

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING VARIANCE V-16-07 (2016-480)

SEPTEMBER 7, 2016

Location: 3899 Herschel Street
Between Glendale Street and Boone Park Avenue

Real Estate Number(s): 092597 0000

Zoning Variance Sought: Reduce minimum required lot width from 60 feet to 38 feet

Current Zoning District: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 4, Southwest

Planning Commissioner: Ben Davis

City Council Representative: The Honorable Jim Love, District 14

Owner: Joann Angelo Graessle
13558 Mandarin Road
Jacksonville, Florida 32223

Staff Recommendation: DENY

GENERAL INFORMATION

Application for Zoning Variance V-16-07 seeks to reduce the minimum lot width for a new single-family parcel from 60 feet to 38 feet in the Residential Low Density Residential-60 (RLD-60) Zoning District and the Riverside/Avondale Zoning Overlay. The property is a developed lot of record with an existing residential dwelling and accessory structure, as permitted in the Riverside/Avondale Zoning Overlay. The applicant is proposing to split the existing accessory structure from the parent parcel so that the accessory structure functions as a stand-alone single-family home. The property is a corner lot on the northeast corner of Glendale and Herschel. Similar adjoining single-family homes were built on properties 50 feet x 135 feet. The requirements for lot size and width in the RLD-60 zoning district would require a lot of 60 feet in width, and a

minimum area of 6,000 square feet. Grant of this request would reduce the lot width by twenty two (22) feet for a new single-family lot. All other requirements for setbacks and lot coverage in the Riverside Overlay would apply. The Riverside Avondale Zoning Overlay allows for variation in setbacks and home design, based on compatibility with the surrounding structures. The side yard setbacks of the home to the new property line would be less than those conventionally found on adjacent lots. There are companion applications Waiver of Road frontage **WRF-16-05** and Administrative Deviation **AD-16-36**, which request a reduction in the minimum required road frontage from 48 feet to 38 feet, and a reduction in minimum required lot area from 6,000 square feet to 5,662 square feet for the existing home, and 2,218 square feet for the proposed new parcel.

Any alteration, demolition, or construction of a new or existing single-family home in the Historic District will require the applicant to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *variance* means a relaxation of the terms of this Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship. Establishment or expansion of a use otherwise prohibited or not permitted shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or in the adjoining zoning district.

Requests to modify lot requirements so as to increase the permitted density of multi-family dwellings shall not be considered a variance and are specifically prohibited. A variance shall not change the functional classification of a use permitted or permissible in a zoning district.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.132 (c) of the Zoning Code, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

- (i) *Is the proposed request consistent with the definition of a variance?*

Yes. The Zoning Code defines a variance as “a relaxation of the terms of the Zoning Code which will not be contrary to the public interest” owing to conditions peculiar to the property and not the result of the actions of the applicant and that a literal enforcement of the Zoning Code results in an unnecessary and undue hardship.

However, the conditions peculiar to the property are not necessarily unique or different from neighboring structures, other than the fact the property is a corner lot with access to two street frontages. The existing conditions of the property do not impose a hardship upon the applicant.

- (ii) *Are there practical or economic difficulties in carrying out the strict letter of the regulation?*

No. The standards and requirements set forth in the RLD-60 Zoning District, Riverside/Avondale Historic District, and Zoning Overlay permit the property owner to operate an accessory structure as a stand-alone unit for rent or for personal use. There are no economic difficulties in allowing the accessory structure to continue to function as a legally permitted accessory use on the property. The proposed split of the property is a self-imposed hardship on the part of the applicant as there are not an abundance of legally permitted similarly sized lots of 38 feet in width in the nearby area.

- (iii) *Is the request based exclusively upon the desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest, such as for example, furthering the preservation of natural resources by saving a tree or trees.*

No. The request is not based on the desire to reduce the cost of developing the site. Grant of the request would result in the creation of two standalone single-family lots which do not meet the minimum requirements of the RLD-60 Zoning District. Additionally, the request does not serve the public interest, as it promotes the breakup of contributing historic structures and the historical pattern of development in the area. There is no compelling reason from the Zoning Code to permit the creation of two standalone single-family parcels that do not meet the minimum requirements of the Zoning Code, nor is there a compelling reason to promote the parcelization of a property inconsistent with the surrounding neighborhood.

- (iv) *Will the proposed variance substantially diminish property values in, or alter the existing character of the area surrounding the site and interfere with or injure the rights of others whose property would be affected by approval of the variance?*

Yes. The proposed variance could potentially set a bad precedent for the separation of legal accessory structures as permitted in the Overlay from their parent parcel. It is not certain to what degree whether or not the proposal will diminish property values or alter the character of the area. As the existing accessory unit is non-contributing, the applicant is well within their right to tear the structure down and attempt to build a new home following the COA process. It is unlikely the Historic Planning Division or Historic Preservation Commission would approve a new construction that does not meet the very minimum

requirements of the Zoning Overlay. The proposed lot size and configuration is substantially dissimilar to other lots in the immediate area, with exception to the property located at 1654 Glendale Street.

- (v) *Will the proposed variance be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisance, or conflict with any other applicable law?*

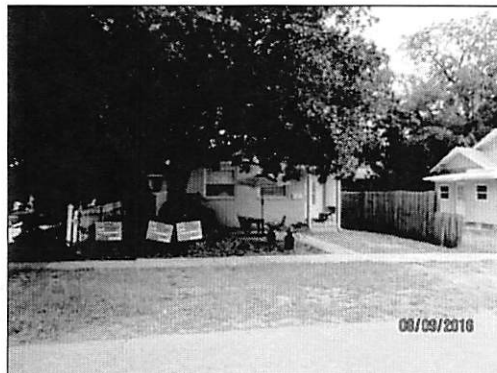
Yes. If granted, this variance would violate the maximum density permitted within the LDR functional land use category as defined in the 2030 Comprehensive Plan. The Low Density Residential (LDR) functional land use category permits a maximum residential density of 7 units per acre. The proposed lot split would effectively create a non-conforming lot developed at a density of 19 units per acre, which is more akin to the Medium Density Residential (MDR) functional land use category density which permits a maximum of 20 units per acre. Furthermore, the structure is approximately 672 square feet in total area, which falls below the minimum area for a single-family home, which is 800 square feet.

