

Conditional Use Application Narrative

Paul Oates

4017 East Orange Ave

Summary

The purpose of this application is to seek approval for conditional use to allow an accessory building in a street yard for hobby use.

Property Owner:

Orange Acres Properties / Paul Oates

163 North Clayton Seet

Mount Dora, FL 32757

Project Address

4017 East Orange Ave

Eustis, FL 32736

Alt key: 1658641

Subdivision : EUSTIS, MELODY HILLS SUB LOT 4 PB 23 PG 17 ORB 5182 PG 2433

Contact

Paul Oates

163 North Clayton St

Mount Dora, FL 32757

Cell: 860 539 4957

Email: paul@oatesmail.com

Background

I purchased the property in 2018. The house on the property is rented to my godson.

In addition to a living space, an important ancillary use of the property is to continue historical preservation and restoration of antique tractors, trucks, and farm equipment. I have a restoration and preservation barn in CT and am slowly migrating all of my collection to Eustis, where I can continue my restoration hobby.

I belong to the Antique Truck Club of America, Antique Truck Historical Society, and several antique tractor groups. The tractors are used for education for kids (4H, scouting) and to support various parades and groups in the community, especially around Christmas time. I attend various local shows and support the cruise night in downtown Eustis regularly. I also support the RPM foundation, which is dedicated to educating young people on the skills necessary to preserve antique machinery.



Using historical equipment for Mt Dora Christmas parade



Hayrides during community events

I believe we need to preserve history and teach young people the art of hands-on craftsmanship. Therefore, the property has a dedicated focus as a hobby property, supporting my habit as an antique machinery nut and in support of the community.



