

AD-16-36

LOCATION: 3899 Herschel Street

REAL ESTATE NUMBER: 092597 0000

DEVIATION SOUGHT:

1. 656.305 II(d)(2)(vii): Reduce minimum required lot area from 6,000 square feet to 5,663 square feet for the parent parcel, and 2,218 square feet for the newly created second parcel. **(deny)**

PRESENT ZONING: RLD-60

CURRENT LAND USE: LDR

PLANNING DISTRICT: 4

COUNCIL DISTRICT: 14 SIGNS POSTED: 2

OWNER:

Joann Angelo Graessle
13558 Mandarin Road
Jacksonville, FL 32223

AGENT:

None

STANDARDS, CRITERIA AND FINDINGS

1. Is this situation unique or similar to other properties in the neighborhood?

Recommendation: Similar. The property is a developed lot of record with an existing residential dwelling and accessory garage/ apartment 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. 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 size on the smallest parcel to 2,218 square feet, and then 5,663 square feet for the parent parcel, for two single-family lots. The minimum required lot size for both newly created parcels would be less than those conventionally found on adjacent lots, and below the minimum allowed for lots of record. There are companion applications Waiver of Road frontage **WRF-16-05** and Variance **V-16-07**, which request a reduction in the minimum required road frontage from 48 feet to 38 feet, and a reduction in minimum required lot from 60 feet to 38 feet.

The applicant desires to create two independent single-family parcels by separating the accessory

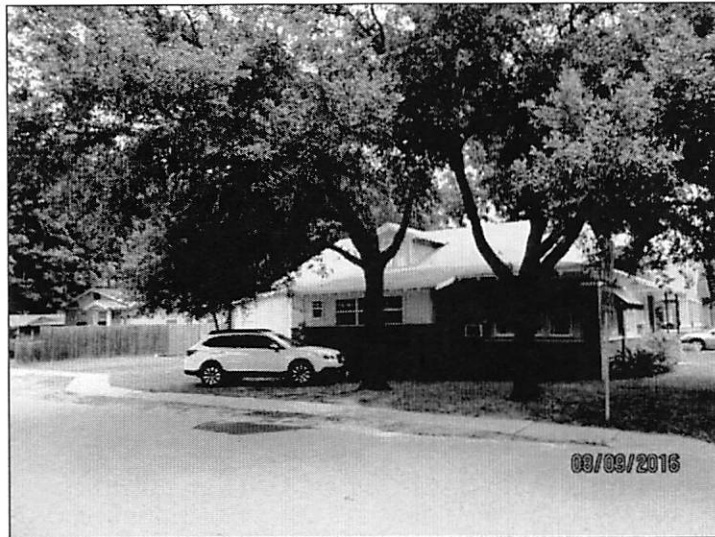
	<p>structure from the parent parcel and permitting it to function as a standalone single-family property. Due to its location within the Riverside/ Avondale Historic District and Zoning Overlay, any redevelopment or alteration of the properties would require review and approval by the Historic Preservation Commission. It is unlikely the Commission would approve the demolition of a non-conforming structure (the garage) and then its replacement by a new single-family home that would not meet the minimum requirements of the Zoning Code or the Overlay. There is no compelling reason to permit the subdivision of a legal conforming lot in order to permit two illegal or non-conforming lots.</p>
<p>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</p>	<p>Recommendation: 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. There are not an abundance of legally permitted similarly sized lots of 38 feet in width, and 2,218 square feet in area nearby. The breaking up of a legal conforming lot is an unusual request that is out of character with the surrounding historical development pattern in the area.</p>
<p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</p>	<p>Recommendation: 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.</p>

<p>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...</p>	<p>Recommendation: 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 or will not 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. However, 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.</p>
<p>5. The proposed deviation 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, in that...</p>	<p>Recommendation: Yes. If granted, this variance would violate the maximum density permitted within the LDR functional land use category as defined in the <u>2030 Comprehensive Plan</u>. 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 density of 20 units per acre. Furthermore, the structure is approximately 672 square feet in total area, which falls below the minimum required area for a single-family home, which is 800 square feet.</p>
<p>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p>	<p>Recommendation: No. The spirit and intent of the Zoning Code is to regulate the use of land and buildings and to implement the <u>2030 Comprehensive Plan</u>. 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.</p>
<p>7. The City landscape architect (has/has not) recommended the proposed deviation.</p>	<p>N/A</p>
<p>8. The existing violation was not created by the applicant with intent to violate the Zoning Code.</p>	<p>N/A</p>

