

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
DECEMBER 11, 2018**

CALL TO ORDER Chairman Carter at 5:30 p.m.

Members Present: Chairman Doug Carter, Vice-Chair Jane Fleming and Board Members Eddie Martin, Sr., Carmen Delgado, Ryan Thompson, Rich White and Kelvin Simmons

Members Absent: None

Staff Present: Community Development Planning Manager Matt Tate and Recording Secretary Brandy Palmero

Others Present: Council Member George Wangemann

MINUTES OF NOVEMBER 13, 2018

There was a motion to approve the minutes as presented.

Motion made by Board Member Thompson
Motion seconded by Vice-Chair Fleming
Vote – 7 favor

NEW BUSINESS

A. Variance Request

- 1) Request from **KRM 2016, LLC** to vary the front yard setback requirement from Athens Street and Mill Street on a 0.855± acre tract located on the northeast and northwest side of the intersection of Athens Street and Mill Street (a/k/a **827, 831 and 851 Athens Street**) having a zoning classification of Residential-II (R-II).
Ward Number: Three
Tax Parcel Number(s): 01-034-006-009 and 010; 01-034-001-013
Request: Five residential duplexes

NOTE: Board Member Martin recused himself from the meeting due to a conflict of interest with this request.

Staff Presentation: Planning Manager Matt Tate gave the following staff presentation:

The applicant is requesting to vary the front yard setback requirement from 30-feet to 7-feet along Athens Street and Mill Street for the purpose of constructing five residential duplexes. On December 4, 2018, the applicant rezoned the property from Heavy Industrial (H-I) to Residential-II (R-II) with conditions to allow for five duplex homes as opposed to heavy industrial uses. Adjacent and nearby uses include single-family homes, Harper-Smith historic house, Newell Recycling Scrap Iron & Metal, Fockele Garden Company and Burger King restaurant. The subject property consists 0.855± acre in size and there are currently three lots. The applicant desires to reconfigure and subdivide the subject parcels for five lots. The applicant states that under the current setback requirements, the narrow shape and small size of the lots create a hardship which would not allow for homes with similar character and setbacks as the existing homes along Mill Street.

The Planning Division staff is recommending **approval** of this variance request with four conditions based on the property size, shape and multiple road frontages.

Applicant Presentation: **Eddie Martin, Jr.**, 946 Lanier Avenue, stated that he would like to reconfigure his original plan to have a front yard setback from 30-feet to now 7-feet. His reason for the change is so that the new duplexes would match the existing homes on Mill Street.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion for conditional approval of the variance request to vary the front yard setback requirement from 30-feet to 7-feet along Athens Street and Mill Street within Residential-II (R-II) zoning district with the following conditions:

Conditions

1. **The proposed duplex structures shall be generally consistent with the standards depicted on the pictures provided with this application not to exceed a maximum of 1.5 stories in height with a minimum 3:12 pitched roof. The exterior walls shall consist of cementitious siding materials with a minimum 3-foot high brick water table on the front and side exterior walls of the structure. In addition, each unit shall include a covered front porch.**
2. **The developer shall provide for a frontage landscape area along Athens Street which may include trees/shrubs and a decorative fence consisting of brick, wrought iron, aluminum or vinyl materials not to exceed 4-feet in height. The location, spacing, size and type of trees/shrubs planted and fence shall be subject to Community Development Department Director approval.**
3. **All driveway locations shall be submitted for review by the Gainesville Public Works Director, and approval of said design shall be required prior to issuance of a building permit. Any required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**
4. **An updated survey/plat of the subject properties shall be recorded prior to obtaining a Certificate of Occupancy.**

Motion made by Board Member Thompson
Motion seconded by Board Member White
Vote – 6 favor, 1 recusal (Martin)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:38 p.m.

Motion made by Board Member White
Motion seconded by Board Member Delgado
Vote – 7 favor

Respectfully submitted,

Doug Carter, Chairman

Brandy Palmero, Recording Secretary