



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, May 7, 2019

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Board of Adjustment
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

CALL TO ORDER

ROLL CALL

Jeff Truhlar (Chairperson), Francis Reddington (Vice-Chairperson), Scott Cummings, John Moreland, Sylvia Osewalt
Alternates: Gary Cater

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES March 20, 2019, and April 2, 2019

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS None

a. **Case Number:** **BOA 19100026**
Owner: Patsy and Robert Williams Jr.
Applicant: Ross Kenneth Fanti
Property Address: 1419 North 4th Avenue
Parcel ID: 177957-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-336(e)(1)c.2, for a corner side yard setback of 10.4 feet, in lieu of 13 feet required; and 34-336(e)(1)c.3, for a rear yard setback of 21 feet, in lieu of 30 feet required; 34-336(e)(1)e., for 44.2% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property legally described as *Lot 7, Block 5, Pine Grove Unit 4 S/D*.

Miscellaneous Info: No previous variance requests.

Notes: _____

b. **Case Number:** **BOA 19-100036**
Owner: The Palms of Jacksonville, LLC
Applicant: Atkins Builders, Inc.
Agent: John Atkins
Property Address: 2062 & 2088 North 1st Street
Parcel ID: 175405-0000
Current Zoning: RM-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-340(e)(1)f., for 45% lot coverage, in lieu of 41.5% previously approved lot coverage to correct an error in calculations, and allow a larger footprint on a new two-family dwelling; for property legally described as part of Lots 1 and 2, Block 202, together with the East half of a 12 foot alley, closed by City of Jacksonville Beach, Ordinance No. 5386, *Ocean Villa Replat*.

Miscellaneous Info: One previous variance request and one previous conditional use application (BOA# 18-100057, PC# 58-17).

Notes: _____

- c. **Case Number:** **BOA 19-100038**
Applicant: Atkins Builders, Inc.
Owner: The Palms of Jacksonville, LLC
Agent: John Atkins
Property Address: 2016 & 2034 North 1st Street
Parcel ID: 175405-0000
Current Zoning: RM-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-340(e)(1)f., for 48.7% lot coverage, in lieu of 42.9% previously approved lot coverage to correct an error in calculations, and allow a larger footprint on a new two-family dwelling; for property legally described as part of Lots 1 and 2, Block 202, together with the East half of a 12 foot alley, closed by City of Jacksonville Beach, Ordinance No. 5386, *Ocean Villa Replat.*

Miscellaneous Info: Two previous variance requests, and one previous conditional use application (BOA# 18-100057, BOA# 18-100129, PC# 58-17).

Notes: _____

- d. **Case Number:** **BOA 19-100040**
Applicant/Owner: Amanda and Andrew Davis
Property Address: 612 North 18th Avenue
Parcel ID: 171871-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-366(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet and for 34-366(e)(1)c.2, for a westerly side yard setback of 7.5 feet in lieu of 10 feet required and 34-366(e)(1)e., for 37% lot coverage in lieu of 35% maximum; and 34-366(e)(1)g., for an accessory structure (walkway) setback of 2.5 feet in lieu of 5 feet required, Section 34-373(d) for a parking area setback of 0 feet, in lieu of 5 feet required; all to allow a carport to garage conversion and to relieve existing non-conformities, for property legally described as Lot 13, Block 7, *Surf Park Unit One.*

Miscellaneous Info: No previous variance requests.

Notes: _____

PLANNING DEPARTMENT REPORT The next scheduled meeting is Tuesday, May 21, 2019.

There are four (4) scheduled cases.

ADJOURNMENT

NOTICE

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.

**Minutes of Board of Adjustment Meeting
held Wednesday, March 20, 2019, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Jeff Truhlar called the meeting to order.

ROLL CALL

Chairperson: Jeff Truhlar
Vice-Chairperson: Francis Reddington
Board Members: Scott Cummings Sylvia Osewalt John Moreland
Alternates: Lucas Snyder (*absent*) Gary Cater (*absent*)

Senior Planner Heather Ireland was also present.

EX-PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES:

It was moved by Ms. Osewalt, seconded by Mr. Moreland, and passed unanimously to approve the following minutes:

- February 5, 2019

CORRESPONDENCE:

Email correspondence to Board Members re: BOA#18-100235 [*on file*]

OLD BUSINESS: *None*

NEW BUSINESS:

(A) Case Number: BOA 19-100012

Owner: Jeffrey B. Lawler
Applicant: Tye Wallace
Property Address: 602 Shetter Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-344(e)(5), for 96% lot coverage, in lieu of 85% maximum; 34-373(d), for no parking area setback in lieu of 5 feet required; 34-425(b)(1), for no landscape buffer, in lieu of 5 feet minimum; and 34-425(c)(1), for 11 spaces in an interrupted row, in lieu of 10 spaces maximum; and no interior landscaping, to allow for the change of use of an existing developed property, for property legally described as Lots 1 and 2, Block 7, *Pablo Beach South*.