- (vi) *Is the effect of the proposed variance in harmony with the spirit and intent of the Zoning Code?*

No. The spirit and intent of the Zoning Code is to regulate the use of land and buildings and to implement the 2030 Comprehensive Plan. The variance allows the property owner to split a legal, conforming lot within the Riverside/Avondale Historic District and Zoning Overlay into two, non-conforming lots.

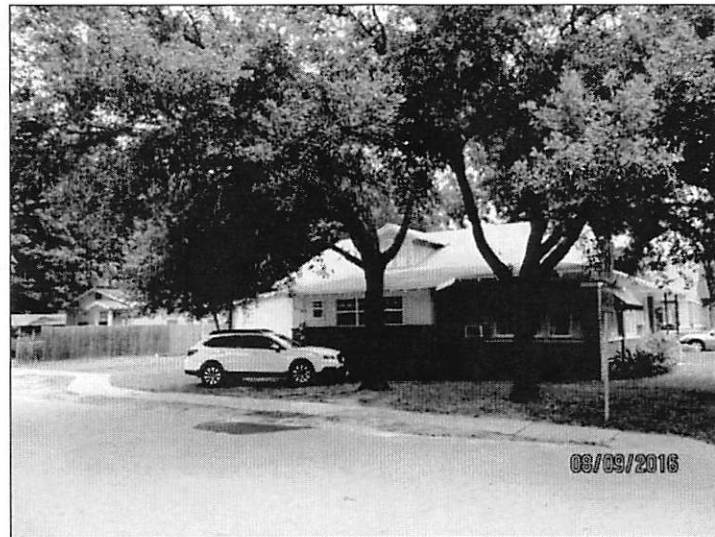
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 9, 2016** by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted on the property.



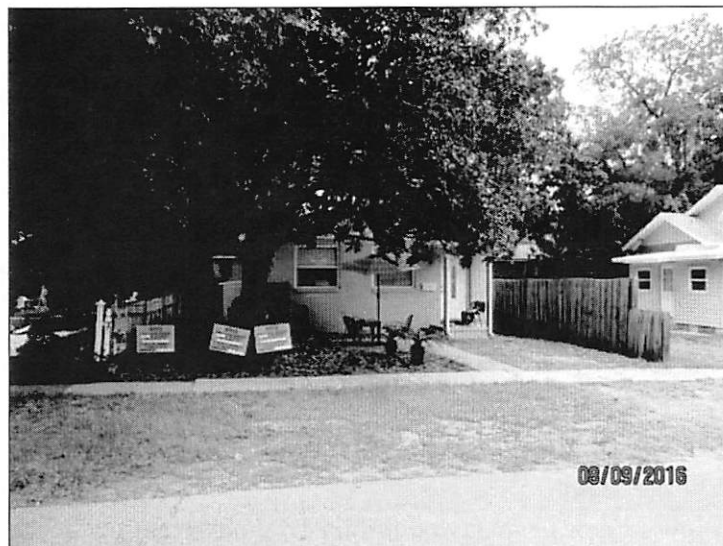
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Zoning Variance V-16-07 be **DENIED**.



View of the existing single-family home.

Source: Planning and Development Department
Date: August 9, 2016



Accessory unit to be separated from the parent parcel.

Source: Planning and Development Department
Date: August 9, 2016



Fenceline and proposed new property boundary from the parent parcel.

*Source: Planning and Development Department
Date: August 9, 2016*



Fenceline and proposed new property boundary from adjacent property, 3898 Valencia Road.

*Source: Planning and Development Department
Date: August 9, 2016*



Multi-family apartments west across Glendale Street.

*Source: Planning and Development Department
Date: August 9, 2016*



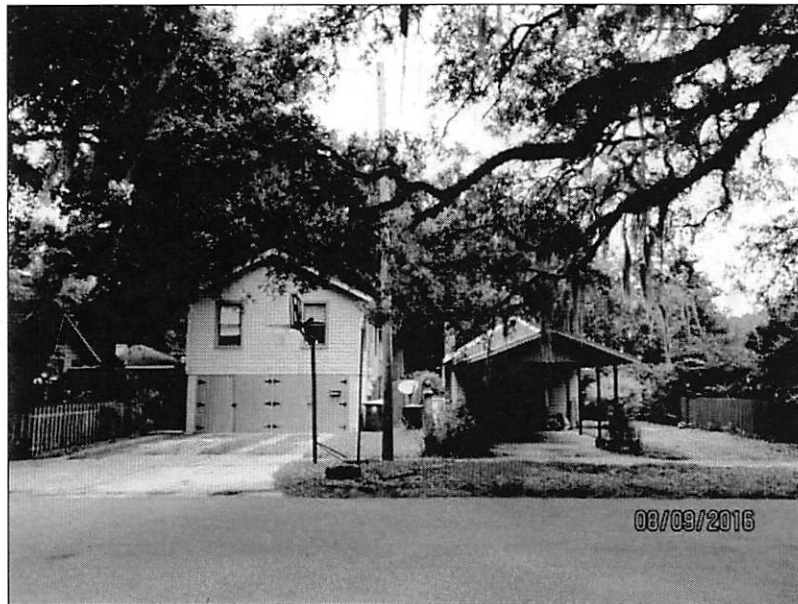
Stand-alone multi-family structure located at 1654 Glendale Street. Property was split prior to the adoption of the Overlay.