PLANNER RECOMMENDATION:

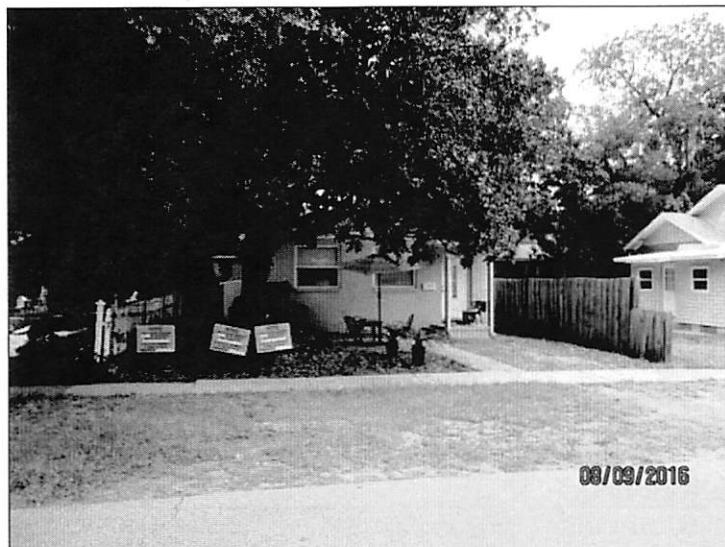
1. 656.305 II(d)(2)(vii): Reduce required minimum lot area from 6,000 square feet to 5,663 square feet for the parent parcel, and 2,218 square feet for the second parcel.
(deny)

DATE OF REPORT: 9/7/16



View of the existing single-family home from Glendale Street.

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*



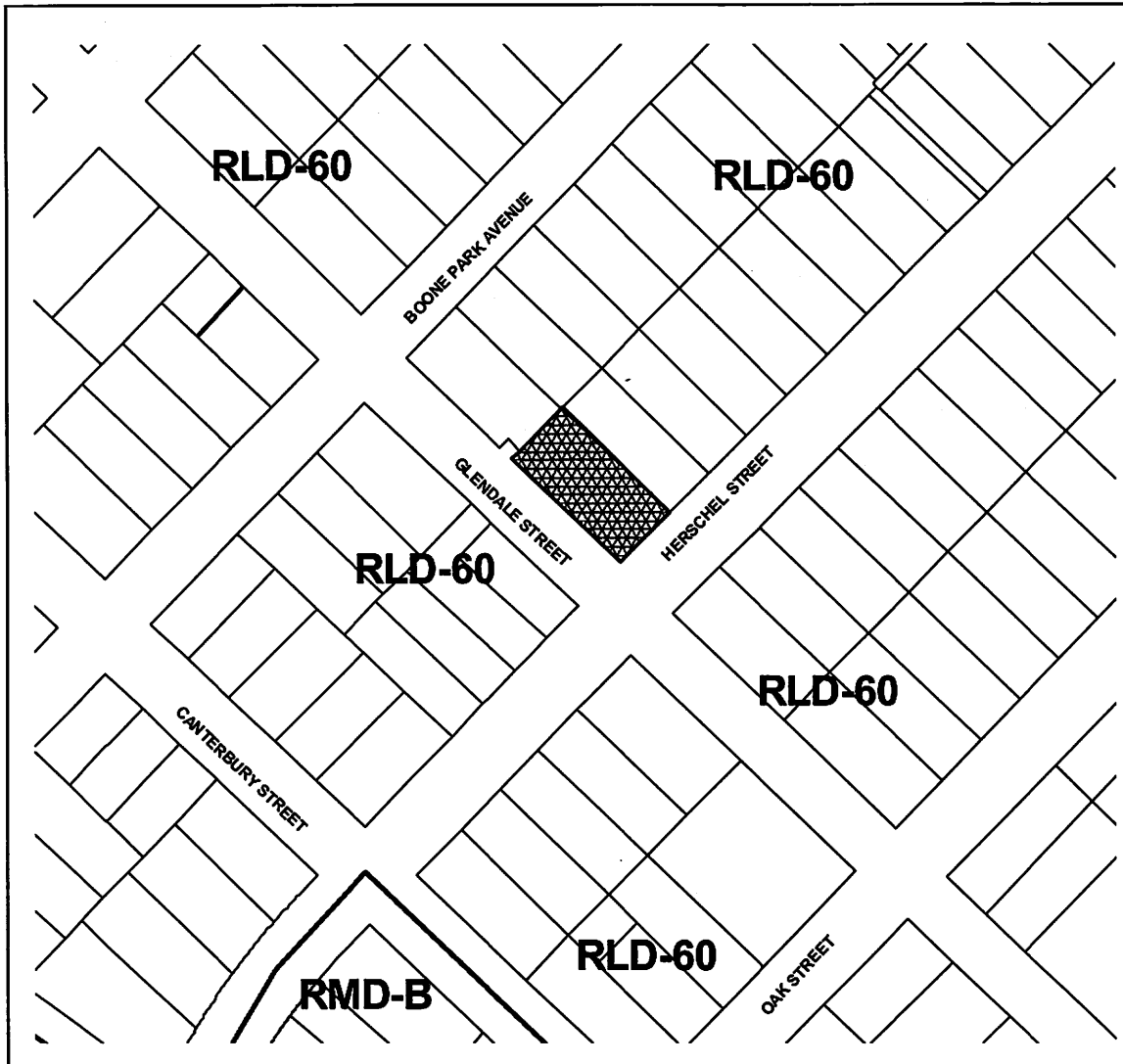
Typical single-family bungalow style development in the nearby area.

