

Attachment “C”

TECHNICAL REVIEW COMMITTEE *COMMENTS, CONDITIONS AND RECOMMENDATIONS*

PETITION BA-17-05 VAR

From: Mullins, Ann M
Sent: Thursday, July 06, 2017 4:27 PM
To: Calderon, Lawrence D.
Cc: Hilliard, Ralph W.; Bailey, Ellen S.; Eddleton, Forrest K; Mercer, Wendy L; Beery, Neal W; Burgett, Thomas A.; Patrick, Linda R.; Freeland, John C.; Melzer, Richard A.; Leistner, Deborah L.
Subject: RE: Variance Request for Property located at 4186 NW 37th Terrace, Gainesville, FLA (Brackenridge Subdivision end of cul-de-sac)

Lawrence,

These variance requests for the north and west setback lines for the referenced property are approvable by GRU. Please note there is an existing 15' wide platted PUE along her east property line (also her east setback line) that must remain intact as it has GRU electric, sanitary sewer and natural gas lines within it.

Ann Mullins | Land Rights Coordinator | Real Estate Division | Gainesville Regional Utilities
301 SE 4th Avenue, Sta. A130 | Gainesville, Florida 32601
P: 352.393.1232 | F: 352.334.2989

Under Florida's public records law, most written communications to or from GRU employees regarding GRU business are public records and are available to the public upon request. Your e-mail communications may be subject to public disclosure.

From: Calderon, Lawrence D.
Sent: Thursday, June 22, 2017 9:54 AM
To: Mercer, Wendy L; Beery, Neal W; Mullins, Ann M; Burgett, Thomas A.; Patrick, Linda R.; Freeland, John C.; Melzer, Richard A.; Leistner, Deborah L.
Cc: Hilliard, Ralph W.; Bailey, Ellen S.; Eddleton, Forrest K
Subject: Variance Request for Property located at 4186 NW 37th Terrace, Gainesville, FLA (Brackenridge Subdivision end of cul-de-sac)

Good morning Team:

Please see the attached application for a variance to reduce the north, rear setback from 20 feet to 17.3 feet and the west, side setback from 7.5 feet to 7.4 feet.

I am sending this application for your review to ensure that issues related to your specific area are addressed. The applicant is very concerned about this request and stated that it is hard to understand why the City allowed the building and issued a certificate of occupancy without any notice of the setback encroachment. She was not the original owner and purchased the building but now wishes to sell it and found out from the mortgage company that the encroachment is an issue and must be resolved with the City before the sale.

This should be a quick review but if you have any questions, please do not hesitate to let me know.

Petition BA-17-05 VAR. Monica Garza, owner. Requesting a variance in accordance with Sec.30-354(d) (3) and Sec.30-65(c) of the Land Development Code to allow reduction of the west, side setback from 7.5 feet to 7.4 feet and the north, rear yard setback from 20 feet to 17.3 feet to allow an existing single-family dwelling to remain as constructed. Zoned RSF-1 (Single-family Residential, 3.5 du/a). Located at 4186 NW 37th Terrace.

Lawrence Calderon

Lead Planner

Planning and Development Services

Phone: 352-334-5023