

City of Palatka
Building & Zoning
201 N. 2nd Street
Palatka, Florida 32177
386-329-0103 • Fax 386-329-0172



BOARD OF ZONING APPEALS
April 13, 2010
4:00PM, Palatka City Hall

AGENDA

1. Call to Order
2. Roll Call
3. Approval Minutes of the May 14, 2009 Meeting
4. Read "To Appeal Any Decision"
5. **OLD BUSINESS** – None
6. **NEW BUSINESS**
 - A. Election of Officers
 - B. Case #10-05 Request for a two foot variance to allow an eight foot fence in an R-1 zoning district.

Location: Block 321 (bounded by N 17th, N 18th, Ocean & Washington Streets)

Parcel: 42-10-27-6850-3210-0000

Owner: PHA **Agent:** John Nelson

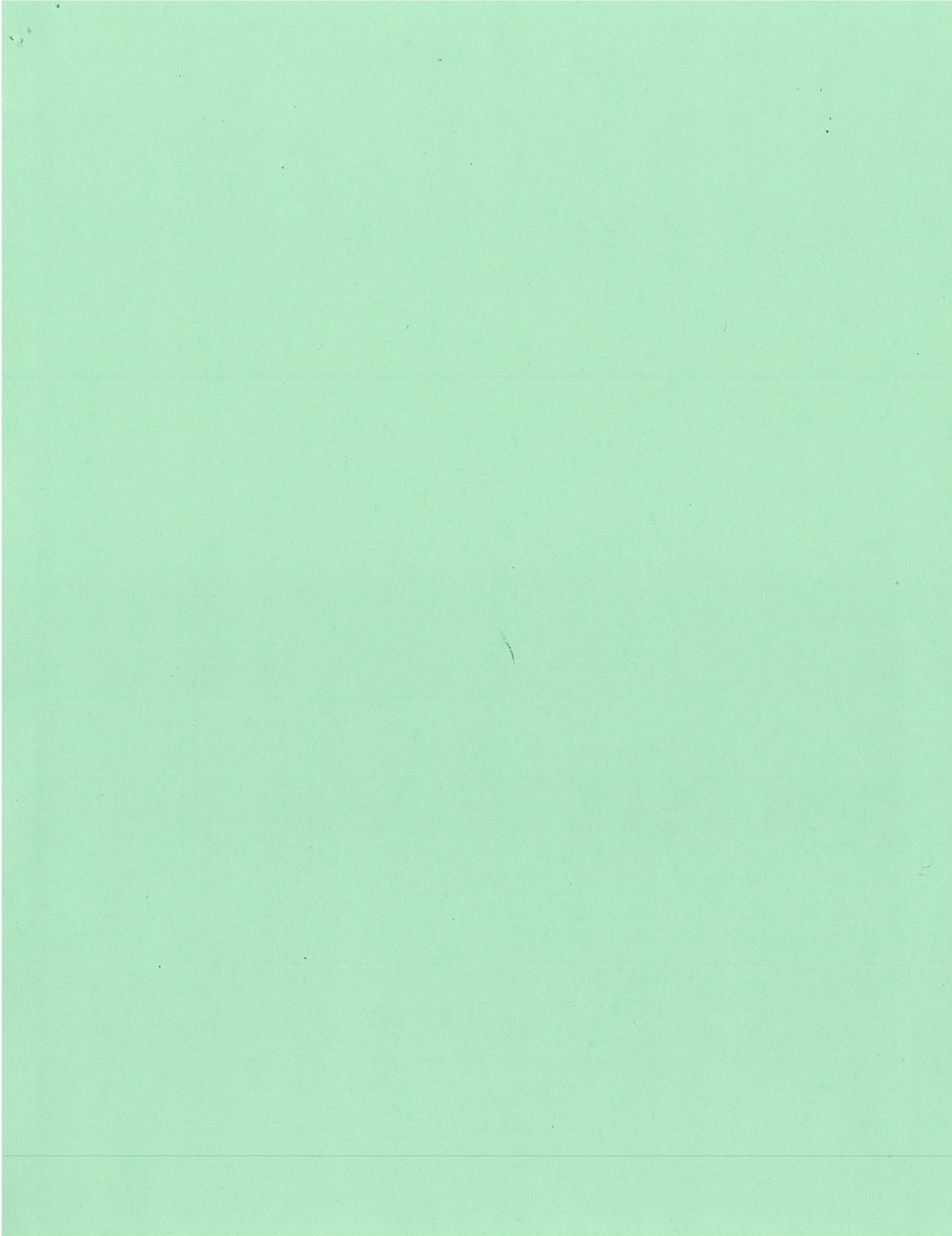
1. PUBLIC HEARING
2. REGULAR MEETING

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 05/14/09**

Meeting called to order at 4:00pm by Vice Chairman Cleveland Hobbs.