Teaching girls club about tractors



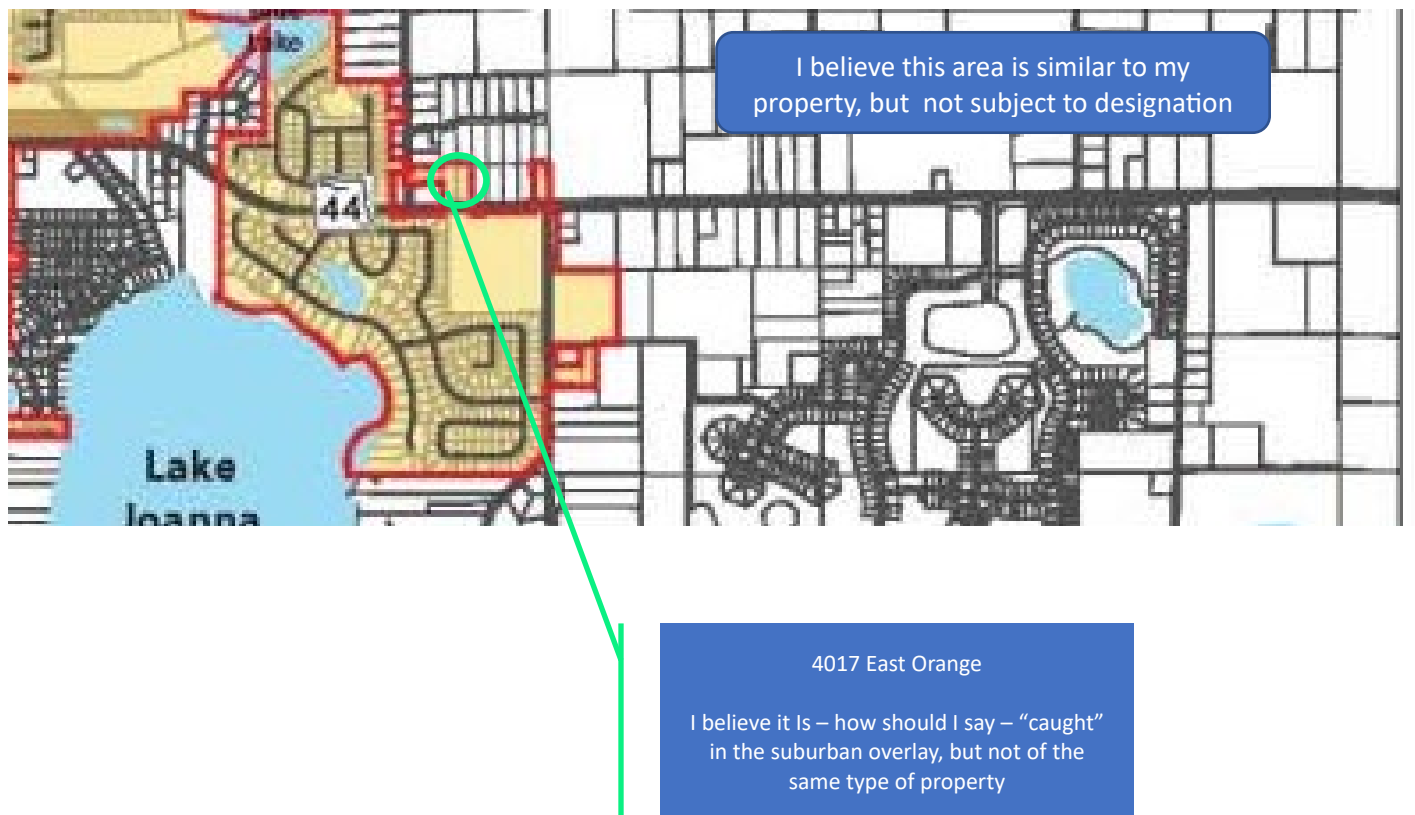
1966 Ford recently completed

The current property is approximately 1.3+ acres located on the North side of Orange Avenue near the intersection of Route 44. A manufactured house and a concrete block building are currently located on the property (as well as two temporary structures).



The property is rural, in an area of other large sized lots. It is in an area of properties within Lake County proper. There is a mix of open space and commercial nearby, including the new Circle K gas station that was recently upgraded.

Historically, this property and the neighboring property, 4009 East Orange, were one contiguous property that was split into two pieces. I believe that the subject property, 4017, is the only property in the area and of this type that has a large street yard, is in the Eustis city limits and part of a designated suburban neighborhood overlay, and abutting Lake County and other properties that have no designation.



To enable my collection to reside indoors in climate-controlled space and to ensure that equipment parked on the property is not visible from the street, I would like to add two accessory structures: one open structure in the rear for parking utility trailers used to transport tractors & other various equipment and one for climate-controlled capability in the front. The current shop building would continue to be used as a building for mechanical restoration hobby work.



Open style (representative)



Barn style (representative)

Pleasing aesthetic from street view

Description of Request

The current zoning regulation stipulates that:

All accessory structures regulated by this chapter shall be permitted only in side and rear yards, unless there are extenuating circumstances that would justify placement in the street yard with no adverse effects on surrounding properties. (Sec. 110-5.15)

The purpose of this request is to seek approval for a 60 x 84 accessory building in the street yard for the purpose of climate-controlled conditions for hobby use.

Justification of Request

1. I believe that the situation at 4017 East Orange is unique.
 - a. Property is significantly larger than other properties in the suburban neighborhood that are covered by the same overlay. Minimum size and setbacks are significantly larger on this property than most properties and are easily met or exceeded.
 - b. I believe the current property situation is an outlier the planned zone and is not representative of a typical neighborhood property. This property seems aligned with an estate lot, but seems to be even larger than such lots. And the subject property abuts other rural properties immediately to the east and north that reside in Lake County and are more like the subject property
 - c. This property is in City of Eustis, whereas adjacent properties are Lake County.
 - d. Property has an abnormally large street yard. The house was originally set back significantly farther than most
 - e. The property is in Rural zone
 - f. I believe a similar request is unlikely to be requested or observed in other parts of town, with the same circumstances, therefore this request is unique and does not set precedent
 - g. As a practical issue, it would be difficult to relocate the current house closer to the street in order to place the building in a rear yard. Doing so would move occupants closer to the street, which is less desirable, and puts a manufactured house view closer to the street, which I believe is also less desirable than the proposed barn building.
2. I believe that the request is aligned with both zoning intents to ensure low impact and the overall goals of the town.
 - a. The property is for hobby use only
 - b. No expansion of intensity. The activity I currently perform on the property will continue, consistent with the last 5 years. But with benefit of housing my collection indoors and under cover, creating a more pleasing, organized, appearance.
 - i. No increase in traffic, ingress or egress.
 - ii. No increase in noise, odors or other disturbances.
 - iii. No nuisance issue, as the current use of the property will not change
 - c. Owned by a single individual
 - d. Non-commercial use, as restricted by zone type. Current and future use restrictions remain per RR zone.
 - e. Enables a hobby to continue that supports the town events such as Christmas parades