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



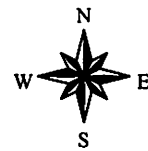
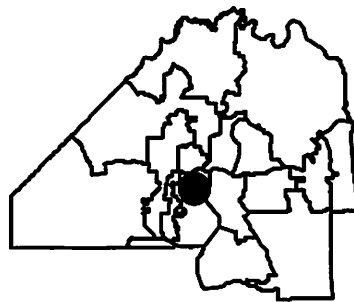
Rear yard accessory structures north along Glendale Street.

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



REQUEST SOUGHT:

**REDUCE LOT SIZE
 FROM 6,000 SQ. FT. TO
 5,662.86 SQ. FT./2,218.44 SQ. FT.**



0 100 Feet



COUNCIL DISTRICT:

14

APPLICATION NUMBER:

AD-2016-0036

Exhibit 2

COMPANION APPLICATION / V-16-07 WRF-16-05

APPLICATION FOR ADMINISTRATIVE DEVIATION

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.	AD- 16-36
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: <u>5/26/16</u>	2. Date Filed:	3. Current Zoning District(s): <u>RLD-60</u>	4. Future Land Use Map Category (FLUMs): <u>LDR</u>	5. Applicable Section of Ordinance Code: <u>656 305 A. II (d)</u>

Amount of Fee #966 Council District 14 Planning District 4 Zoning Panel No. 249
 Number of Signs to be Posted 2 Zoning Code 656 305 Zoning Asst. 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: <u>3899 Herschel St.</u> <u>1687 Glendale St.</u>	7. Between Streets: <u>Herschel St.</u> and <u>Glendale Street</u>
Real Estate Number: <u>092597-0000</u>	Reason for Request: <u>To reduce lot size</u>
Date lot was recorded: <u>June 9, 1910</u>	

8. Deviation Sought:

Reduce Required Minimum Lot Area from 6,000 to 5,662.86 / 2,218.44 sq feet.

Increase Maximum Lot Coverage from _____ % to _____ %.

Increase Maximum Height of Structure from _____ to _____ feet.