The following members were present: Marcia Lane, Dwight Parker, Betty Willis, Eddie Collins and Blanch Rogers.

The following member was absent: Ellsworth Lowry Taylor III.

Staff Present: Planning Director Jim Lee, Assistant Planning Director Debbie Banks and Recording Secretary Deena McCamey.

Motion made by Mr. Collins, to approve the minutes of the August 14, 2008 meeting, Ms. Lane seconded the motion. All those present voted affirmative. Motion passed

“To Appeal any Decision” read by Debbie Banks.

Old Business- Staff up dated the Board on 417 Emmett Street Case # 07-03.

Ms. Banks read a memo from the Chief Building Official stating this case was in compliance with the Board’s original request.

New Business

Election of Officers: Board Officers are Ellsworth Lowery Taylor III, Chairman and Cleveland Hobbs Vice Chairman.

Motion made by Mrs. Willis with second by Ms. Lane to retain the current Chairman and Vice Chairman. All those present voted affirmative. Motion passed.

Case # 09-13 421 N 3rd Street
Owner: Gary Wood
Request: A request for a variance to reduce the front setback by 2’ 4”.

Mr. Lee stated this house was built around 1897 and according to the Sanborn map, which was presented to the Historic Board at the April 2, 2009 meeting by the applicant, showed there was a front porch on the original house similar to what is proposed. He said the new addition will bring the house back to its original character, and staff recommended approval this variance.

Tony Harwell (Agent) 322 Madison Street, explained the set back will be 12’ 8” from the sidewalk to the front property line.

Mrs. Willis asked if this will include an upstairs porch addition, Mr. Harwell indicated that the project will include an upstairs porch addition.

Motion to approve the request of the variance to a reduction of 2’ 4” from the required 15’ in the front yard for the setback made by Ms. Lane, Mr. Collins seconded the motion. All those present voted affirmative. Motion passed.

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



Zoning Board of Appeals Staff Report

Hearing Date: April 13, 2010

Case: ZBA 10-05

Request: for a two foot variance to allow an eight foot fence in an R-1 zoning district.

Location: Block 321 (bounded by N 17th, N 18th, Ocean & Washington Streets)

Parcel #: 42-10-27-6850-3210-0000 **Zoning:** R-1

Applicant: Palatka Housing Authority **Agent:** John Nelson

BACKGROUND

The applicant is requesting a 2' variance for the 8' fence that has already been installed prior to obtaining a variance.

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. 94-187. Setbacks for utility poles, fences and walls.

(b) On residentially zoned property, fences and walls used as fences may be erected or maintained along or adjacent to a lot line to a height not exceeding six feet. Any fence constructed forward of the established front building line shall not be over four feet in height. However, no solid fence or wall shall be constructed forward of the established building line in front yards.

Sec. 94-303. Buffer determination.

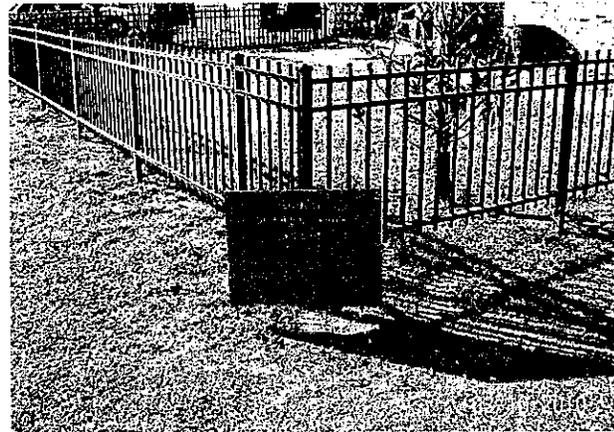
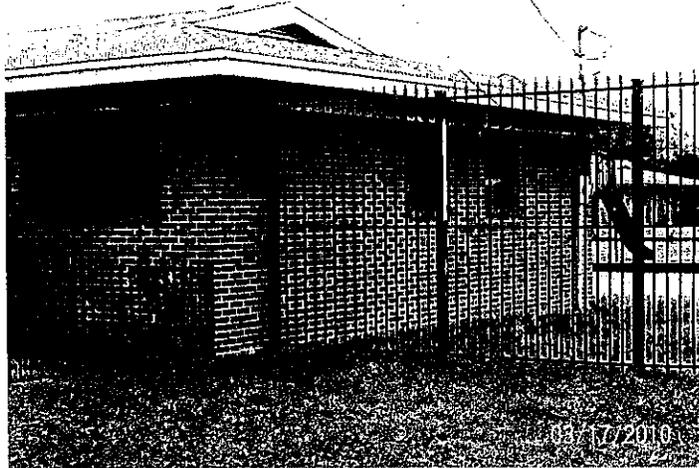
To determine the type of buffer required between two adjacent parcels, refer to the table of buffer requirements and cross-reference the zoning of the parcel proposed for development, redevelopment, or expansion with the zoning district of the adjacent parcel, regardless of whether it is developed or vacant, except as provided in section 94-302(f). The standards provided are minimum requirements and may be exceeded if so desired, except for fence heights, which shall require approval of the board of zoning appeals to be exceeded.

