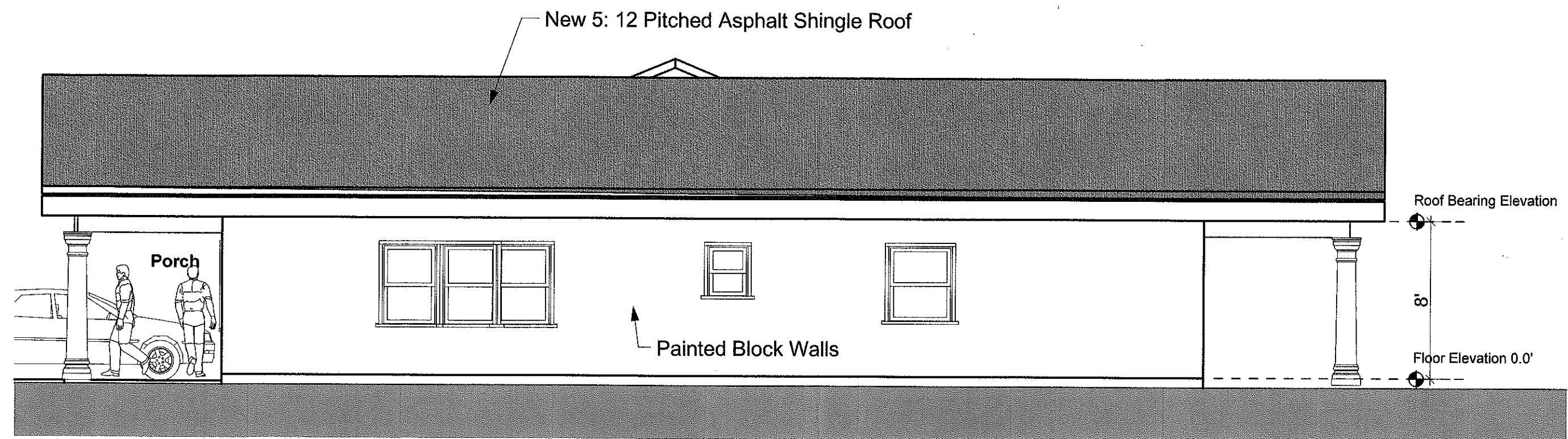
SHEET

A-005

Packet Pg. 54

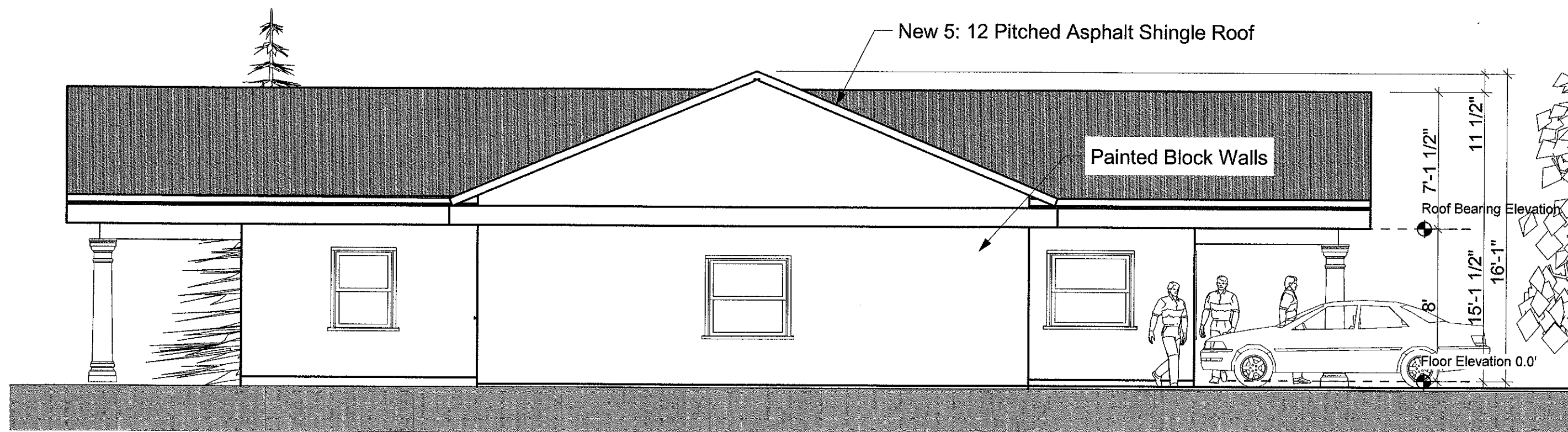
SHEET 5 OF 17

Attachment: V-2017-02 Construction Plans (1615 : 1408 Moravia Side Yard Variance)