Reduce Required Yard(s) _____

Reduce Minimum Number of Required Off-street Parking Spaces from _____ to _____

Reduce Minimum Landscape Requirements _____

9. In whose name will the deviation be granted? Joann Angelo Graessle

10. Is transferability requested? Yes or No (If approved, the administrative deviation is transferred with the property.)

10. Land Area (Acres) <u>.18 (.13 and .05)</u>	Utility Services Provider	
	well _____	city water <input checked="" type="checkbox"/> _____
	septic tank _____	city sewer <input checked="" type="checkbox"/> _____

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

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in s.656.109 (e) through (j).

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

12. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. (Please note that failure by the applicant to adequately substantiate the need for the waiver and to meet the criteria set forth below may result in a denial).

I. Does the subject property exhibit any circumstances which could be construed as having physical surroundings, shape, topographical conditions or other physical or environmental conditions limited to the subject property alone, or is this issue common to numerous sites?

1. Are there practical or economic difficulties in carrying out the strict letter of the regulation?
See the attached

2. Is the request based exclusively upon a desire to reduce the cost of developing the site?
See the attached

3. Does the request accomplish some result which is in the public interest? (As an example, furthering the preservation of natural resources by saving a tree or trees.)
See the attached

4. Could the proposed deviation substantially diminish property values in, or alter the essential character of the area surrounding the site; and could such deviation substantially interfere with or injure the rights of others whose property would be affected by the deviation? See the attached

5. Is the proposed deviation detrimental to the public health, safety or welfare, or could such deviation result in additional public expense, creation of nuisances, or cause conflict with any other applicable law? See the attached

6. If the proposed deviation relates to minimum required landscaping, please submit the comments or opinions of the City's Landscape Architect.

N/A

II. Would the proposed deviation be in harmony with the spirit and intent of the Zoning Code, considering the following as applicable: See the attached

1. Did the applicant create the violation with intent to violate the provisions of the Zoning Code?

See the attached

2. Has the violation existed for a considerable length of time without receiving a citation?

See the attached

3. Is the violation that exists a result of construction, which occurred prior to the applicants acquiring the property?

See the attached

13. 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

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

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

 Letter from the applicable Home Owner's Association stating that request meets their architectural and aesthetic requirements or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association (Residential Only).

 Day care uses must include a Department of Children and Families Services (DCFS) letter
Elevation plans are required with height increase requests and must be drawn to scale.

 Legal description may be either lot and block, including book and page numbers, or metes and bounds descriptions; and either shall include 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 Section, Ed Ball Building, 214 North Hogan Street, 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.

FILING FEES	NOTIFICATION COSTS:
RESIDENTIAL DISTRICTS.....\$966.00	\$7.00 PER ADDRESSEE
NON-RESIDENTIAL DISTRICTS..... \$952.00	

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

INSTRUCTIONS FOR FILING ADMINISTRATIVE DEVIATION

An Application for Administrative Deviation is filed with the 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 deviation.

Items 1 through 5

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

I

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 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 - Deviation Sought Check the box corresponding to the sought request. If more than one deviation is requested, check all that applies and provide appropriate numbers.

Item 9/10 - Name that the deviation will be granted to and Transferability. Here the applicant must provide the name of the person for whom the deviation is granted to. All Administrative Deviations are transferable unless otherwise provided for in the Final Order granting the deviation. Transferability refers to the rights granted through the Administrative Deviation process and the transfer of those rights with the sale of the property. If the deviation is granted without transferability, the deviation is personal, and any deviation granted is valid for as long as that person 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 deviation to another individual.

Item 11 - 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 12- These items represent the criteria used by the Zoning Administrator to grant a deviation. The applicant should review these, provide answers, and be prepared to explain how the specific request meets all applicable criteria, thereby providing substantial competent evidence to grant the proposed deviation.

Item 13 - Attachments: An Application for Administrative Deviation 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 addition of two of the four application sets, which will include two site plans at 11" x 17" or larger.

- Survey - (signed and sealed by a licensed surveyor within the last five (5) years.) The same shall show all improvements existing on the property as of the date this application is filed.
- Legal description (*either lot and block or metes and bounds*)
- Site plan--drawn to scale

- Letter from the applicable Home Owner's Association stating that the request meets their architectural and aesthetic requirements or a letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association (**Residential Only**). There is no Home Owner's Association. However, RAP has expressed its approval of this application, which is attached.
- Letter of Authorization for Agent is required if application is made by any person other than the property owner.

