

ZONING BOARD OF APPEALS
CITY OF PALATKA
Minutes for the April 9, 2013 Meeting

The Zoning Board of Appeals meeting was called to order by Vice-Chair Cleveland Hobbs at 4:00 pm. Other members present included Betty Willis, Eddie Collins, Marcia Lane, Rufus Borom and Blanch Rogers. The following member was absent: Ellsworth Lowery Taylor III.

Staff present: Planning Director Thad Crowe and Recording Secretary Deena McCamey.

Motion made by Mr. Collins to approve the September 13, 2011 minutes. Ms. Willis seconded the motion. All those present voted affirmative, motion passed.

Appeals Procedure- Recording Secretary Ms. McCamey read the appeals.

OLD BUSINESS- None

Election of Chairperson and Vice-Chairperson as per Sec. 94-61(c)

Motion- made by Mr. Collins to retain the current officers, -seconded by Ms. Lane. All those present voted affirmative, motion passed.

NEW BUSINESS-

Case:	13-16
Address:	276 N. U.S. 17
Parcel:	37-09-26-0000-0060-0480
Owner:	Beck/Sloan Properties Inc.
Request:	Request for a variance from Zoning Code Sec. 940147(f)(6)(a) to reduce minimum required front yard (setback) from 25ft. to 0 ft. (fronting U.S. 17)

Mr. Crowe briefly went over the application explaining to the board the City Code states when there is a corner lot involved there are 2 front yards and they require setbacks fronting the street. He said this application is considered to be a hardship because this has been ongoing for some time and it is associated with grant funding. The applicant was under the impression by previous staff members there wouldn't be any issues with developing this property for a carwash, but since then the applicant has been acting in good faith and this was not of their making. They only became aware of this setback recently. The applicant will be going from 25 ft. to 0 ft. but it will be the small lot that is constrained by the utilities within it and feel they really need that 25 ft. to make the development work. He said it will not cause any substantial detriment to the health and welfare and safety to the community and he does not feel that with the 40 ft. wide right of way on US 17

Motion made by Ms. Lane: 1) approving staff recommendations with the provision that 50% of the parking spaces stay at the required 10 foot width and the other 50% at the nine-foot width, with the 10-foot parking spaces closer to the building and the nine-foot feet parking spaces further away And 2) approve the increase in driveway width at the Crill Ave. edge of pavement from 40 feet to 80 feet and the driveway width at the property line from 24 feet to 46 feet. The motion was seconded by Mr. Hobbs. All those present voted affirmative. Motion passed.

Motion to adjourn- made by Mr. Collins and seconded by Ms. Willis.

Meeting adjourned- at 4:28pm

