



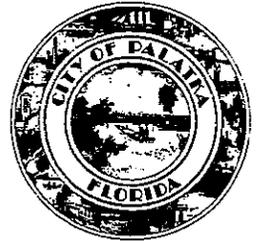
City of Palatka

Building & Zoning

201 N. 2nd Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



BOARD OF ZONING APPEALS

May 14, 2009

4:00PM, Palatka City Hall

AGENDA

1. Call to Order
2. Roll Call
3. Approval Minutes of the August 14, 2008 Meeting
4. Read "To Appeal Any Decision"
5. OLD BUSINESS – Staff update on 417 Emmett Street Case # 07-03
6. NEW BUSINESS
 - A. Election of new Officers
 - B. Case #09-13– Request variance to reduce the front setback by 2' 4"

Location: 421 N 3RD ST
Parcel: 42-10-27-6850-0080-0010
Owner: Gary Wood
Agent: Anthony Harwell
 1. PUBLIC HEARING
 2. REGULAR MEETING
7. ADJOURN

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE BOARD OF ZONING APPEALS WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT.

F. S. 286.0105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY BUILDING DEPARTMENT AT 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.



**Zoning Board of Appeals
Regular Meeting Minutes 08/14/08**

Meeting called to order at 4:00pm by Chairman Ellsworth Lowry Taylor III.
The following members were present: Eddie Collins, Marcia Lane, Cleveland Hobbs, Betty Willis and Dwight Parker.
Staff Present: Planning Director Jim Lee, Assistant Planning Director Debbie Banks and Recording Secretary Deena McCamey.

Motion made by Ms. Lane, to make addendums of the names present at the 12/13/07 meeting to include Betty Willis and Dwight Parker as present and to approve the minutes of the 12/13/07 meeting. *Mr. Collins seconded the motion. All those present voted affirmative. Motion passed.

“To Appeal any Decision” read by Jim Lee.

Old Business- No old business

New Business-

Case # 08-23 117 W. Oak Hill Drive
Owner: Tillman and Prasong Fudge
Request: A 3’ variance from the required 10’ side yard setback in the R-1A zoning district.

Mr. Fudge, 203 Cynthia St. East Palatka: presented photos indicating where the addition will be and how it will square out the building and make it proportionate.

Mr. Lee stated to the Board, the house was built in 1952, prior to the Zoning requirements.

Motion to approve the request of the variance to a reduction of 3’ from the required 10’ in the side yard for the setback made by Ms. Lane, Mr. Collins seconded the motion. All those present voted affirmative. Motion passed.

Case #08-24 1400 Reid Street
Owner: Randall S. Mathews
Agent: John Hodge
Request: A 300 square foot variance for a wall sign to be located in the M-1 zoning district.

John Hodge, 1301 St Johns Ave, operating as DeSigns, presented the proposed Georgia Pacific sign to be located on the exterior wall of the building. He included the detailed drawings of a mural and stated that since it included products it could not qualify as a mural but falls under signage. Since it exceeds the 300 square feet allowed for a sign, he requested a 300 square foot variance. The installation of this sign will include using cap channels to decrease the chance of warping.

**Zoning Board of Appeals
Regular Meeting Minutes 08/14/08**

Mrs. Willis recused herself from voting.

Motion to approve the request of a 300 sq. ft. variance for the wall sign to be located at 1400 Reid St. made by Ms. Lane, Mr. Parker seconded the motion. All voting members voted affirmative. Motion passed.

Further Business: Mr. Hobbs requested a follow-up of 417 Emmett St. where the Board approved a 2.5' set back in the side yard for a deck.
Staff said they would update the Board at their next meeting.

Motion to adjourn- Ms. Lane made motion to adjourn. Mrs. Willis seconded the motion. All those present voted affirmative. Motion passed.
Meeting adjourned at 4:19pm

*After reviewing the recording of the December 13, 2007 meeting, Betty Willis and Dwight Parker were not present for the requested addendum meeting.



Zoning Board of Appeals Staff Report

Hearing Date: May 14, 2009

Case: ZBA 09-13

Location: 421 N 3rd Street

Owner: Garry Lee and Tricia K. Wood

Zoning: R-1 (All surrounding zoning is also R-1) **Historic District**

BACKGROUND

The applicants are requesting a 2' 4" variance from the required 15' front property line for the purpose of constructing a front porch for a property in the South Historic District. Historic Sanborn maps from 1897 and 1924 indicate a front porch existed. The intent of the applicant is to match the size of the porch as closely as possible to the one that existed historically. At their April 2, 2009 meeting the Historic Board approved the applicant's request to construct the front porch.