The following information must be shown on the site plan:

- A. Property dimensions and total land area
- B. Buildings (*including dimensions, square footage, and total lot coverage area*)
- C. Parking spaces and dimensions (*including handicap*) **Commercial Only**
- D. Loading and unloading area, if applicable, with turn around area and dimensions **Commercial Only**
- E. Landscape areas and dimensions **Commercial Only**
- 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 denied by the Planning and Development Department's Zoning Section.

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 feet radius of the property will be prepared by the Section.

NOTE: There is a 14-day appeal period after a deviation is granted 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
(Notary Signature)

produced _____ as identification.

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 ADMINISTRATIVE DEVIATION**

Applicant: Joann Angelo Graessle
Property address: 3899 Herschel Street/1687 Glendale Street 32205

12.

I. 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 owner occupied dwellings. Other properties with more than one house on a single lot and houses on very small lots, are scattered throughout the Riverside Avondale area.

1. There are practical and economic difficulties as a result of this historical development of this lot. There are two different single family dwellings, 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 provides little economic benefit and almost certainly guarantees the continuation of these properties as rentals and prevents the Applicant from living in the Glendale Street house or using it as a residence for one of her children.

2. This request has nothing to do with the cost of developing the site, as 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. 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.

3. Granting this request is in the public interest. For at least 30 years 3899 Herschel Street has been a rental property and 1687 Glendale has been a rental property for 58 years. In recent years the majority of the houses in the neighborhood have become owner occupied single family homes. Neighbors have requested the Applicant, and her parents before her, to please sell the houses as single family residence to someone wishing to take ownership and live in the neighborhood. This is the Applicant's intention.

4. 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.

5. Granting the deviation 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 deviation will in fact increase the quiet enjoyment of the neighbors. There will be no conflict with any other applicable law.

II.

1. There is no "violation", the property is being used as a legal non-conforming use. The Applicant is attempting to simply use these two different homes on a single lot which face two different streets and have two different characters.

2, 3. Again, there is no violation. The existence of these two homes on one lot has existed since 1958, 47 years before the Applicant owned the property.

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.