*Source: Planning and Development Department
Date: August 9, 2016*



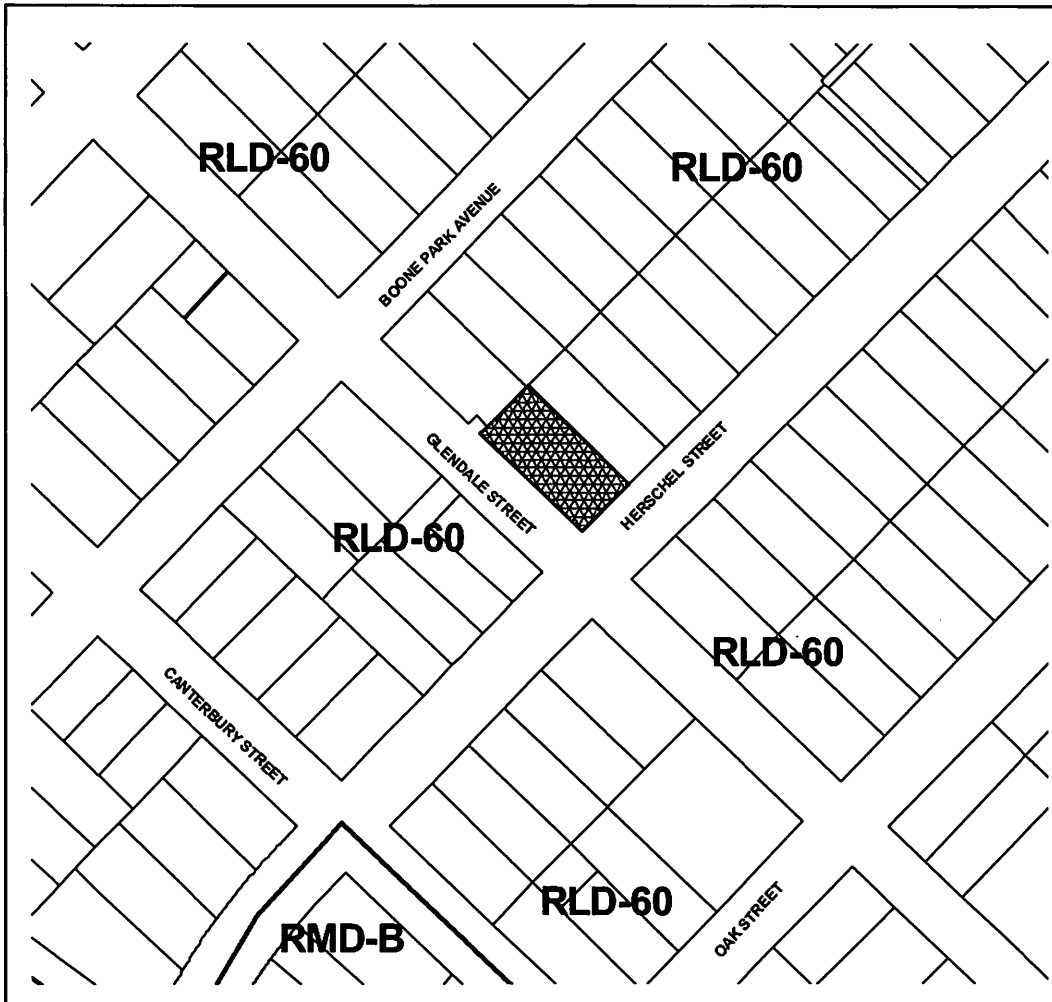
Typical single-family bungalow style development in the nearby area.

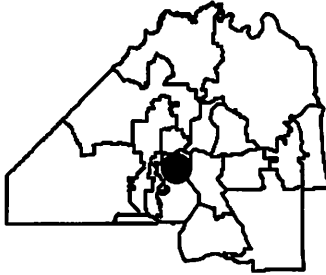

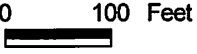
*Source: Planning and Development Department
Date: August 9, 2016*



Rear yard accessory structures north along Glendale Street.

*Source: Planning and Development Department
Date: August 9, 2016*



<p>REQUEST SOUGHT:</p> <p>REDUCE LOT WITH TO 38 FT.</p>		  <p>COUNCIL DISTRICT: 14</p>
	<p>APPLICATION NUMBER: V-2016-0007</p>	<p>Exhibit 2</p>

COMPL. AD-16-36
 APPL. WRF-16

APPLICATION FOR ZONING VARIANCE

This application must be typed or printed in black ink and submitted with three (3) copies, providing for a total of four complete applications with all required attachments, to:

Planning and Development Department
 Zoning Section
 Ed Ball Building
 214 North Hogan Street, 2nd Floor
 Jacksonville, Florida 32202

Application No.
v- 16-07
Set for Public Hearing on: 6/23
Notice of Violation:

FOR INFORMATION REGARDING THIS FORM. CALL: (904) 255-8300.

For Official Use Only				
1. Date Submitted: 5/25/16	2. Date Filed:	3. Current Zoning District(s): RLD-60	4. Future Land Use Map Category (FLUMs): LDR	5. Applicable Section of Ordinance Code: 656.305 A. II(d)(i)(iv)
Variance Sought: Reduce required lot width of 1687 Glendale St.				
Amount of Fee \$107.3 Council District 14 Planning District 4 Zoning Panel No. 249				
Number of Signs to be Posted 2 Zoning Code 656.305 Zoning Clerk Initials CP				
Previous Zoning Applications filed? N If yes, state Application No(s)				
Neighborhood Association? Riverside Avondale Preservation Society				

TO BE COMPLETED BY APPLICANT

6. Complete Property Address: 3899 Herschel Street/ 1687 Glendale Street	7. Between Streets: Herschel
Real Estate Number: 092597-0000	and Glendale
Date lot was recorded: June 9, 1910	
8. Variance Sought: To reduce the required lot width for 1687 Glendale Street	
9. In whose name will the Variance be granted? Joann Angelo Graessle	
10. Land Area (Acres) .18 acres	Utility Services Provider well _____ city water X septic tank _____ city sewer X

*** * * NOTICE TO OWNER/AGENT * * ***

Section 656.101(k), Ordinance Code, defines a variance as "a *relaxation of the terms of the Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in an unnecessary and undue hardship*".