APPLICABLE CODE SECTIONS

Sec. 94-67. Variances generally.

The board of zoning appeals may authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest, where, owing to special conditions, literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that the spirit of this chapter shall be observed and substantial justice done. Variances may be granted on development standards requirements only.

Sec. 38-44. Variances and appeals

d) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places without regard to the procedures set forth in the remainder of this section, except for subsections (h)(1) and (4) of this section and provided the proposed reconstruction, rehabilitation or restoration will not result in the structure losing its historical designation.

(h) Conditions for variances are as follows:

(1) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and, in the instance of a historical building, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.

(4) The building official shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

ANALYSIS AND RECOMMENDATION

This house was constructed between 1885 and 1886 prior to zoning and setback requirements. Utilizing the information on the Sanborn maps this request could actually be termed "reconstruction" and the granting of a variance would be allowed under Section 38-44d) and (h)(1) above. The reference to item (4) does not apply in this case. The intent of Section 94-67 is also met because this request is not contrary to the public interest and the spirit of this section is observed.

Staff recommends approval.



Application for Zoning Variance

Variance means a grant of relief from the requirements of this chapter which permits construction in a manner otherwise prohibited by this chapter, where specific enforcement would result in unnecessary hardship.

Application Number: ZB - 09-13
 Date Received: 04/09/09
 Hearing date: 05/14/09

This application must be typed or printed in black ink and submitted with any required attachments and application fee of \$130.00 (Checks payable to the City of Palatka) to:

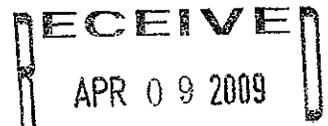
City of Palatka Planning & Zoning
 201 N 2nd Street
 Palatka, FL 32177

FOR INFORMATION REGARDING THIS FORM, CALL (386)329-0103

TO BE COMPLETED BY APPLICANT			
Property Address: <u>421 N. 3rd St.</u> <u>Palatka, FL</u>	Parcel Number: <u>42-10-27-</u> <u>6850-0080-</u> <u>0010</u>	Current Property Use: <u>Residential</u>	
Current Zoning Designation: <u>R-1</u>	Use of surrounding property: <u>Residential</u>	Proposed Square Footage?	Lot size/acreage:
Required Attachments: <input type="checkbox"/> Letter of Authorization* <input checked="" type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Project Narrative**		<input checked="" type="checkbox"/> Legal Description <input checked="" type="checkbox"/> Fees <input checked="" type="checkbox"/> Site Plan	
Number & types of structures on property: <u>House + garage</u>			
Variance(s) Requested: <u>See project narrative attached. Need zoning variance of 2 ft., 4 inches</u>			
Owner Name: <u>Gary Wood</u>			
Owner Address: <u>421 N. 3rd St.</u> <u>Palatka, FL 32177</u>			
Phone Number: <u>(386) 328-3449</u>			
Agent Name: <u>ANTHONY HARBELL</u>			
Agent Address: <u>322 MADISON ST</u>			
Phone Number: <u>386-530-1226</u>			

*Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner.

**Project Narrative: Explain reason for request, provide drawings if necessary.



BY: _____

Application Number: ZB - _____

Hearing date: _____

10. This application submitted by:

Signature of owner(s):

Print owner(s) names(s):

Signature of Agent(s):

Print Agent(s) names:

Gary Wood Patricia Wood
Gary Wood Patricia Wood
[Signature]
ANTHONY HARWELL

Sec. 94-67. Variances generally.

The board of zoning appeals may authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest, where, owing to special conditions, literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that the spirit of this chapter shall be observed and substantial justice done. Variances may be granted on development standards requirements only.

STATE OF Florida
County of Putnam

Before me this day personally appeared Gary Wood who executed the foregoing application and acknowledged to and before me that he executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 9th day of April, A.D. 2009.



PATRICIA C. HOLLOWAY
MY COMMISSION # DD 792088
EXPIRES: September 24, 2012
Bonded Thru Budget Notary Services

Patricia C Holloway
Notary Public

My commission expires: 9-24-12 State of FL at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Current Requirement:	4. Surrounding Uses:	5. Preliminary review by:
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: Date:	10. Attachments Reviewed: <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative	

Project Narrative:

The residence in question was built in 1885. The previous owner had a small front porch with an overhanging balcony for the front door only. It eventually collapsed due to poor construction and wood rot. It was not original to the house.