- f. Enables ongoing support of education, such as 4H, and other young people's programs
 - g. Ensures secure and non-intrusive storage of equipment, out of sight
 - h. Improved curb appeal. Ensures a clean and well-appointed aesthetics which are actually an improvement above the current manufactured house
 - i. I believe that the current and future use is less impactful than other permitted uses of this zone, such as group homes
 - j. Maintains and enhances the rural character of the area
 - k. I believe the project follows the purpose and general intent standards in Sec 110-5.1, including that adverse impacts are minimal aesthetically and physically to residents and surrounding properties.
3. The request ensures compliance with other zoning intent
- a. Enables storage of residential trailers in the rear of the property, out of sight. Avoids storage of equipment, such as trailers or tractors in the street yard. The rationale for this particular justification is the simple difficulty that, without climate-controlled space in the street yard, I would need to build such space in the rear yard, which eliminates the pavilion/sun shaded capability planned for the rear yard.
 - i. The impact is likely that four utility trailers used to transport historical equipment to shows and parades, a boat, two tractors, and various other tractor attachments would need to be parked in the street yard. Some screening could be installed, but will not be as aesthetically pleasing as an accessory building
 - ii. As a practical matter, the summer sun is pretty tough on equipment and degrades items like utility trailers more quickly, creating long term safety issues with vehicle transport than if such items are housed under cover,
 - b. The accessory building in the street yard will be appropriately landscaped and have pleasing street/curb appeal
4. Low impact on the neighborhood
- a. The neighbor to the West is supportive. There is a significant side buffer
 - b. I believe the neighbor to the East is in Lake County proper. I have not spoken with this neighbor nor are they present very often. There is a privacy fence between the two properties.
 - c. Rear neighbors are not impacted, as the house provides a buffer and there is a tree and fence buffer
 - d. Neighboring property to the south is a subdivision. This subdivision is buffered by a berm and tall fence. Homeowners do not have visibility to my property.



Facing South showing berm and fence

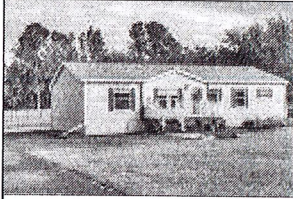
5. Enables what I believe is a value-added capability to the town
 - a. Since moving from CT, I've gotten involved and supported antique preservation in the area. I intend to continue such work, however, being unable to appropriately house a collection impacts the ability to support community events, education, and sharing of expertise
6. I am supportive of conditions that the commission may require, such as landscaping to ensure curb appeal.

NOTES:

1. THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION ONLY.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

FLOOD ZONE REFERENCE:

PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12127C 0357 E DATED 02-19-14.