ANALYSIS AND RECOMMENDATION

Although the applicant installed the fence prior to obtaining a variance, staff has no issue with the fence. The style and materials used are aesthetically pleasing while providing security to the residents of the neighborhood.

Staff recommends approval.

ZBA 10-05 PHOTOS:



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.

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

Application Number: ZB 10-05
 Date Received: 03-09-10
 Hearing date: 4-13-10

TO BE COMPLETED BY APPLICANT

Property Address: See attached schedule		Parcel Number: 42-10-27-3210-0000 42-10-27-6850-32	Current Property Use: Residential 10-0000	
Current Zoning Designation: R-1	Use of surrounding property: Residential (R-1)		Proposed Square Footage? N/A	Lot size/acreage: 2.07
Required Attachments: <input type="checkbox"/> Letter of Authorization* N/A <input 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: 3 Duplex Residential Units 7 Residential Units
Variance(s) Requested: Fence structure is 8' in height. Was installed 2005. Current code states residential fences not to exceed six feet. Request variance for this block only.				
Owner Name: Palatka Housing Authority				
Owner Address: 400 N. 15th St. Palatka, FL 32177				
Phone Number: 386-329-0132				
Agent Name: _____				
Agent Address: _____ _____				
Phone Number: _____				

*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.

Application Number: ZB - _____
Hearing date: _____

10. This application submitted by:

Signature of owner(s): John Nelson Jr

Print owner(s) names(s): John Nelson, Jr., Executive Director

Signature of Agent(s): _____

Print Agent(s) names: _____

Sec. 94-67. Variances generally.

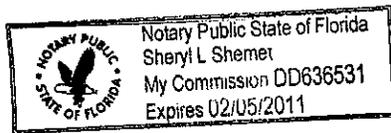
The board of zoning appeals may authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest, where, owing to special conditions, literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that 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 John Nelson, Jr. who executed the foregoing application and acknowledged to and before me that _____ executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 2nd day of February A.D. 2010.