Through research of the original plans to the house, plus examination of the building itself, we have learned that the home had originally a two-story front porch that went the length of the front of the house.

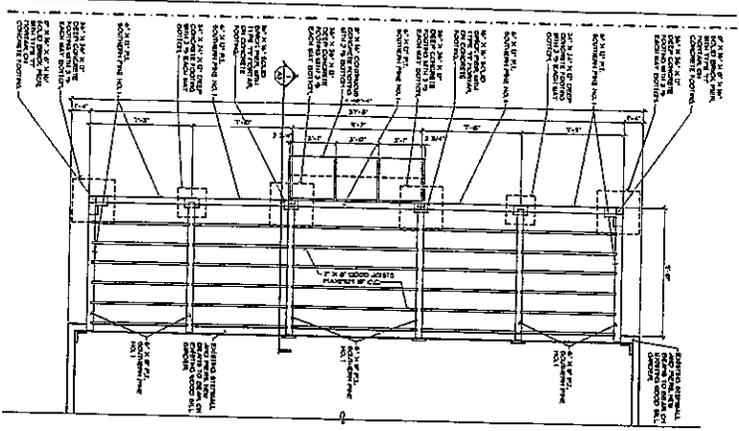
We submitted plans for the front porch design. On Thursday, April 2, 2009, the Palatka Historic Preservation Board approved the design.

Our architect firm has brought to our attention one additional matter. It is the reason for the zoning variance request now.

We learned that the setback provision for the residence is 15 feet. The existing front porch encroaches on the setback by 3 feet, six inches. The new porch, however, will only encroach on the setback by 2 feet, 4 inches. In other words, the new porch will have less of an encroachment on the setback by 14 inches.

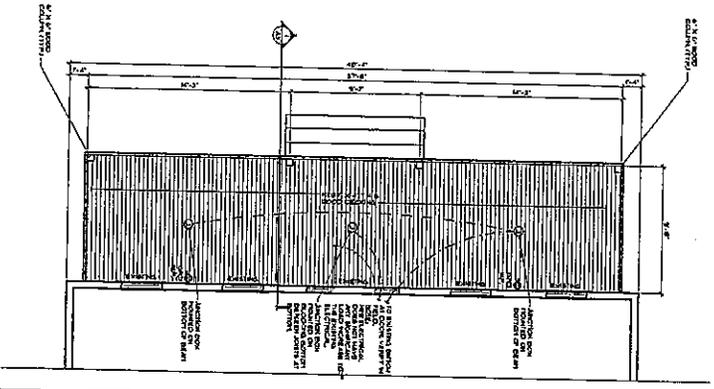
We are making this application because we do not believe that there was ever a variance request by the prior owner (Dr. Paul Weaver) or whichever ever prior owner built the old porch.

- FOUNDATION NOTES**
1. FOUNDATION TO BE CONSTRUCTED ACCORDING TO THE ARCHITECT'S SPECIFICATIONS TO THE BUILDING CODE.
 2. ALL FOUNDATION SHALL BE CONSTRUCTED WITH 12" MINIMUM CLEARANCE FROM ALL ADJACENT FOUNDATION WALLS.
 3. ALL FOUNDATION SHALL BE CONSTRUCTED WITH 12" MINIMUM CLEARANCE FROM ALL ADJACENT FOUNDATION WALLS.
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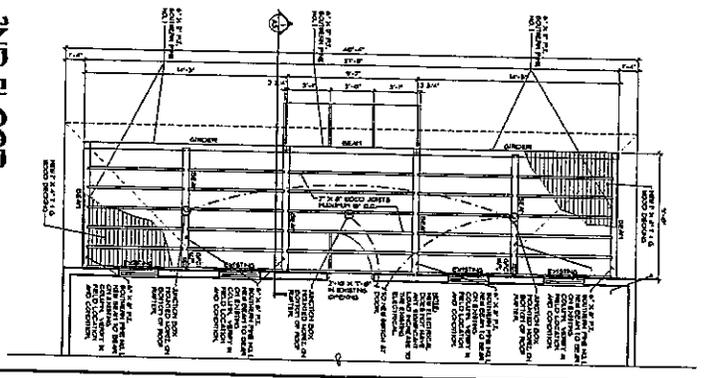
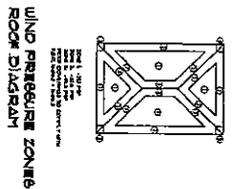