Section 656.132(a) Ordinance Code, provides that, with respect to action upon requests for zoning variances, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

11. Provide answers to the following questions. You may attach a separate sheet if necessary. Failure by the applicant to adequately substantiate the need for the variance and to meet the criteria set forth below may result in a denial.

(i). The proposed request is consistent with the definition of a variance;

See the attached

(ii). There are practical or economic difficulties in carrying out the strict letter of the regulation;

See the attached

(iii). The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest, for example, furthering the preservation of natural resources by saving a tree or trees.

See the attached

(iv). The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the sites and will not substantially interfere with or injure the rights of others whose property would be affected by approval of the variance;

See the attached

(v) The proposed variance will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law; and

See the attached

(vi) The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.

See the attached

12. Attachments - One of each of the following should be included in each copy of the application, providing for four (4) complete copies. All copies, with the exception of the 2 required large site plans, should be on 8 1/2" x 11" paper.

Survey (as required by the Current Planning Section)

Site Plan as required per instructions. (2 copies on 8 1/2 x 11 and 2 copies on 11 x 17 or larger)

Letter of Authorization for Agent is required if application is made by any person other than the property owner.

Legal description, may be either lot and block or metes and bounds, including real estate assessment number(s) of the subject property

***** NOTICE TO OWNER / AGENT *****

Please review your application. All spaces noted as "TO BE COMPLETED BY APPLICANT" must be filled in for the application to be accepted.

No application will be accepted as "Complete and filed" until all the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. You (or your agent) must be present at the public hearing.

The required signs must be posted on the property within five (5) working days after the filing of this application. The sign(s) must remain posted and maintained until a final determination has been made on the application. Proof of notice publication must be submitted to the Current Planning Division of the Planning and Development Department, Ed Ball Building, 214 North Hogan Street, Suite 300, Jacksonville, Florida 32202, (904) 255-7800, PRIOR TO THE HEARING.

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

<p>FILING FEES</p> <p>RESIDENTIAL DISTRICTS..... \$1,073.00</p> <p>NON-RESIDENTIAL DISTRICTS..... \$1,091.00</p>	<p>NOTIFICATION COSTS: \$7.00 PER ADDRESSEE</p> <p>ADVERTISING COSTS: BILLED TO OWNER /AGENT</p>
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***** Applications filed to correct existing zoning violations are subject to a double fee. *****

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

PLEASE PRINT:

Name and address of Owner(s)

Name and address of Authorized Agent(s)

Name: Joann Angelo Graessle

Name: _____

Address: 13558 Mandarin Road

Address: _____

City: Jacksonville

City: _____

State: Florida Zip: 32223

State: _____ Zip: _____

Email: Jograessle@gmail.com

Email: _____

Daytime Telephone: 904-699-7838

Daytime Telephone: _____

/s/ Joann Angelo Graessle

SIGNATURE OF OWNER(S)

SIGNATURE OF AUTHORIZED AGENT(S)

The Agent's letter of authorization must be attached if application is not signed by the owner of record

Instruction for Zoning Variances

An Application for Zoning Variance is filed with Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2nd Floor, Jacksonville, Florida 32202, (904) 255-8300. All applications must be complete when filed. The following is a step by step guide to help persons interested in applying for a Zoning Variance.

Items 1 thru 5

These blocks are for official use only and will be completed by the Zoning Section Staff.

Item 6 - Complete Property Address

Enter the street address, the real estate number(s), and the date that the lot was officially recorded as shown on the original deed for the parcel. Real estate numbers can best be obtained through the Property Appraiser's Office in the Claude Yates Building on 231 E. Forsyth Street, Room 270.

Item 7 - Intersecting Streets

This question seeks the names of the two streets closest to the applicant's property, not including the street on which ingress and egress will occur. Normally, these streets intersect the street on which the proposed development is located.

Item 8 - Variance Sought

Enter the sought request, or relaxation of the specific code requirement, as a function of the zoning district requirements. If more than one variance is requested, list each request separately.

Item 9 - Name that the Variance will be granted in and transferability

Here the applicant must identify the entity to which the variance will be granted. If the variance is granted personal, and is not transferable, the use is valid only for the period that the named individual owns the property, as long as other provisions related to commencement are met. Upon sale of the property an Amendment to Final Order must be filed to transfer the variance to another individual. If however, a variance is granted transferable, the specific code relaxation is attached to the property and the rights granted therein automatically transfer with the property upon sale of the same.

Item 10 - Land Area (Acres) and Utility Services Provider

Please write here the total acres of the proposed variance and indicate whether the utilities will be provided by JEA, private well and septic tank, or another provider.

Item 11 - Provide answers to questions regarding variance standards and criteria.

Special attention should be given to answers provided here. These questions represent the criteria used by the Planning Commission to grant a variance, but only if it makes a positive finding, based upon substantial competent evidence, on each of the criteria listed in the above section of this application. Failure by the applicant to adequately substantiate the need for the variance and to meet the criteria set forth may result in a denial.

Item 12 - Attachments

An Application for Zoning Variance must consist of four (4) complete sets of the application and all required attachments. All required attachments should be provided on 8 ½" x 11" paper, with the exception of two of the four application sets, which will include site plans at 11" x 17" or larger.

- Survey - *(signed and sealed by a licensed surveyor within the last five (5) years or as required by Current Planning Division.)*
- Legal description *(either lot and block or metes and bounds)*
- Site Plan
- Letter of Authorization for Agent is required if application is made by any person other than the property owner.

Also, a larger scale drawing may be required for commercially zoned property with an existing structure or otherwise as required by the Planning and Development Department's Zoning Section. The same shall also show existing improvements on the property.

The following information must be shown on the site plan.

- A. Property dimensions and total land area
- B. Buildings *(including dimensions and total lot coverage area)*
- C. Parking spaces and dimensions *(including handicap)*
- D. Loading and unloading area, if applicable, with turn around area and dimensions
- E. Landscape areas and dimensions
- F. Ingress and egress *(driveways, alleys and easements)*
- G. Adjacent streets and right-of-way
- H. North arrow, map scale, and date of drawing
- I. Signage *(if any)*
- J. Building setbacks per Zoning Code
- K. Adjacent zoning districts and property uses

All drawings must be drawn to scale. Failure to have a "to-scale" drawing with each of the items above shown could result in your application being deferred or denied by the Planning Commission.