Sheryl L. Shemet
Notary Public

My commission expires: 2/5/2011

State of Florida 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	

Parcel 911 Addresses

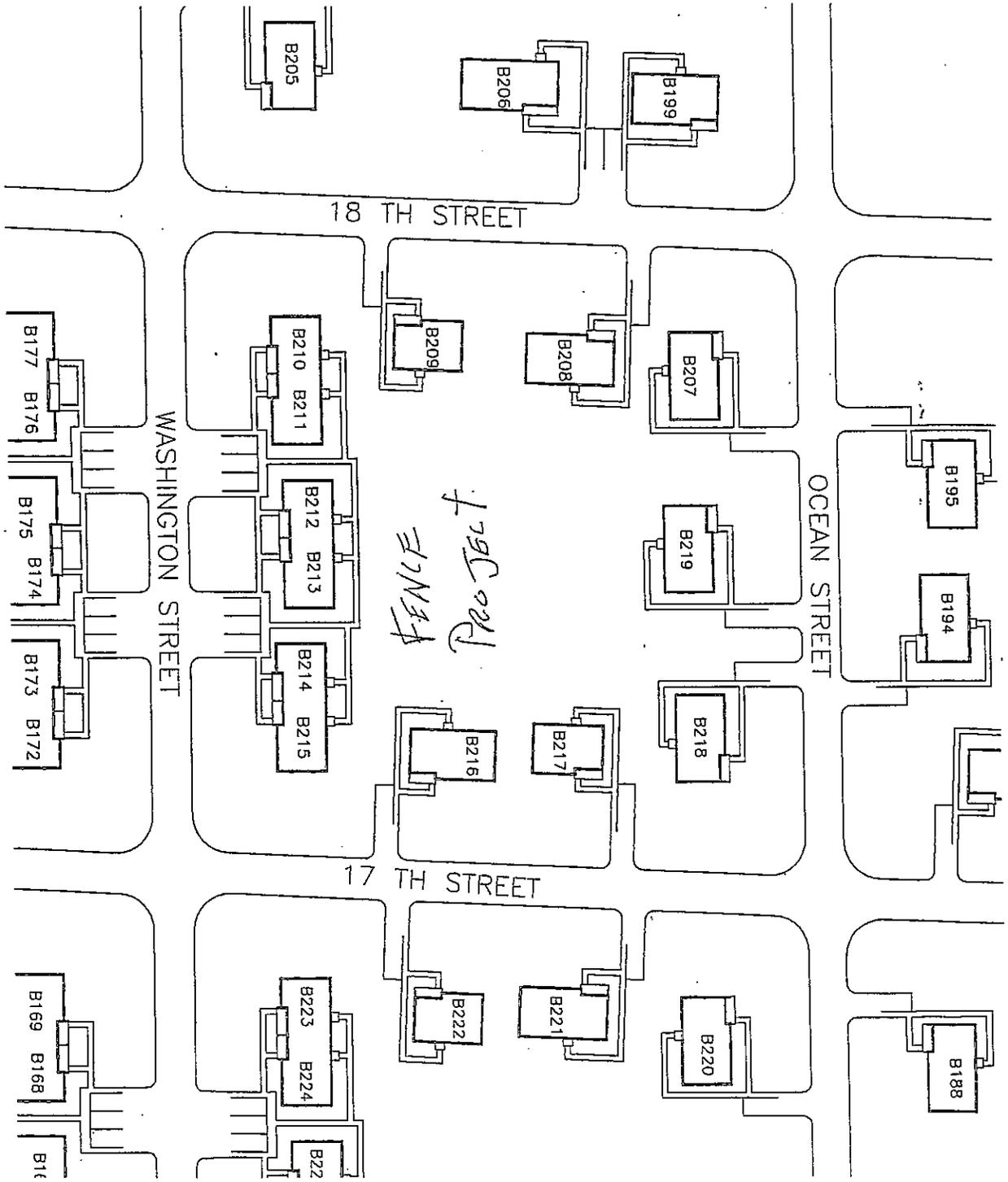
902 North 17th St, Unit B216, Palatka [301]
904 North 17th St, Unit B206, Palatka [301]
903 North 18th St, Unit B209, Palatka [301]
905 North 18th St, Unit B208, Palatka [301]
1701 Ocean St, Unit B218, Palatka [301]
1703 Ocean St, Unit B219, Palatka [301]
1705 Ocean St, Unit B207, Palatka [301]
1700 Washington St, Unit B214, Palatka [301]
1700 Washington St, Unit B215, Palatka [301]
1704 Washington St, Unit B212, Palatka [301]
1704 Washington St, Unit B213, Palatka [301]
1706 Washington St, Unit B210, Palatka [301]
1706 Washington St, Unit B211, Palatka [301]

Legal Description

DICKS MAP OF PALATKA MB2 P46 BLK 321(NORTHSIDE APTS)