FOUNDATION & 1ST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

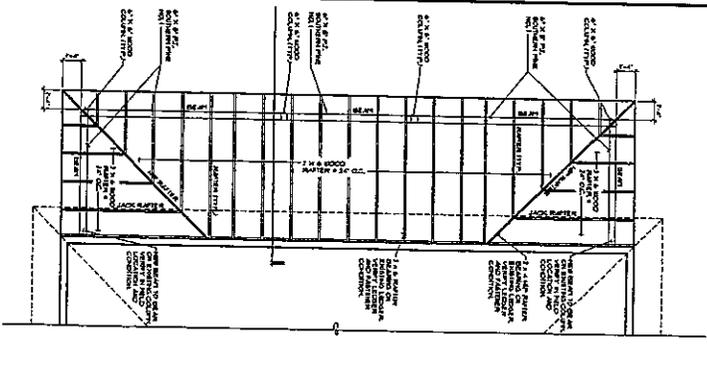
- FLOOR PLAN**
- THIS FLOOR PLAN IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL DIMENSIONS TO BE SHOWN ON THIS PLAN SHALL BE CONSIDERED TO TAKE PRECEDENCE OVER ANY DIMENSIONS SHOWN ON ANY OTHER DRAWING.



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

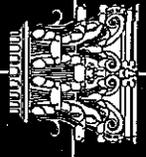


2ND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

BOCK & PARTNERS
ARCHITECTURE
1111 SOUTH BRADY AVENUE, SUITE 100
PALM BEACH, FLORIDA 33480



Project Name: WOOD RESIDENCE
2 STORY PORCH
421 NORTH 880 STREET
PALM BEACH, FLORIDA

Project Number: 00000

Client Name: [REDACTED]

Client Address: [REDACTED]

Client Phone: [REDACTED]

Client Email: [REDACTED]

Architect Name: [REDACTED]

Architect License: [REDACTED]