When your completed application is submitted to the Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2nd Floor, Jacksonville, Florida 32202, (904) 255-8300, a list of property owners *(addressee)* within the 350 foot radius of the property will be prepared by the Department.

NOTE: There is a 21-day appeal period after an application is approved before the final order can be issued.

Agent Authorization

Date: _____

**City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / Ed Ball Building,
214 North Hogan Street, Suite 300, Jacksonville, Florida 32202**

Re: Agent Authorization for the following site location:

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers

_____ to act as agent to file application(s) for

_____ for the

above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

(Owner's Signature)

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing affidavit was sworn and subscribed before me this _____ day of

_____ (month), _____ (year) by

_____, who is personally known to me or has

produced _____ as identification.

(Notary Signature)

Legal Description

3-84 28-2S-26E
Fishweir Park
Lot 10 Blk 12

RE 092597-0000

Overview

The applicant, Joann Angelo Graessle, is simultaneously filing an **Application for Administrative Deviation** to reduce the required lot size of the subject property located at 3899 Herschel Street and 1687 Glendale Street 32205, an **Application for Zoning Variance** to reduce the required lot width for 1687 Glendale Street, and an **Application for Waiver of Minimum Required Road Frontage** to reduce the road frontage on Glendale Street for 1697 Glendale Street.

The need for these changes arises from the fact that like numerous properties scattered throughout the Riverside Avondale area, the subject property was developed long before there were effective lot size and road frontage requirements. As with other properties throughout the area, the subject property is a single lot but has two houses located thereon. 3899 Herschel Street is a 3 bedroom, 2 bath house (which has for decades contained a one bedroom, one bath "mother in law suite" created from the third bedroom and one of the baths) and was built in 1925. 1687 Glendale Street was built in 1958 at the back (western) portion of the lot. It has two bedrooms and one bath. These properties have in fact been functioning as two separate homes since 1958, and the goal of these applications is to allow them to be legally considered separately.

The Applicant grew up in this neighborhood. Beginning in the 1960's, her parents bought several similar properties in the immediate area and rented them. Her parents deeded the property to the Applicant in 2005 when they became unable to care for it.

Numerous properties in the area have similar issues:

3903 Boone Park Ave and 1654 Glendale Street were separated much like what we are requesting here. The result was the large home is now 60 X 91, 460 sq. ft., .12 acres and the smaller 2 unit is 42X60, 2,520 sq. ft. .05 acres.

1683 Pinegrove one block away has 35' frontage, and is 35 X 50, 1,750 sq. ft., .04 acres.

Nine houses north of subject property is 3854 Herschel Street. Road frontage is 32 feet.

On the next block going south is 3907, 3911, and 3915 Herschel Street with a gross footprint ranging from 1,440 to 2,080 and all of which have 40' road frontage.

Directly across the street at 1690 Glendale Street is a 3 unit with a frontage of 40 feet.

3894 Walsh Street 2 blocks over is 45 x 60, 2880 sq. ft., .06 acres.

Until recently, this area was characterized with a fairly even mix of owner occupied single family homes and rental houses. Owner occupied single family homes are becoming predominate in the area which is a significant improvement for the neighborhood. The applicant intends to sell 3899 Herschel Street as a single family residence (and has turned down offers from investors who simply wanted rental properties) and has sought the relief requested herein so that the smaller home located at 1687 Glendale Street can be treated separately legally. The applicant and her husband will in all probability live there in the near future. They also have 3 children who are young adults who will be needing housing which is another factor in wanting this property to be legally separated.

Riverside Avondale Preservation approves of the requests being made by this Applicant, and a copy of the correspondence advising of RAP's position is attached hereto.

ATTACHMENT TO APPLICATION FOR ZONING VARIANCE

Applicant: Joann Angelo Graessle

Property address: 3899 Herschel Street/1687 Glendale Street 32205

11. As set forth in the Overview, the subject property contains two single family dwellings which have historically been rental properties, and the Applicant wishes to turn these into legally separate owner occupied dwellings. Similar issues arising from this type of circumstance, and houses on very small lots, are scattered throughout the Riverside Avondale area, including numerous lots within the immediate neighborhood.

(i). The proposed request is completely consistent with the definition of a variance. Granting this request is in the public interest. These two houses have been rental properties, 3899 Herschel Street for 30 years and 1687 Glendale Street for 58 years,, and in recent years this has changed where the majority of the houses in the neighborhood are owner occupied single family homes. Neighbors have requested the Applicant, and her parents before her, to please sell the houses as single family residences to someone wishing to take ownership and live in the neighborhood. The existence of this one lot having two separate houses on it has existed since 1958, and was not caused by any action of the Applicant. The inability to treat these properties separately, so that both have to be sold together is a hardship to the Applicant and a literal interpretation of the Zoning Code is unnecessary and serves no useful purpose.

(ii). There are practical and economic difficulties as a result of this historical development of this lot. There are two different single family dwellings, one a 3 bedroom two bath home facing Herschel Street and a 2 bed room 1 bath home facing Glendale Street. The Applicant is selling the larger home as a single family owner occupied residence. The existence of the other smaller home on the property would provide little economic benefit in a sale of the lot and both houses, and almost certainly guarantees the continuation of these properties as rentals which would prevent the Applicant from owning and living in the Glendale Street house or using it as a residence for one of her children. The Applicant's intention of turning these into owner occupied single family homes is clearly in the public interest as it will further the neighborhood's positive transformation to predominantly owner occupied single family homes.

(iii). This request has nothing to do with the cost of developing the site. This site is developed . Because of the way this lot was developed historically, it is currently not possible to legally treat the two houses separately even though the two houses on this lot have been in fact functioning as separate homes since 1958. Granting this request will not increase the density of the use, simply allow the two homes to be treated separately.

