



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • 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

1. 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	

2. INVOCATION

Invocation was done by Mike Myer.

3. PLEDGE OF ALLEGIANCE

Michael Myer led in the Pledge of Allegiance.

4. MINUTES APPROVAL

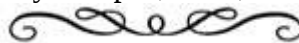
1.

Minutes

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

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

Enacted and approved this 3rd day of April, 2017, in Holly Hill



2.

Minutes of February 22, 2017 Special Meeting Minutes

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

Approved as submitted.

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

Enacted and approved this 3rd day of April, 2017, in Holly Hill



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)

Tom Harowski, City Planner, summarized his staff report. Stating that the applicant is requesting a variance of 12 feet from the rear property line to allow a screen room to be constructed in the rear yard. The screen room will replace an existing 10' X 12' wooden deck and trellis cover that is in need of major repair. The house was built in 1923 and sits in the extreme southeast corner of the lot. A portion of the house sits on the south property line and the easterly wall is 4' from the rear property line. Staff recommends that the Board of Planning and Appeals grant the application for the variance.

The applicants Joe & Melia Lewis, 1321 Daytona Avenue, stepped to the podium explaining that the wooden deck and pergola need to be replaced due to the rotten wood. They want to replace it with a screen room so to enjoy the outdoors without the problem of mosquito's.

Mike Myer expressed concerns with this variance request. Stating that the City Commission did not grant the last variance request that was before the Board. The City Commission based that decision on the fact that the hardship in that case was self created. He feels that this case also would be a self-created hardship. That the screen room could be built in any area of the property that is not in the required setback.

Joe Lewis, applicant stated that is true, however it would be in the front yard and would deter from the 1923 style of the residence. Also they would like it to be in rear of the residence, easier to access and not be seen from the front.

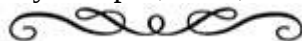
Scott Simpson, City Attorney explained that the variance request that the City Commission denied was based on the self-created hardship due to the fact that it was constructed without proper permits. If that applicant had come to the City for the permit before construction, he may have been able to get the carport with a variance request that would allow him to build it up to the property line. He further stated that this applicant is basically replacing a structure with another structure that is already encroaching in the

setbacks. They are not enlarging the encroachment, just replacing it with a different type of structure.

A motion was made to approved the variance request, and it passed unanimously.

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

Enacted and approved this 3rd day of April, 2017, in Holly Hill



2. -DOC-2017-2

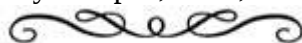
1408 Moravia Side Yard Variance A Request to Allow a Variance of 5.5 Feet from the Required Side Yard Setback to Allow Construction of a Garage Within a Portion of the Required Side Yard Setback.

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

This item was deferred to the next meeting on May 1, 2017 due to a lack of notification to surrounding property owners.

RESULT:	INFORMATION ONLY
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Enacted and approved this 3rd day of April, 2017, in Holly Hill



6. **OLD BUSINESS**

None.

7. **BOARD/STAFF COMMUNICATIONS**

Chairman Mike Myer asked City Attorney, Scott Simpson if he could inform the Board about the sunshine law and what they can and cannot do.

Scott Simpson asked if they wanted to go over it tonight or have him put something together and bring it back to the next meeting. The Board's consensus was to discuss it at the next scheduled meeting.

8. **ADJOURNMENT**

This meeting adjourned at 7 PM