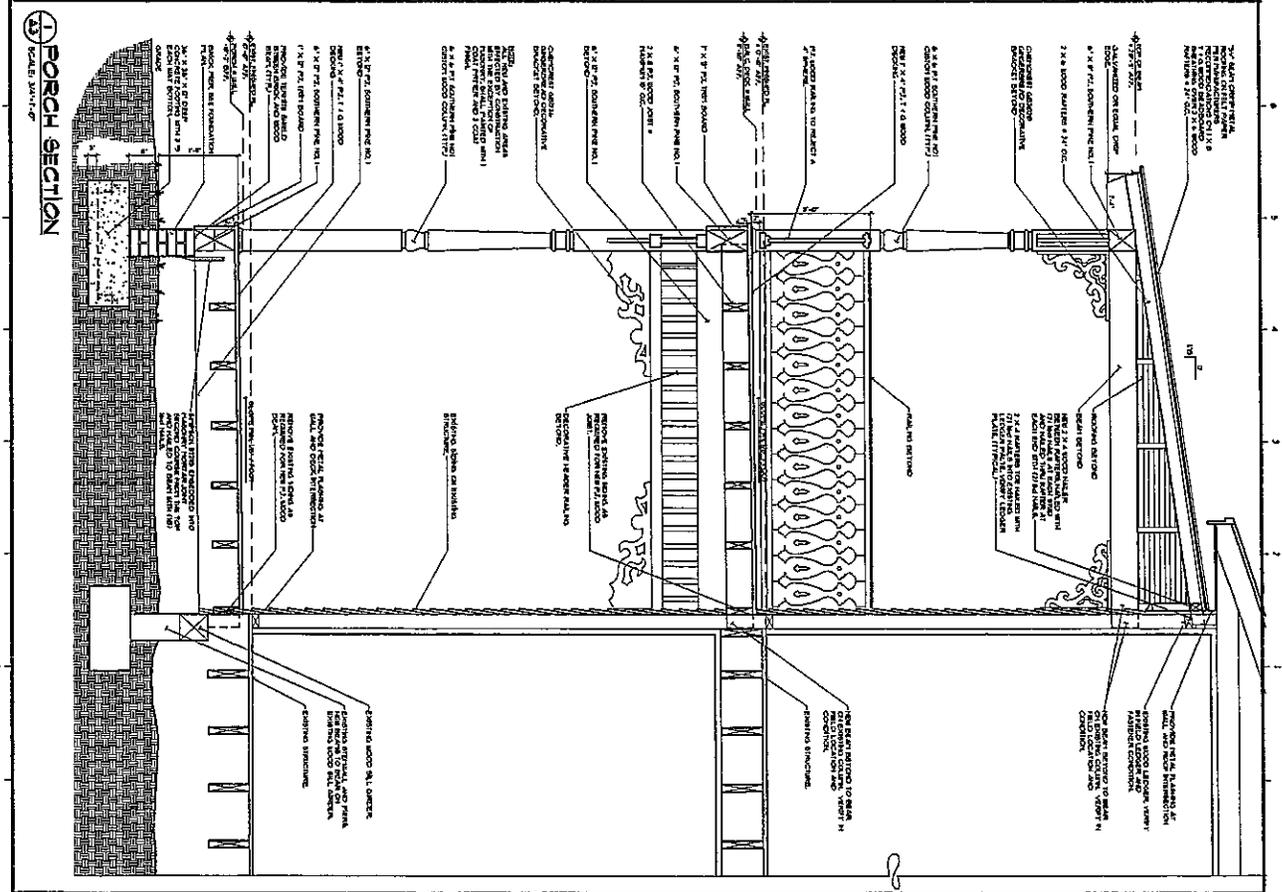
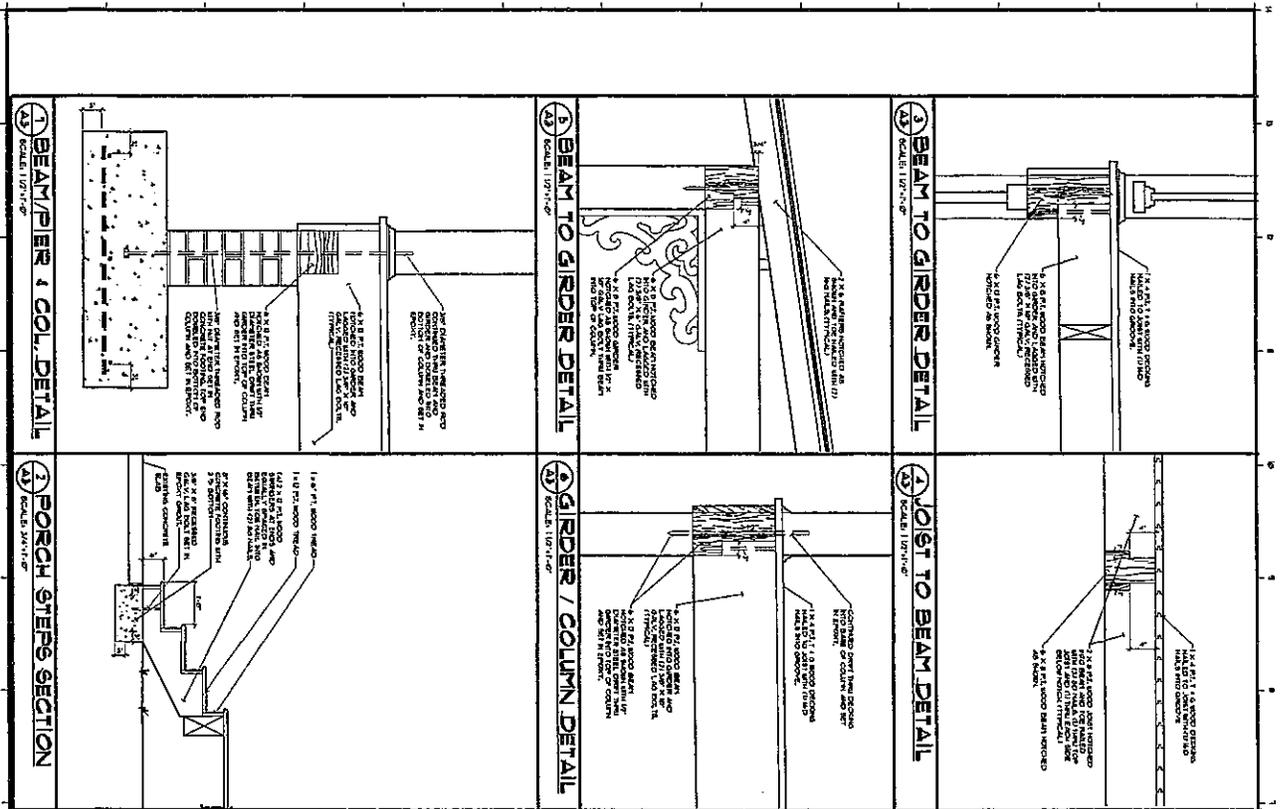
Scale: 1/4" = 1'-0"