Property Address: 4017 EAST ORANGE AVENUE

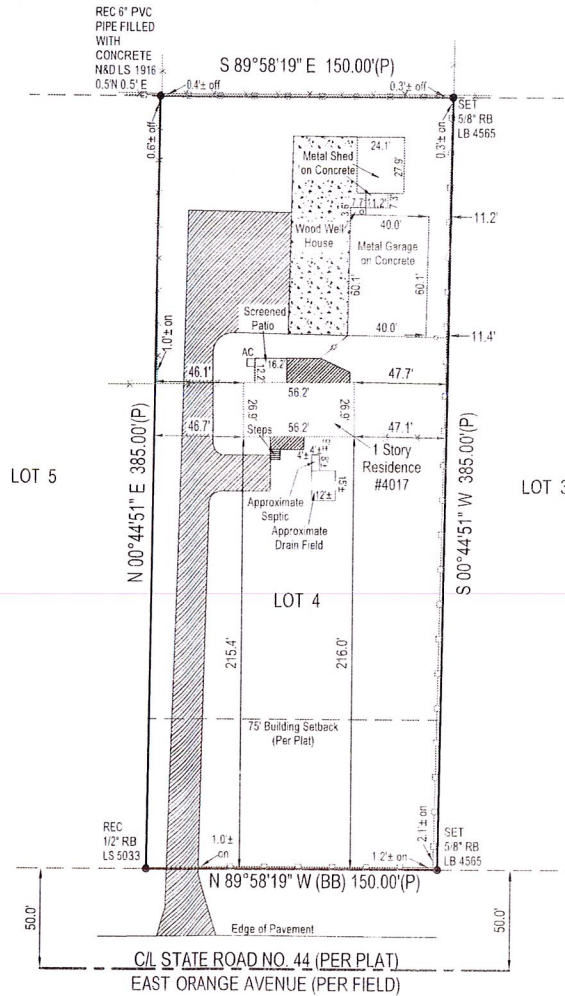
NOTE: PER PLAT
Lots 1-5 shall provide driveways
with turn-around access to SR 44

MELODY HILLS SUBDIVISION UNIT 2 P.B. 24, PG. 24

**Boundary
And
Mapping
Associates, Inc.**
109 WEST ORANGE STREET
ALTAMONTE SPRINGS, FL.
32714
PH. (407) 696-1155



SCALE 1" = 60'



DESCRIPTION: LOT 4, MELODY HILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 17, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CERTIFIED TO:
ORANGE ACRES PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WATSON TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

RECERTIFIED ONLY: 9-28-18

ORDERED BY:



Title Services, Inc.

JOB NO.: 18-1223

DATE:
FIELD: 06-16-18

SIGNED: 06-19-18

DRAWN BY: RWP/JDB

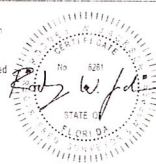
P.C.: CJC

CHECKED BY: RWJ

LEGEND	SYMBOLS
REC - RECOVERED	○ - POINT NOT FOUND OR SET
IP - IRON PIPE	
IC - IRON CROWN	
CM - CONCRETE MONUMENT	
RB - REBAR	
RD - RAILROAD	
NR - NOT RADIAL	
NAD - NAD 83/84	
P - PER PLAT	
M - AS MEASURED	
DE - DEED DESCRIPTION	
OL - ON LINE (P.D.L. POINT ON LINE)	
PC - POINT OF CURVATURE	
PT - POINT OF TANGENCY	
RTW - RIGHT-OF-WAY	
P.O.B. - POINT OF BEGINNING	
PR - PLAT BOOK REF. PAGE	
ORR - OFFICIAL RECORDS BOOK	
MB - MAP BOOK	
PRC - POINT OF REVERSE CURVE	
RP - RADIAL POINT	
R - RADIALS	
L - LENGTH OF ARC	
S.E. - SIDEWALK EASEMENT	
U.E. - UTILITY EASEMENT	
O.E. - ORANGE EASEMENT	
L.E. - LANDSCAPE EASEMENT	
P.E. - POOL EASEMENT	
PP - POWER POLE	
CH - CHAIN LINK WIRE FENCE LINE	
WO - WOODEN FENCE LINE	
VI - VINYL FENCE LINE	
AL - ALUMINUM FENCE LINE	
OV - OVERHEAD LINE	

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed herein. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-12 F.A.C. pursuant to section 472.027, Florida Statutes.

Rodney W. Jackson
RODNEY W. JACKSON
PSM 6281



Not valid without the signature and the original seal of a Florida licensed surveyor and mapper.

Adjacent Parcel No.:
08-19-27-000200004500