



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • AUGUST 3, 2020

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

1. CALL TO ORDER

This meeting was called to order by Chairman Arthur J. Byrnes.

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

2. INVOCATION

Invocation was given by Chairman Michael Myer.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chairman Michael Myer.

4. BOPA MINUTES APPROVAL - NONE

5. AGENDA ITEM

1. 1620 Moravia Avenue - Request for a Side Yard Setback Variance from the Requirements of Section 114-765 of the Land Development Regulations Titled, "Schedule of Dimensional Requirements." Variance from the Required Side Yard Setback of 10 Feet to 2 Feet for a Parcel in the R-1 (Single-Family) Zoning District

(Requested by Brian Walker, City Planner)

Brian Walker, Community Development Director/City Planner summarized his staff report. Request for a side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." Variance from the required side yard setback of 10 feet to 2 feet for a parcel in the R-1 (Single-Family) zoning district, located on the west side of Moravia Avenue, approximately 100 feet south of Scituate Lane and more particularly known as 1620 Moravia Avenue.

The lot at 1620 Moravia Avenue came from a parent parcel that was created in 1901. At the time it was created, the parent parcel was 100 feet wide. Sometime after 1901, but prior to the adoption of our zoning regulations in 1993, the parent parcel was subdivided

into two parcels each being 50 feet wide.

Current zoning regulations require that lots in the R-1 zoning district be a minimum of 90 feet wide. Although the subject parcel does not meet the current required minimum lot width, because it was created prior to the adoption of our zoning regulations, it is considered legal non-conforming.

The request is for a variance from Section 114-765 of the Land Development Regulations of Holly Hill. (1) Variance from the required side yard setback on the north side of the property from 10 feet to 2 feet.

In order to grant the variance request the commission must find that the request meets the requirements of Sec. 82-317.

Brian Walker, stated that the applicant does meet all six criteria for the variance (82-317) in the staff's opinion.

The applicant, Scott Lucas, spoke and stated that they had built a deck without a permit that didn't meet setbacks. A picture of the structure was shown.

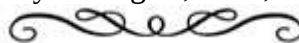
Scott Lucas, stated that the structure in the picture was taken down, he then applied for the variance, so that he can put the structure back up.

Staff recommends approval of the request for a side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." Variance from the required side yard setback on the north side of the property from 10 feet to 2 feet for a parcel in the R-1 (Single-Family) zoning district, located on the west side of Moravia Avenue, approximately 100 feet south of Scituate Lane and more particularly known as 1620 Moravia Avenue.

Robin Hanger moved, seconded by Tony Cassata that they would approve the request for a side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." Variance from the required side yard setback on the north side of the property from 10 feet to 2 feet for a parcel in the R-1 (Single-Family) zoning district, located on the west side of Moravia Avenue, approximately 100 feet south of Scituate Lane and more particularly known as 1620 Moravia Avenue.

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

Enacted and approved this 3rd day of August, 2020, in Holly Hill



6. OLD BUSINESS

None.

7. BOARD/STAFF COMMUNICATIONS

Confirmation of Monday, September 14th, 2020 for the rescheduled BOPA meeting.

8. ADJOURNMENT

This meeting was adjourned at approximately 6:15pm.