Date: 02/27/20

Sheet: 01

FLOOR/FOUNDATION PLAN AND FRAMING PLANS
Drawing Number: **A1**

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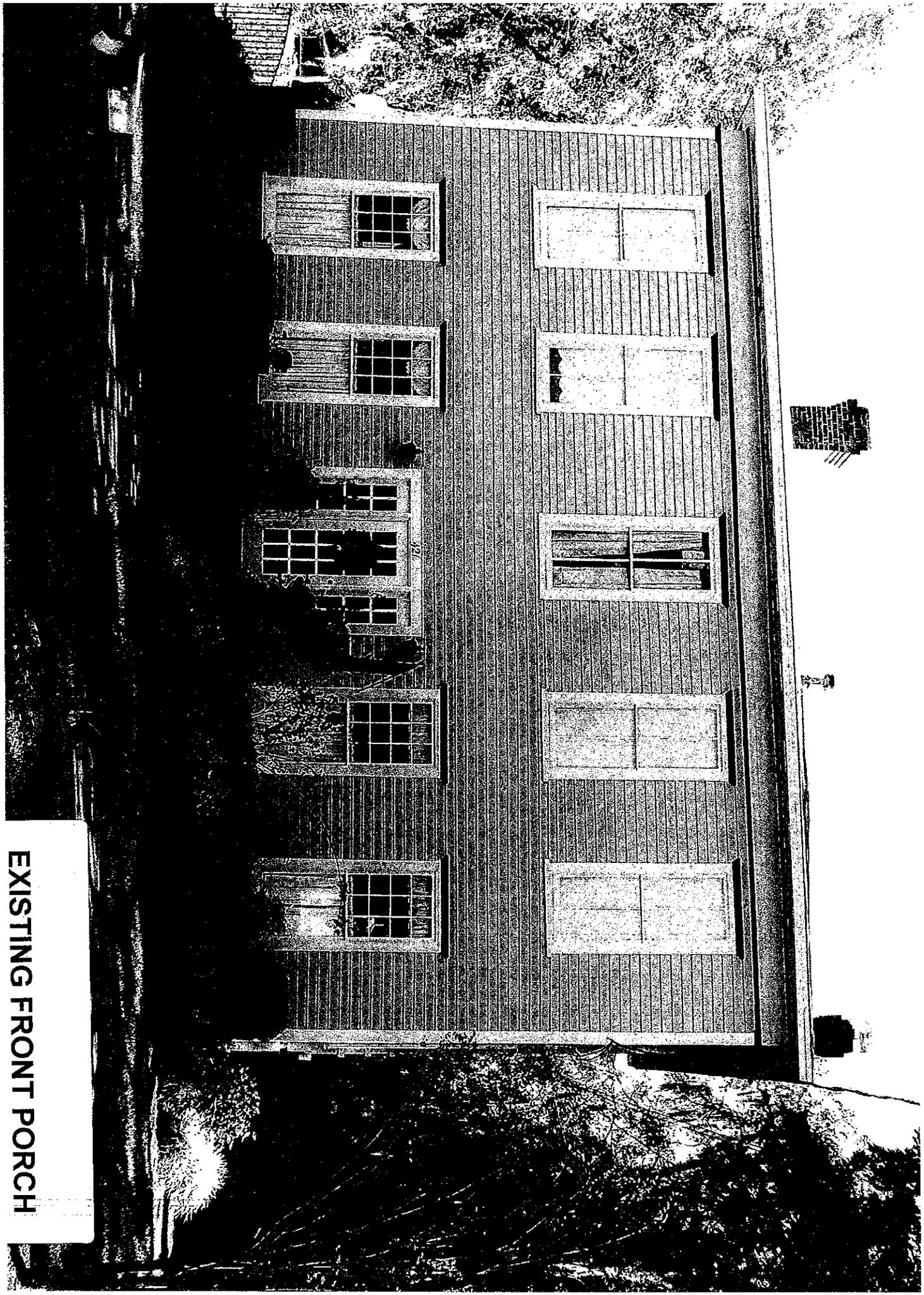


BOCK & PARTNERS
ARCHITECTURE
1111 BAY STREET, SUITE 200, PALM BEACH, FLORIDA 33480

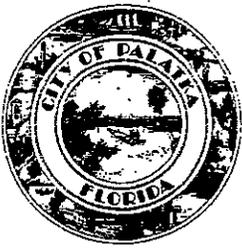
WOOD RESIDENCE
2 STORY PORCH
4271 NORTH 380 STREET
PALM BEACH, FLORIDA

Client Name	WOOD RESIDENCE
Project Name	2 STORY PORCH
Project Number	02025
Architect / Revision	DATE

A3



EXISTING FRONT PORCH



City of Palatka

Building & Zoning

201 N. 2nd Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



As an owner of adjacent property, you are hereby notified of a pending action before the Zoning Board of Appeals, which may be of concern to you:

PUBLIC NOTICE

Notice is hereby given that the **CITY OF PALATKA ZONING BOARD OF APPEALS** will hold a public hearing on May 14, 2009 at 4:00 P.M. at Palatka City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request for a variance of two feet four inches from the required 15' front yard setback for the purpose of constructing a porch.