Renovated North Elevation

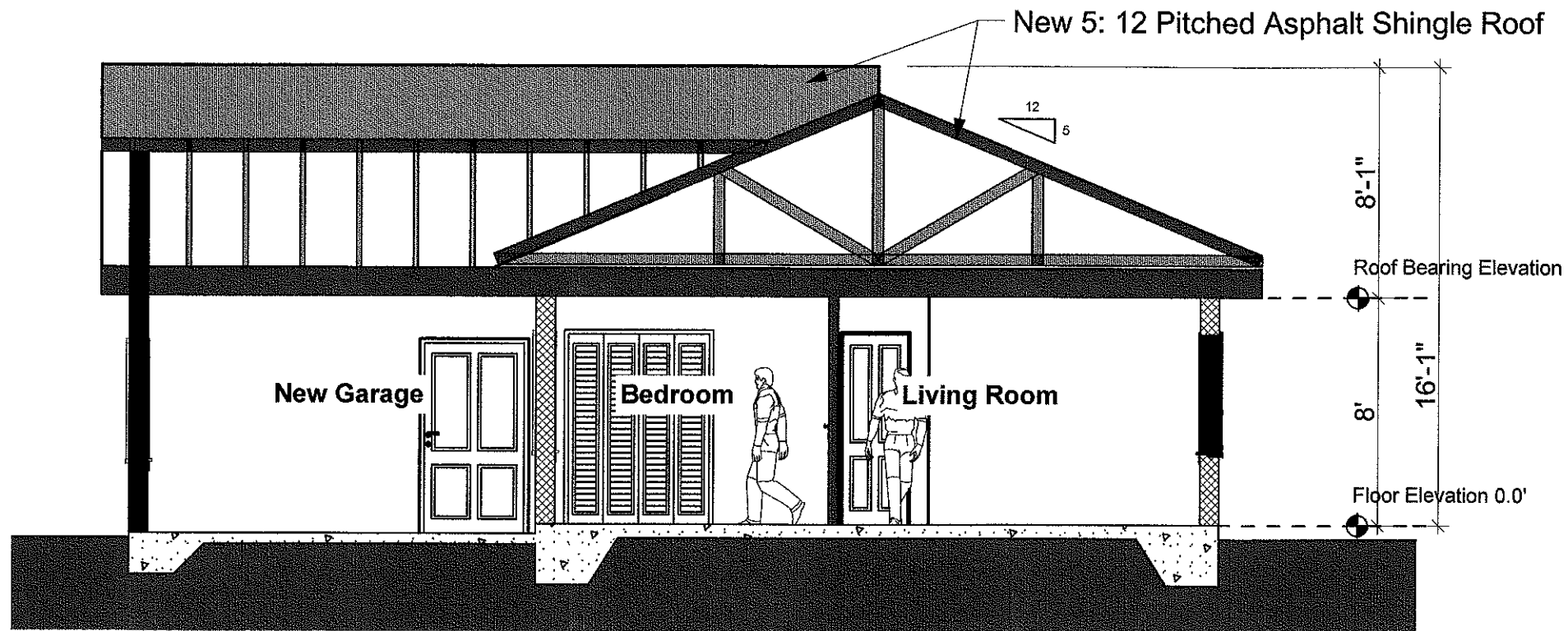
SCALE: 3/8" = 1'-0"



Renovated South Elevation

SCALE: 3/8" = 1'-0"

E:\Architects\Plans 2016\1408 Moravia Warren Const\1408 Moravia Res Reno Plan Book-4D.pln



A Section A NS Axis
SCALE: 3/8" = 1'-0"

REVISION
5.2.d

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3564

Residential Renovation & Addition
1408 Moravia Avenue
Holly Hill, Florida

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DATE
Dec. 12, 2016

COMM. NO.
53153472

DRAWN BY
R.B.

