

CITY OF LYNN HAVEN
BOARD OF ADJUSTMENT
REGULAR MEETING
November 19, 2020

A Regular Meeting of the Lynn Haven Board of Adjustment was held on Thursday, November 19, 2020, at 5:30 p.m. in The Public Utilities Conference Room.

Present: John Miller, Chairman
Thomas Cox, Vice Chairman
Aneliya Santos (arrived at 5:39)
Jamie Warrick
Amanda Richard, Planning and Permitting Director
Vicki Harrison, Board Secretary

2. Mr. Warrick made a motion to approve the February 20 2020, Minutes.

Second to motion: Thomas Cox,

On vote: Warrick: aye
Cox: aye
Santos: aye
Miller: aye

approved 4-0

#3. VAR-21-01: Joey E & Krissy J Ramsey, 1708 Missouri Ave: Ms. Amanda Richard stated the applicants are requesting a variance for a side yard setback. Ms. Richard stated the owners/applicants Joey & Krissy Ramsey were present. The location is 1708 Missouri Ave, Parcel # 10883-050-000, and the parcel size is 0.344± acres. The land use is Low Density Residential and the existing use is a single-family residence.

Ms. Richard explained the criteria in the ULDC for granting a variance.

Ms. Richard stated the applicants are requesting a variance on the required side setback for primary structure within Low Density Residential Future Land Use districts. The required side yard setback for primary structures is seven (7) feet, unless adjacent to a street when it is ten (10) feet. For this property, the required side setback is seven (7) feet.

The applicants are requesting that they be allowed a five (5) feet side setback in order to construct a two (2) car garage.

Mr. Warrick asked if letters were mailed to neighboring properties. Ms. Richard stated letters were mailed to neighboring property owners within 100', and no phone calls or comments were received opposing the request.

Mr. Warrick asked if the most common request for a variance is setbacks. Ms. Richard stated yes,

usually for accessory structures per the ULDC, although other requests are received.

Ms. Richard gave examples of previous variance requests and explained that a variance would not be considered for a request to impose on setbacks for new single-family home construction. However, in this case, the home is an existing single family home.

Mr. Ryan Scray, 1702 Missouri Ave., stated he is the property owner next to Mr. Ramsey, and he spoke in favor of the request being granted. Mr. Scray stated he wrote the letter of support for Mr. & Mrs. Ramsey, and he feels there is no negative impact, and the request for the two (2) car garage would elevate property values, and provide some security.

Mr. Miller stated there were no special circumstances stated on the application, and he feels that if approved, this would set a precedent, or property owners will take the matter to court. He stated with the application not having all the questions answered, he cannot vote to approve the application. Ms. Richard stated he should not tell the other board members how he is going to vote prior to the actual voting.

Mr. Cox stated that each application is different, and is open to interruption, and variance requests are considered case by case.

Mr. Ramsey addressed the board and stated that his family has owned the property for over thirty years. This is where they have raised their children, and plan to remain in the home. He stated his home is on a dead end street, and there is a small creek behind the property. The home is not in a subdivision, and he would appreciate the board to approve the variance request.

Ms. Richard asked when the home was constructed. The applicant responded in 1984. Ms. Richard stated at that time, there were no zoning, or land use maps. This property was developed prior to "The 1985 local government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes". Following this Act, the property was given a Low Density Residential Land Use Map Designation. This could be viewed as a special condition.

Mr. Warrick asked if the application could be revised to indicate that all questions on the applications must be answered. Ms. Richard stated yes, that the application could be revised to include a copy of the ULDC table 9.02.02-findings for Grant of a Variance.

Mr. Warrick made a motion to approve the variance request,

Second to motion: Thomas Cox

On vote:	Warrick:	aye
	Cox:	aye
	Santos:	aye
	Miller:	nay

approved 3-1

Ms. Richard thanked the board members for attending the meeting, as their attendance is very

important.

With there being no further business or discussion, the meeting adjourned at 6:15 p.m.



John Miller, Board Chair

Thomas Cox, Vice Chair