Location: 421 N 3rd Street
Parcel #: 42-10-27-6850-0080-0010
Applicant: Garry Lee and Tricia K. Wood
Agent: Anthony Harwell

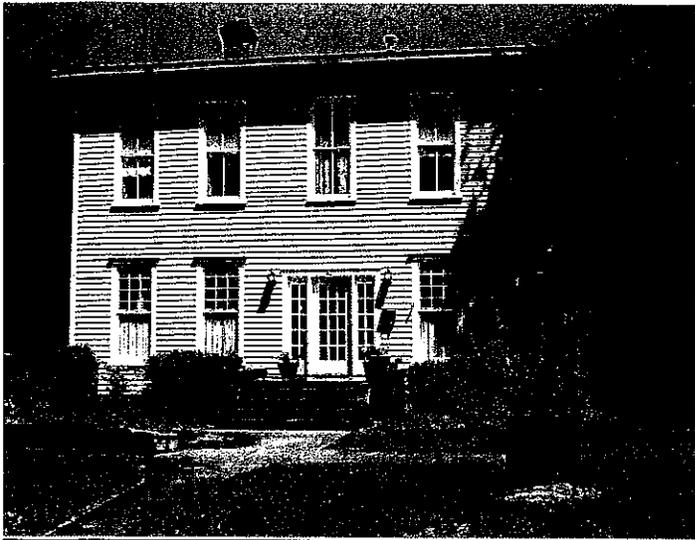
All interested parties are invited to attend this public hearing. Please call the City of Palatka Building Dept. at (386)329-0103 with any questions.

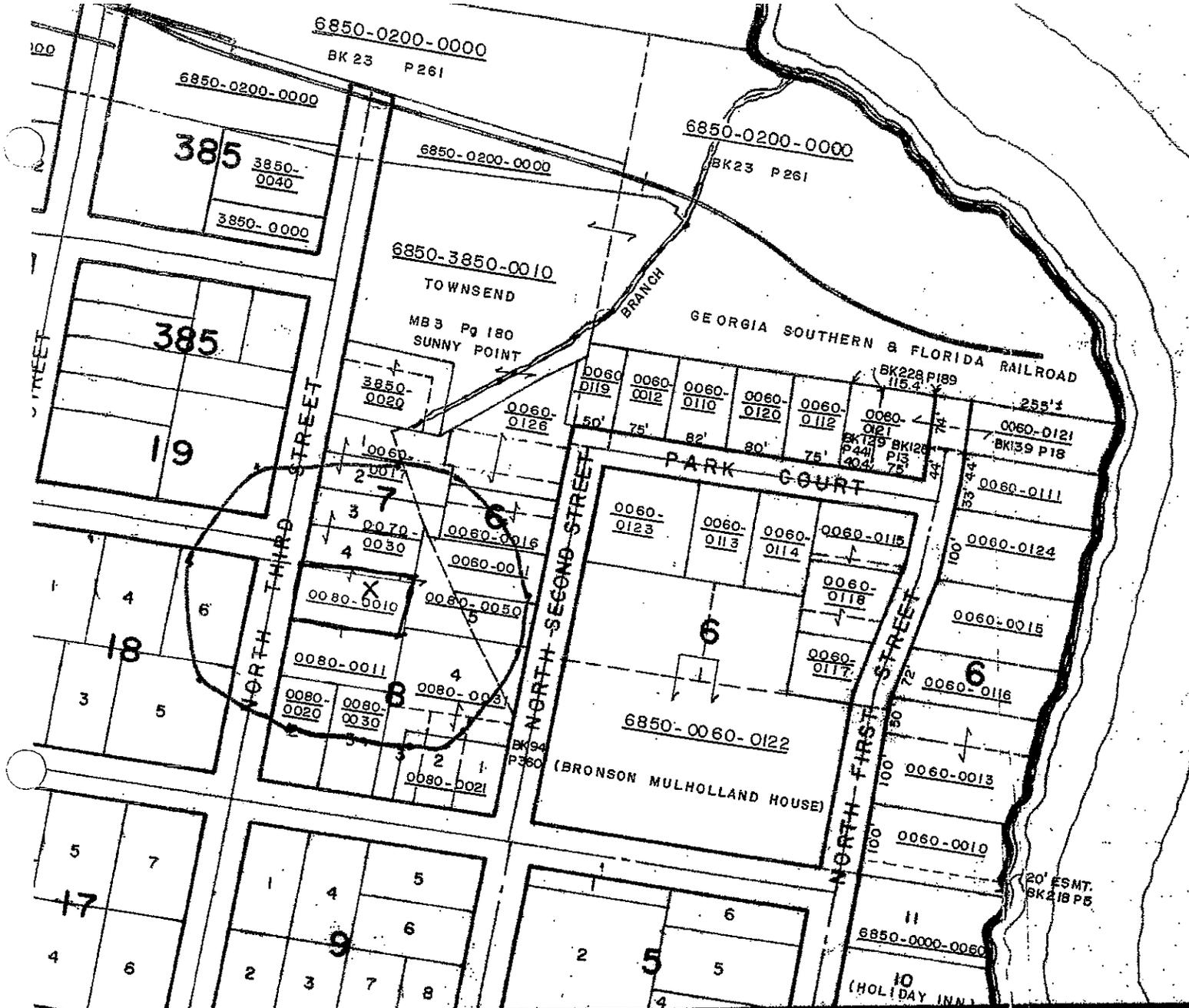
Debbie Banks
Assistant Planning Director