SHEET TITLE

Bldg Section

SHEET

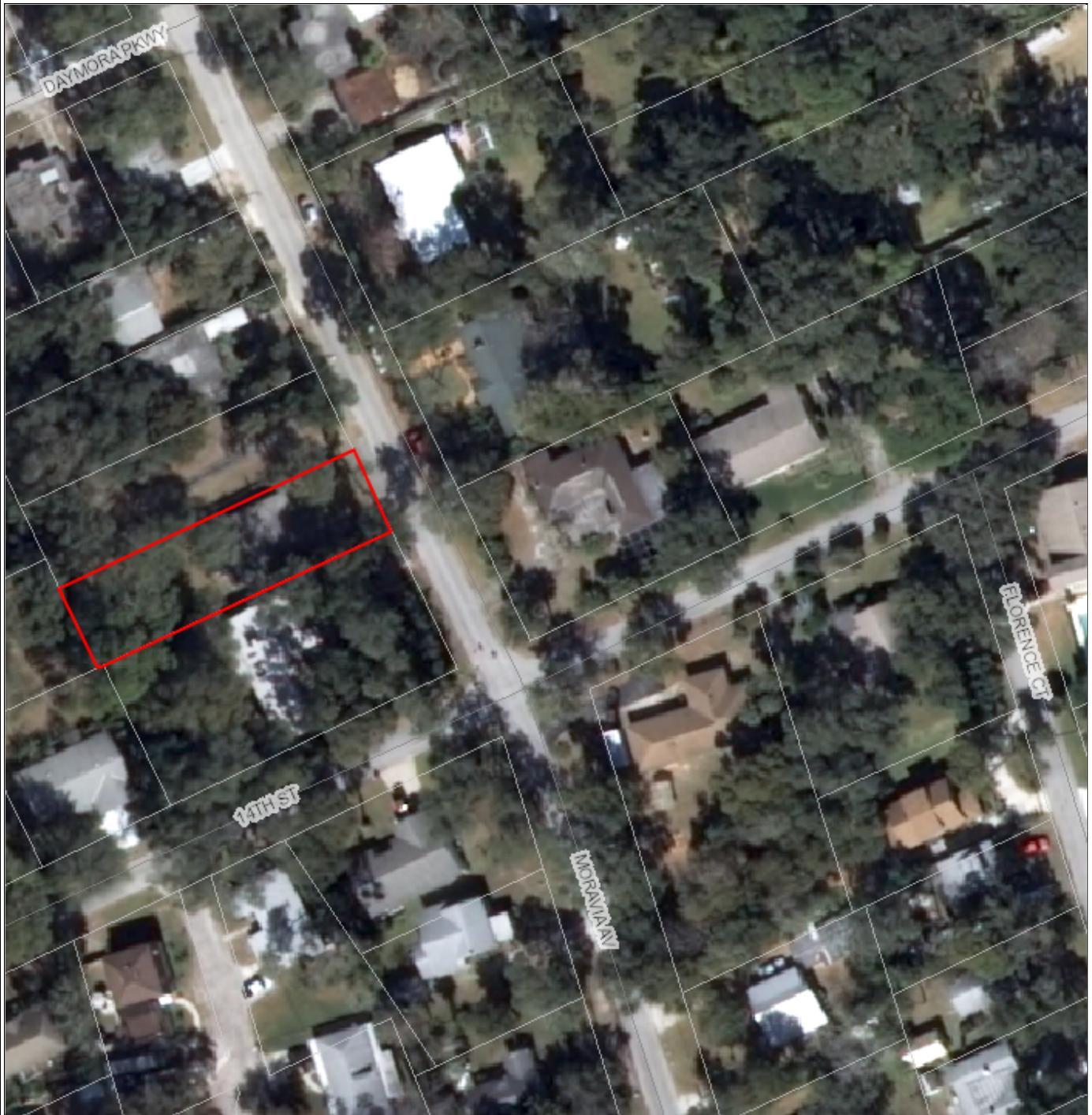
A-007

Packet Pg. 56

SHEET 7 OF 17

Attachment: V-2017-02 Construction Plans (1615 : 1408 Moravia Side Yard Variance)

V-2017-02 AERIAL PHOTO



Scale 1:1,000 - 1 in = 83 ft
 Date Created:
 02-Mar-17 02:12 PM

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Use at your own risk.
 SOURCE: PARCEL DATA, VOLUSIA COUNTY PROPERTY APPRAISER

Attachment: V-2017-02 Aerial Photo (1615 : 1408 Moravia Side Yard Variance)