(iv). The requested variance will in fact increase property values in the neighborhood. Granting the deviation would benefit the entire area and is completely in keeping with the neighborhood in terms of lot sizes and road frontages of various dimensions, most of which do not conform to current regulations.

(v). Granting the variance will not be detrimental to the public health, safety or welfare and will have no impact on the public expense or the creation of any nuisance. In fact, given the issues with tenants which rental properties sometimes experience, granting of the variation will in fact increase the quiet enjoyment of the neighbors. There will be no conflict with any other applicable law.

(vi). Granting the proposed variance is in complete harmony with the spirit and intent of the Zoning Code which is to ensure uniform application of standards and allow development in a consistent way which furthers certain value judgments and policy decisions. The need for this variance is simply one of historical occurrence, which is the development of Riverside and Avondale long before current zoning regulations existed. This area is treasured by the City, and by this Applicant who was born and raised here, and variances are to be expected and are often necessary simply to allow beneficial use of property consistent with the surrounding area. Please note (as stated in the Overview) that Riverside Avondale supports this request.

William Graessle

From: Adrienne [Adrienne@riversideavondale.org]
Sent: Tuesday, May 17, 2016 9:33 AM
To: William Graessle; Joann Graessle; Huxford, Folks
Cc: 'Nancy Powell'
Subject: RAP Comments on Graessle Project

Comments to Planning Department re: Graessle Project

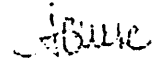
May 17, 2016



With regards to the lot line adjustment at Glendale and Herschel Streets (Lot 10, Block 12), we offer the following comments per our discussion with Bill and Joann Graessle:

1. Recommend the lot line adjustment be approved, resulting in either a new 38' or 48' wide lot to the rear of the home facing Herschel Street.
2. The Zoning Committee felt this adjustment is appropriate given that there are already two existing homes on Lot 10 and would not result in any changes to the property as it already functions and exists. On the ground, the lot line adjustment will not result in any visible changes to the property.

Submitted by:



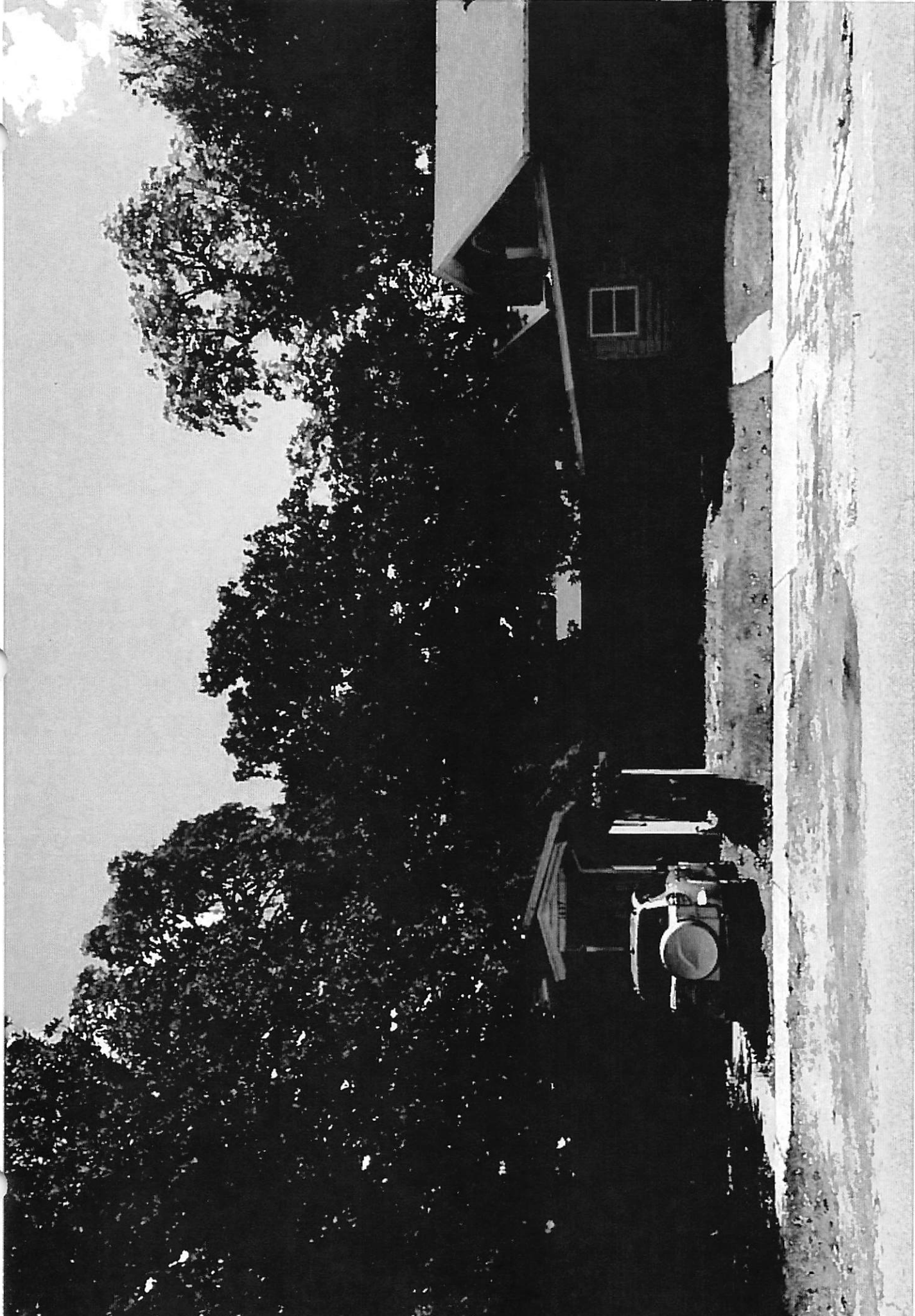
Adrienne Burke

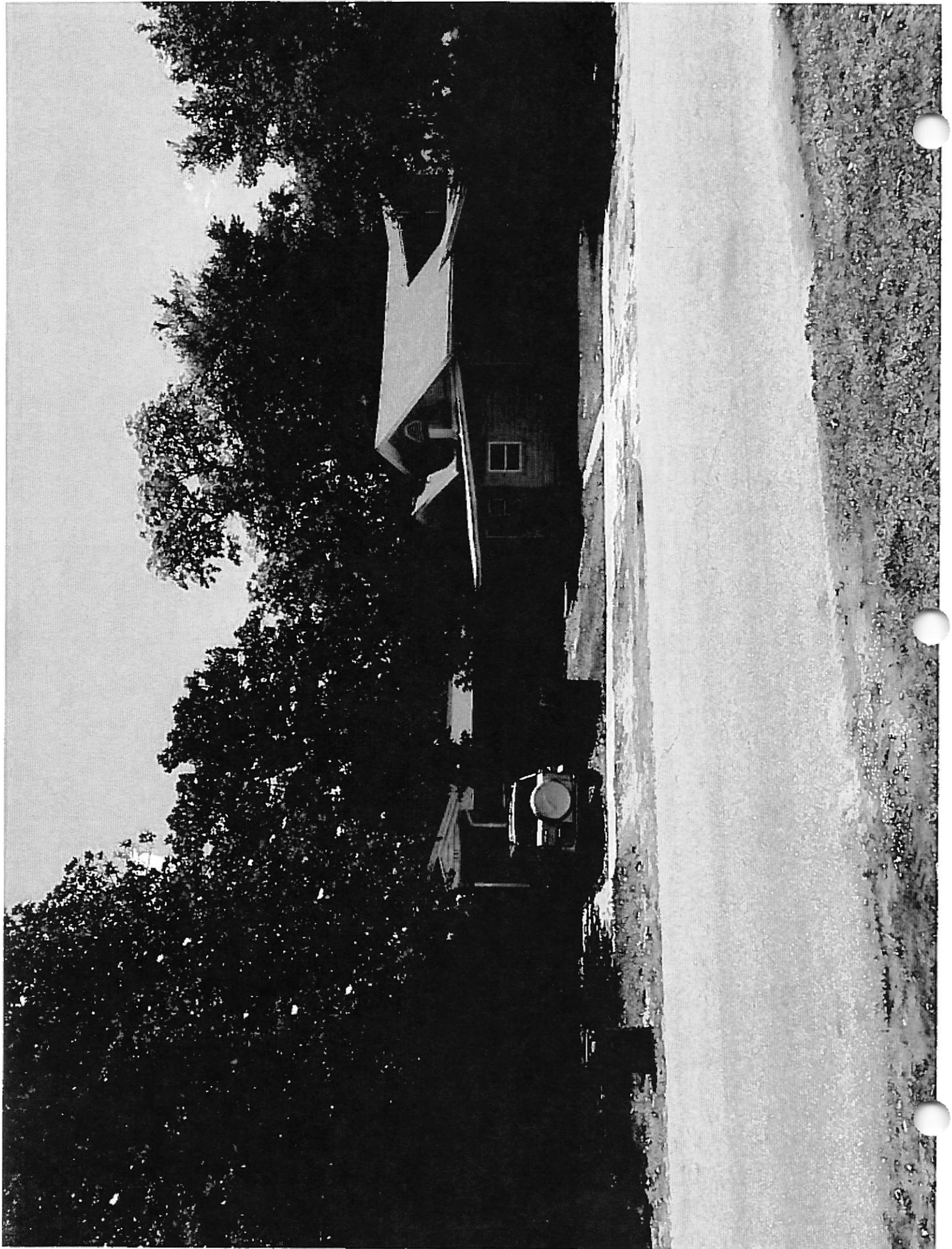
Executive Director

On behalf of the RAP Zoning Committee

Adrienne Burke
Executive Director
Riverside Avondale Preservation
2623 Herschel Street
Jacksonville, FL 32204
P: 904-389-2449
adrienne@riversideavondale.org