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PHOTOS:





NOTE:

INFORMATION SHOWN HEREON
 FOR THE PURPOSE OF THE COUNTY
 PROPERTY APPRAISER'S OFFICE
 SHOULD NOT BE USED
 AS A BASIS FOR A SURVEY OR LAND
 TRANSFER OF ANY TYPE.

**SECTIONAL MAP OF A TOWNSHIP
 WITH ADJOINING SECTIONS**

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

6 MILES

**SECTION 6 (West of River)
 Part 42 (Copp Gr)**

TOWNSHIP 10 S

RANGE 27 E

MAP No. _____

Aerial No. 22

Aerial No. _____

42-10-27-6850-0080-0020
DE LEEUW DOUGLAS EDWARD + JILL E
200 MADISON ST
PALATKA FL 32177
ZB 09-13

42-10-27-6850-0080-0030
EDWARDS TAMMIE S
218 MADISON ST
PALATKA FL 32177
ZB 09-13

42-10-27-6850-0080-0021
SANDERS MARGARET ELIZABETH
200 MADISON ST
PALATKA FL 32177
ZB 09-13

42-10-27-6850-0080-0031
WARWICK JULIA H + BRIAN HW
208 MADISON ST
PALATKA FL 32177
ZB 09-13

42-10-27-6850-0080-0050
MOTES JAMES SIDNEY TRUST
309 RIVER ST
PALATKA FL 32177
ZB 09-13

42-10-27-6850-0060-0011
BARSON PROPERTIES LLC
110 MULBERRY RD
EAST PALATKA FL 32131
ZB 09-13

42-10-27-6850-0060-0016
BERGEN KATELYN P + MATTHEW W HW
508 N 2ND ST
PALATKA FL 32177
ZB 09-13

42-10-27-6850-0060-0017
MANDERVILLE MERCEDES
503 N 3RD ST
PALATKA FL 32177
ZB 09-13

42-10-27-6850-0070-0030
VALENTINE GEORGE B + JANET S HW
501 N 3RD ST
PALATKA FL 32177
ZB 09-13

42-10-27-6850-0080-0011
MCCANDLESS CLYDE MARIE
417 N 3RD STREET
PALATKA FL 32177
ZB 09-13

42-10-27-6850-0190-0040
RAINS THOMPSON M + CATHERINE G HW
502 N 3RD ST
PALATKA FL 32177
ZB 09-13

42-10-27-6850-0180-0040
PLIMPTON KINGSLEY B
PO BOX 2015
PALATKA FL 32178
ZB 09-13

42-10-27-6850-0180-0050
BRANDENBERGER THERESA P
410 N 3RD ST
PALATKA FL 32177
ZB 09-13

42-10-27-6850-0180-0051
ELLIOTT KATHERINE L
400 N 3RD ST
PALATKA FL 32177
ZB 09-13