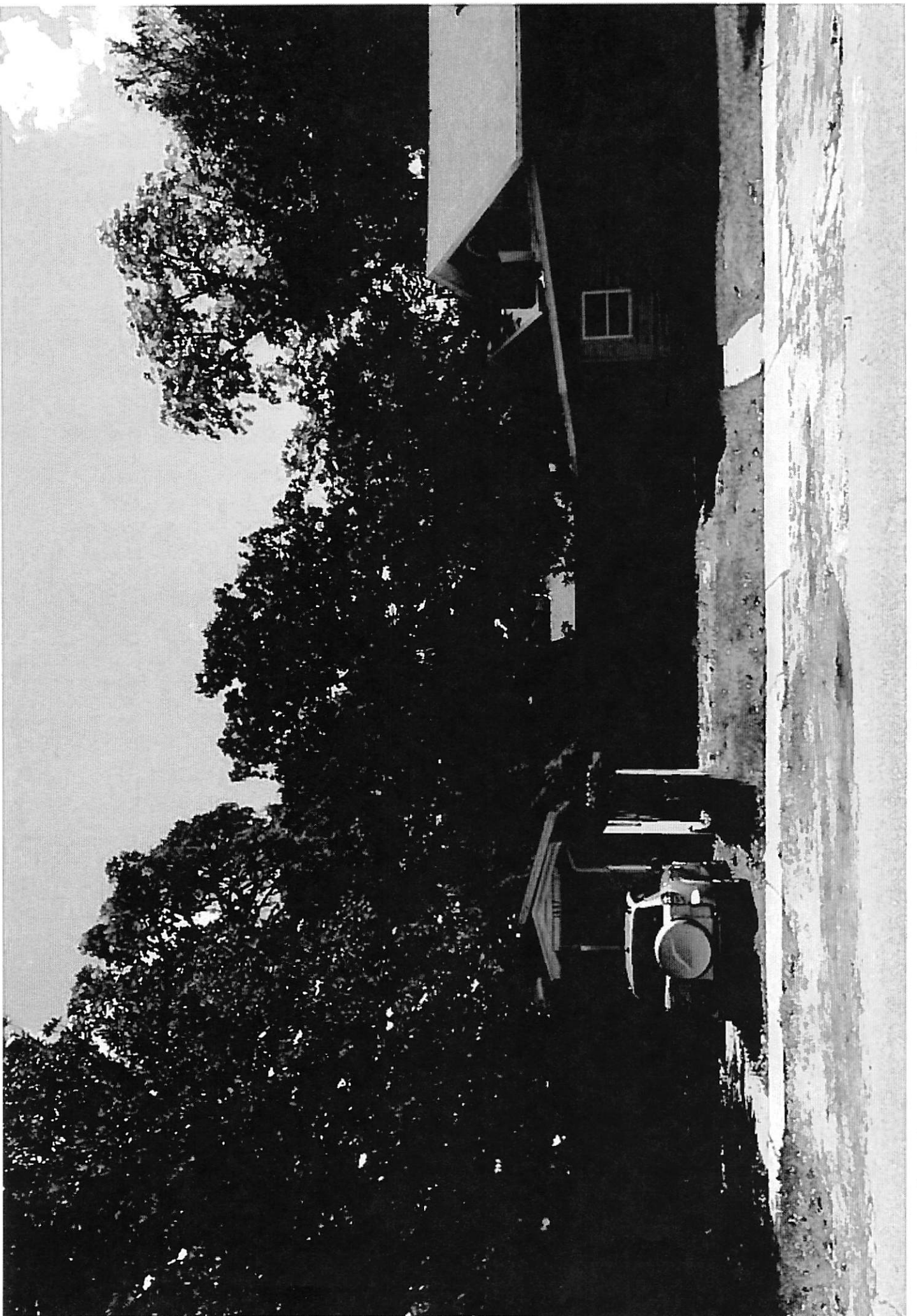
Submitted by:

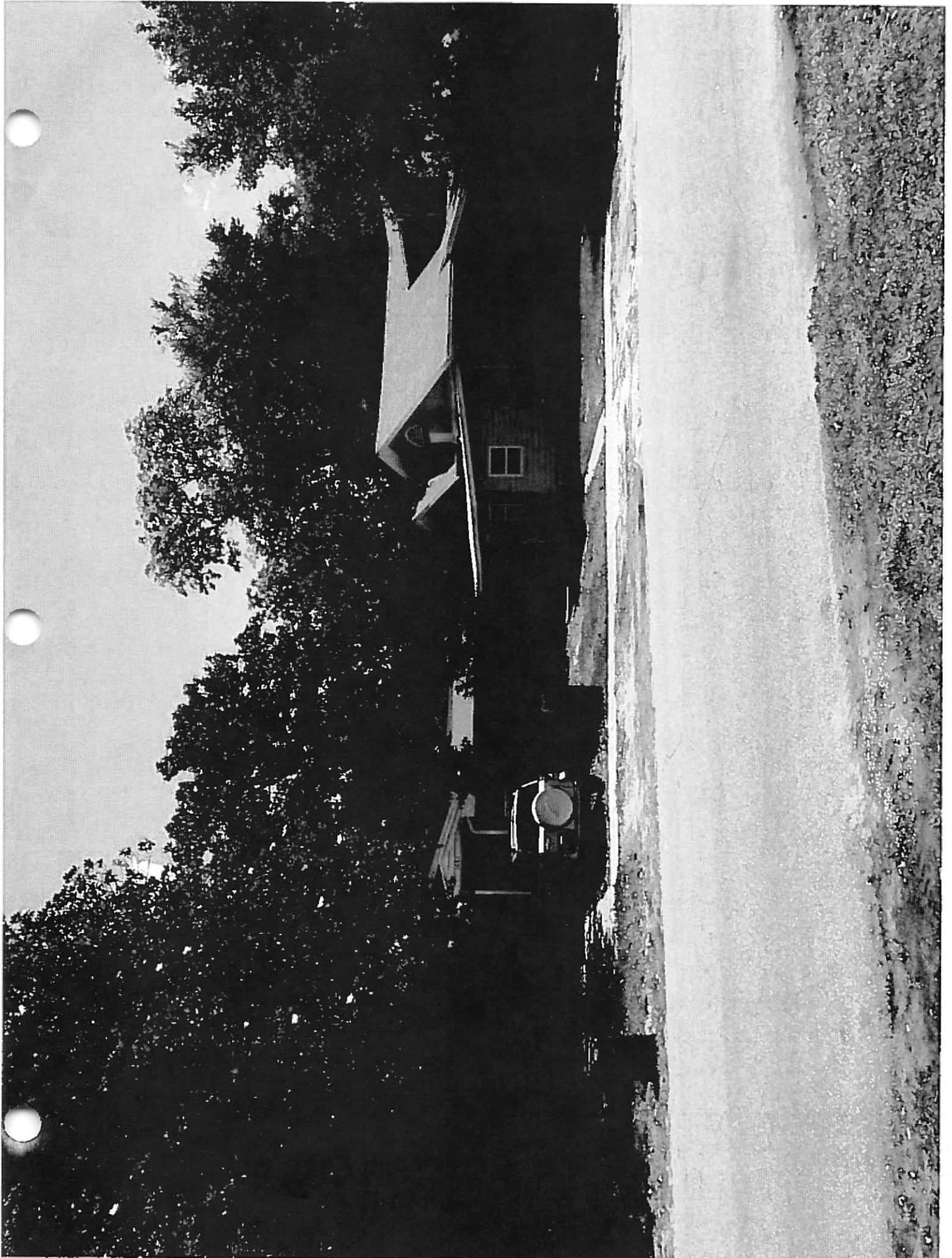
Adrienne Burke
Executive Director

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

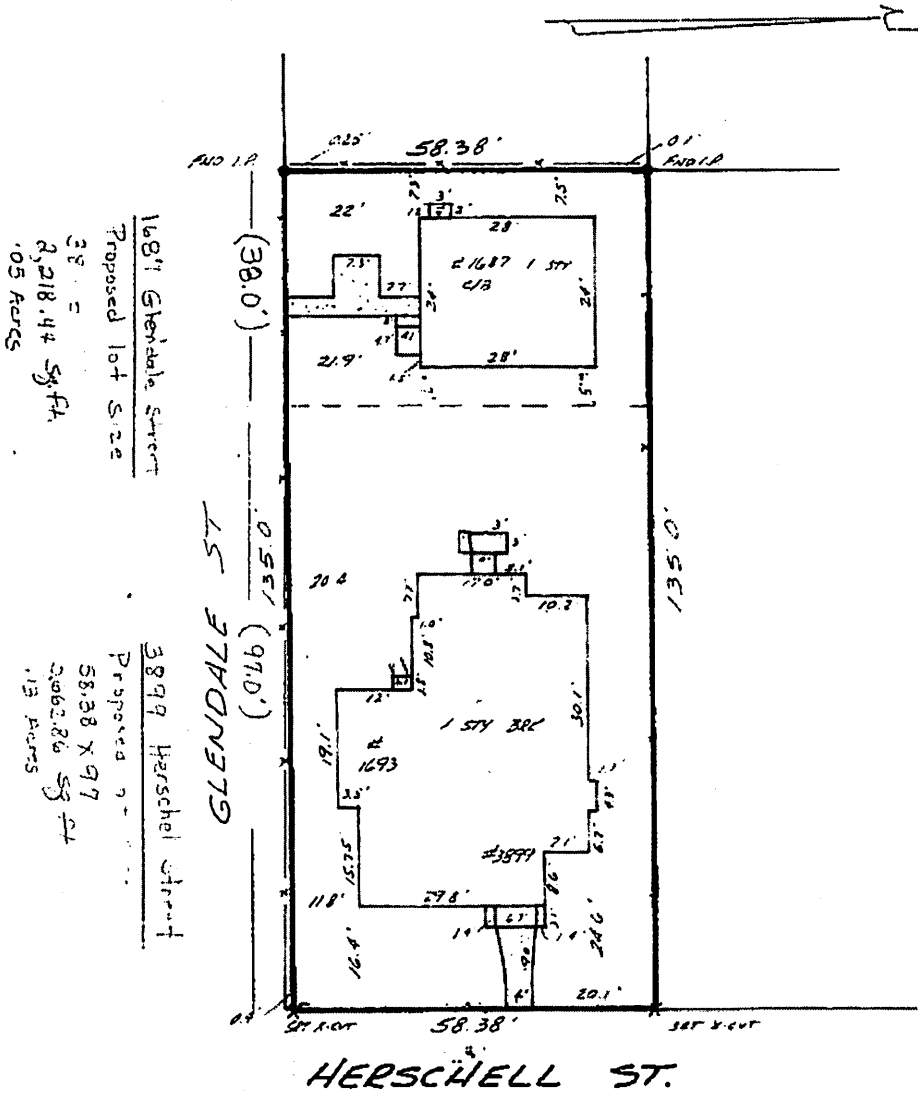






**MAP SHOWING SURVEY OF
LOT 10 BLOCK 12**

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



168' Glendale Street
 Proposed lot size
 38' =
 3,218.44 sq ft
 .05 Acres

389' Herschell Street
 Proposed lot size
 58.38 x 97
 5,662.86 sq ft
 .13 Acres

HERSCHELL ST.

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."

LEGEND:
 ■ CONCRETE MONUMENT
 ● IRON CORNER
 □ PEG
 ○ CORNER
 X CROSS CUT
 - - - - - FENCE

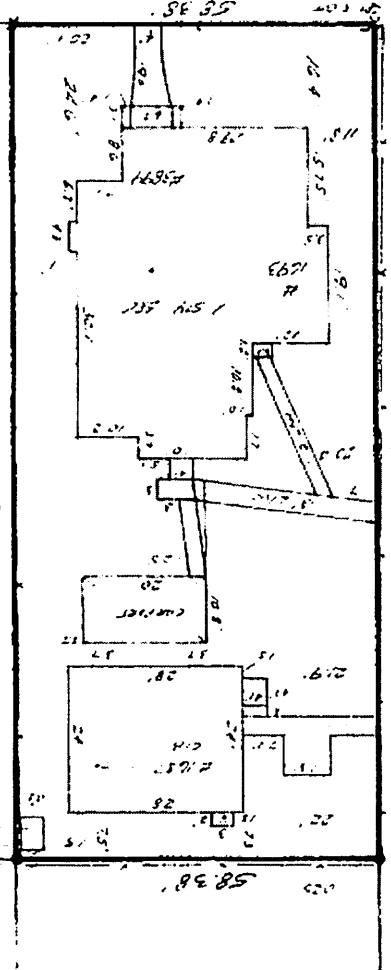
DATE JUNE 18, 1980
 SCALE 1" = 20'
 ORDER NO. B1557 E7-52

WILLIAM T. BROWY AND ASSOCIATES
 ENGINEERS SURVEYORS
 2877 FORBES - JACKSONVILLE, FLA. 32208
 PHONE - (904) 380-3808
William T. Browy
 REGISTERED 2017 FLA

WILLIAM T. BROWN AND ASSOCIATES ENGINEERS SURVEYORS 5877 FORBES - JACKSONVILLE, FLA. 32208 PHONE - (904) 382-2828	ORDER NO. <i>2007-07-52</i>	LEGEND: X CONCRETE MONUMENT O IRON CORNER □ IRON ○ CORNER X CROSS CUT - - - - - FENCE
	DATE <i>June 18, 1952</i>	SCALE <i>1" = 50'</i>

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

HERSCHELL ST.



GLENDALE ST.

MAP SHOWING SURVEY OF
 LOT 10 BLOCK 10
 AS SHOWN ON MAP OF
 TWINLAKES ESTATES
 IN P.B. 3 P. 84. VARIANT PLANNING SECTION. BOARD OF COUNTY COMMISSIONERS. 1952
 AS RECORDED
 FOR MR. ANSELDO