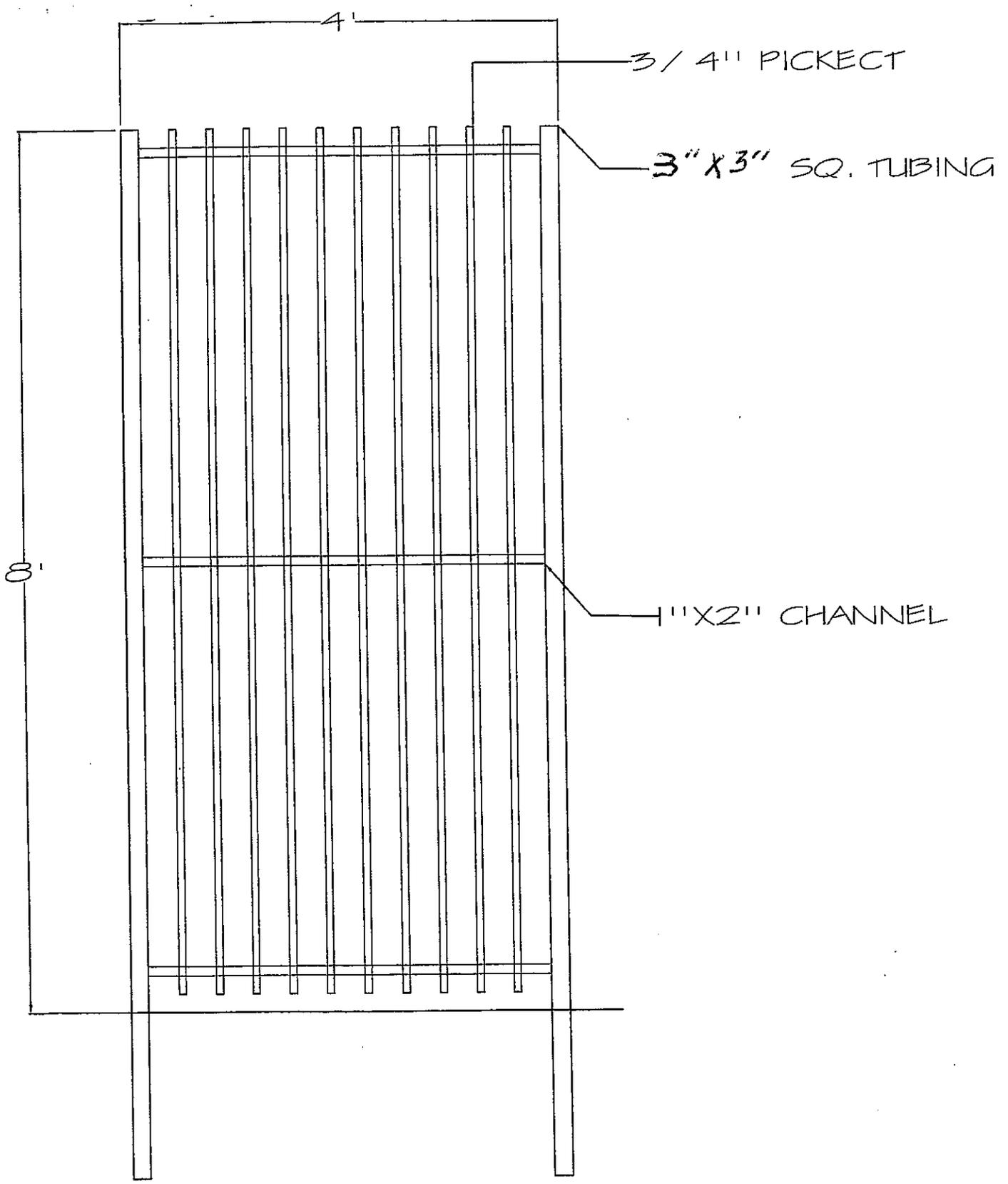
Project Narrative

Palatka Housing Authority was notified that the fencing surrounding this block was not allowed to be over 6 ft. We are requesting a variance as the fencing was installed with height of 8 ft. The fencing conforms to all other building codes and regulations.



NOTE: DRAWING IS HALF SCALE

<p>MAP DATE: 1/1/2014</p>	<p>NORTHSIDE HOMES PALATKA HOUSING AUTHORITY, PALATKA, FLORIDA</p>	<p>SITE PLAN</p>	<p>CRQ ARCHITECTS/PALATKA, INC. 216 ST. JOHNS AVE. PALATKA, FL 32977 408002604 3866 325 0213 FAX: 386 328 1101</p>
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4'

3/4" PICKET

3" x 3" SQ. TUBING

1" x 2" CHANNEL

8'



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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 April 13, 2010 at 4:00 P.M. at Palatka City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

A request for a two foot variance to allow an eight foot fence in an R-1 zoning district.

Location: Block 321 (bounded by N 17th, N 18th, Ocean & Washington Streets)

Parcel #: 42-10-27-6850-3210-0000

Applicant: Palatka Housing Authority

Agent: John Nelson

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
Director of Building & Zoning

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE ZONING BOARD OF 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

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37-10-26-6850-3220-0080
KEENON DOREATA B
807 N 18TH ST
PALATKA FL 32177
ZBOA 10-05

37-10-26-6850-3420-0130
BOLLING TRUST (THE)
808 N 18TH STREET
PALATKA FL 32177
ZBOA 10-05

37-10-26-6850-3440-0070
COOPER SYLVIA M LIFE ESTATE
1800 OCEAN ST
PALATKA FL 32177
ZBOA 10-05

37-10-26-6850-3440-0080
PEACOCK JERRY LEROY
1014 N 18TH ST
PALATKA FL 32177
ZBOA 10-05

42-10-27-6850-3120-0040
BELTON LALLIE HEIRS OF
1003 N 17TH ST
PALATKA FL 32177
ZBOA 10-05

37-10-26-6850-3420-0110
SCHWING KENNETH W
126 ELDERBERRY LN
PALATKA FL 32177
ZBOA 10-05

37-10-26-6850-3420-0140
ELLIS ROSA LEE
822 N 18TH ST
PALATKA FL 32177
ZBOA 10-05

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Legal No. 05504126
03/30/2010