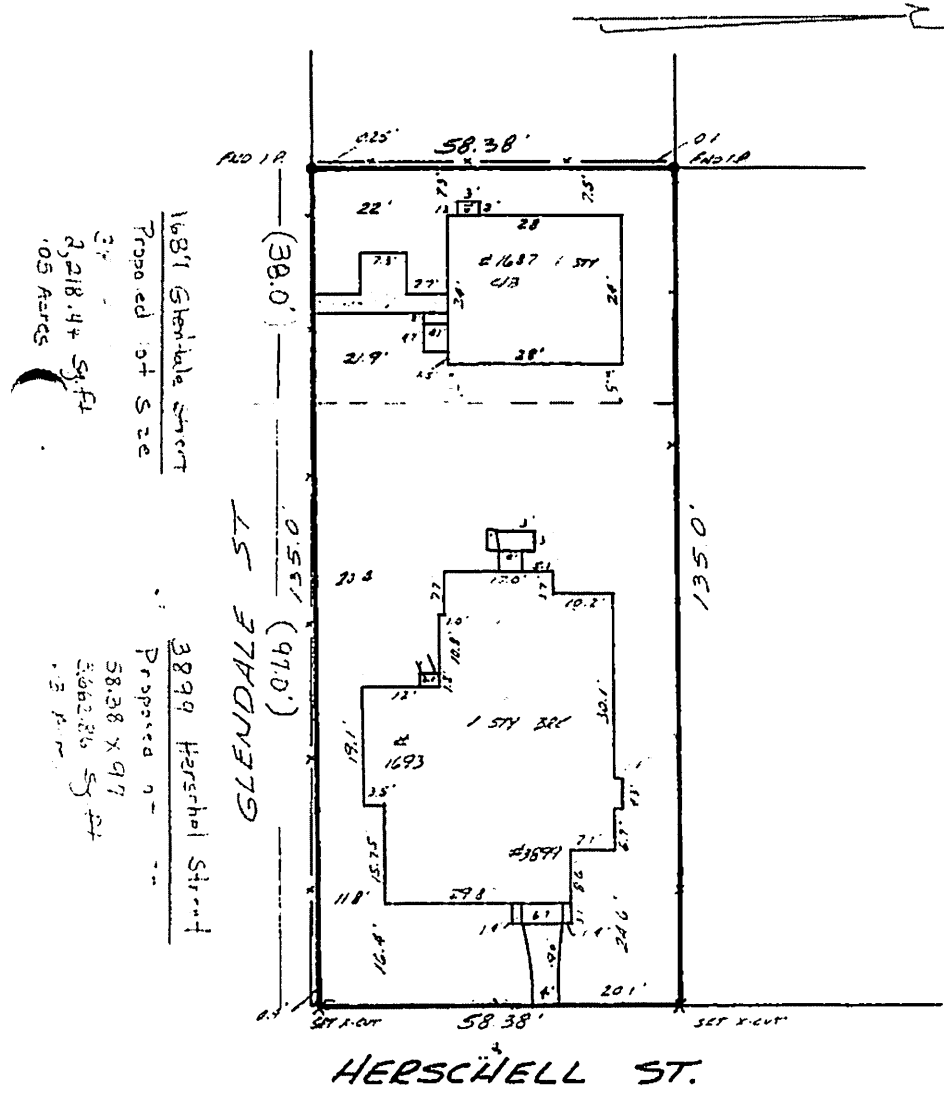






**MAP SHOWING SURVEY OF
LOT 10 BLOCK 12**

AS SHOWN ON MAP OF FISHWEIR PARK
 AS RECORDED IN PB 3 PG 84 CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLA.
 FOR MR. ANGELO



1687' Schedule Street
 Proposed lot size
 3218.44 sq ft
 .05 Acres

3899' Herschell Street
 Proposed lot size
 5838 x 977
 5662.86 sq ft
 .13 Acres

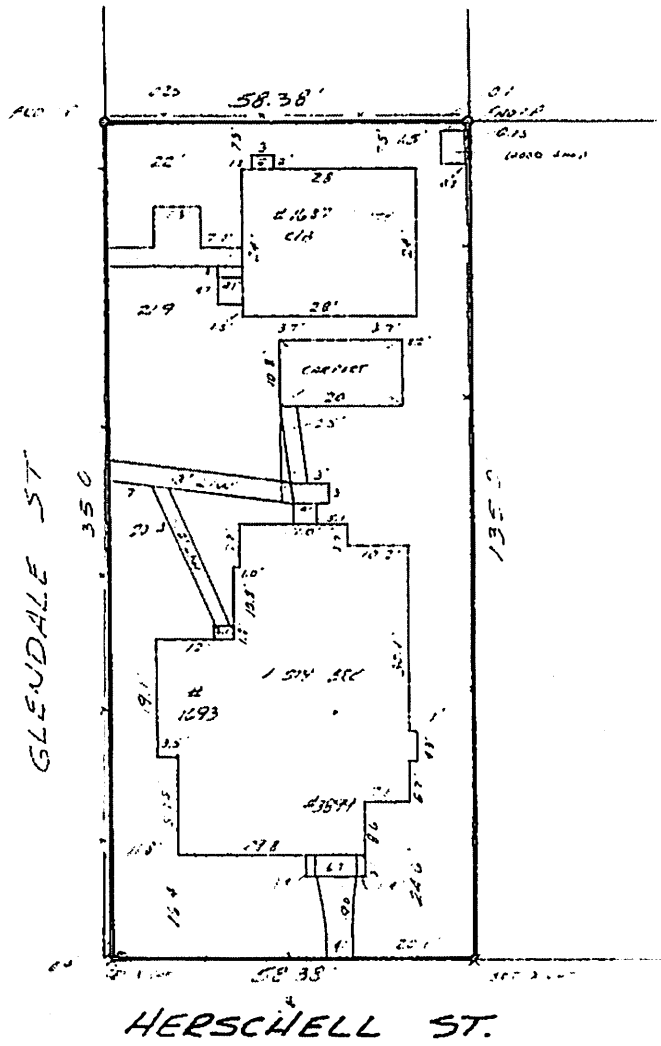
HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS ADOPTED BY THE "FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS" AND THE "FLORIDA LAND TITLE ASSOCIATION."

LEGEND: ■ CONCRETE MONUMENT ● IRON CORNER □ PEG ○ CORNER X CROSS CUT - - - REFERENCE	DATE <u>JUNE 18, 1980</u>	WILLIAM T. BROWN AND ASSOCIATES ENGINEERS SURVEYORS 2877 FOREST - JACKSONVILLE, FLA. 32208 PHONE - (904) 368-3862 <i>William T. Brown</i> REGISTERED SURVEYOR NO. 17 FLA.
	SCALE <u>1" = 20'</u>	
	ORDER NO. <u>B1557 R7-52</u>	

MAP SHOWING SURVEY OF

LOT 10 BLOCK 12

AS SHOWN ON MAP OF FRSLEWICK ERECT
 AS RECORDED IN 183 PG 84 (CERTAIN PUBLIC RECORDS BOOK 1001 PG 101)
 FOR MR ANGELO



I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS ADOPTED BY THE "FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS" AND THE "FLORIDA LAND TITLE ASSOCIATION."

<p>LEGEND:</p> <ul style="list-style-type: none"> ■ CONCRETE MONUMENT ● IRON CORNER □ PEG ○ CORNER X CROSS CUT - - - - - FENCE 	<p>DATE <u>June 18, 1966</u></p> <p>SCALE <u>1" = 50'</u></p> <p>ORDER NO <u>54 SF 27-66</u></p>	<p>WILLIAM T. BROWN AND ASSOCIATES ENGINEERS SURVEYORS 2077 FORBES - JACKSONVILLE, FLA. 32206 PHONE - (904) 286-2885</p> <p><i>William T. Brown</i></p> <p>REGISTERED SURVEYOR FLA.</p>
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