Applicant: Tye Wallace, 709 4th Avenue North, Jacksonville Beach, stated the property would be a creative office space that roasts coffee, publishes magazines, and would have a Microbrewery with

a small 800 square foot craft beer tasting room on site. He is asking for a parking variance that would make the land in compliance with zoning laws based on its new uses. The Land Development Code states they are required to have a minimum of 20 parking spaces, and his proposed parking plan accommodates 21 spaces. In addition, three neighboring businesses are also offering 20 overflow parking spaces if needed. Mr. Wallace stated the Planning and Development Department had contacted Street Superintendent David McDonald from Public Works in regards to a landscape hedge of 6th Street South in order to help perimeter beautification if the setback request is approved. Mr. Wallace referenced Publix and Burrito Gallery as businesses with similar landscape hedges.

When asked by the Board to specify his hardship, Wallace stated the building on the property is already existing, and due to his need to accommodate the new land use requirements in regards to parking spaces, he has to obtain a variance. Currently, it is not at 96% lot coverage and has 13 existing parking spaces. Ms. Osewalt commented the land has to provide the hardship. Mr. Moreland responded pre-existing construction could constitute a land hardship and added 96% lot coverage request is a large request that can be reduced with using gravel or pavers. Mr. Wallace responded he has looked at other options, like replacing pavers with gravel, which would require only 85% lot coverage while accommodating the 21 spots as well.

Ms. Ireland commented a previous variance for the property was granted to accommodate more parking, but it has not been used. The new construction would be a 6,665 square foot building. Discussion ensued between Mr. Wallace and Board Members regarding the uses of the property. Mr. Truhlar noted for the record, the Board could not recognize amiable parking agreements. In response to Mr. Cumming's question regarding the property's similarity to Burrito Gallery, Mr. Wallace stated the proposed parking lot extends to the edge of the lot line, and he would apply to have a 2.5 foot-high hedge be put on the backside of the easement for beautification purposes similar to Burrito Gallery.

Public Hearing:

The following submitted a letter in opposition of the variance request [*on file*]:

- Pamela D. Howard, 528 Beach Boulevard, Jacksonville Beach

The following spoke in favor of the variance request:

- Terry DeLoach, 405 32nd Avenue South, Jacksonville Beach, commented the hardship on this application is the building.
- Jay Dodson, 1626 Park Terrace West, Atlantic Beach
- Jennifer Peaco, 592 Shetter Avenue, Jacksonville Beach (Coastal Auto)

The following were in favor of the variance request, but preferred not to speak:

- Geoff Gallagher, 114 Flagler Boulevard, St. Augustine
- Haley Guette, 1716 1st Street, Neptune Beach
- Cassandra Ashburn, 405 Lower 8th Avenue South, Apt. B, Jacksonville Beach
- Sara Shapiro, 51 Tallwood Road, Jacksonville Beach
- Nicole Parisher, 13813 Zion Gate Court, Jacksonville

The following spoke in opposition to the variance request:

- Wade Hampton, 4348 Southpoint Boulevard, Suite 101, Jacksonville, is representing the owner of the property adjacent to the property in discussion, 5 Points, LLC, located at 528 Beach Boulevard, Jacksonville Beach. He stated the character of the community would

change if this variance is granted as this would create a precedent for future developments. Mr. Hampton suggested restrictions be included in the event the Board approves this variance.

Mr. Wallace commented he participated in discussions with the party who opposes the variance and stated the City governs all the rules.

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Reddington and Ms. Osewalt questioned the presence of a hardship. Ms. Ireland noted to the Board, in response to comments about its size and uses, Ordinance No. 2019-8115 was created by the City to allow these uses and limitations, and she added outdoor seating would not be an issue as it is prohibited in the ordinance. The applicant would also submit a Revocable Encroachment Permit to Public Works as part of the process of creating a hedge and expanding parking.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA# 19-100012, as written, except for 85% maximum lot coverage, instead of the 96% as proposed.

Discussion ensued to clarify the request for no interior landscaping is included in the motion.

Roll Call Vote: Ayes –Scott Cummings, John Moreland, and Jeff Truhlar
Nays –Sylvia Osewalt and Francis Reddington

The motion was approved by a vote of 3-2.

(B) Case Number: BOA 19-100015

Applicant: Mark Darr
Owner: Double D. Construction, LLC
Agent: John Denneen
Property Address: 3916 Poincianna Boulevard

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2, for side yard setbacks of 7.5 feet, in lieu of 10 feet required; and 34-336(e)(1)e., for 40% lot coverage, in lieu of 35% maximum; to allow the construction of a new single-family dwelling, for property legally described as Lot 3, Block 12, *Ocean Terrace*.

Agent: John Denneen, 1254 Neck Road, Ponte Vedra Beach, stated he has a nonconforming, 6,650 square foot lot, whereas a minimum of 10,000 square feet is required according to RS-1 zoning. The owner is looking to build a 2,468 square foot single-family dwelling, which would require the variance. Ms. Osewalt commented this is a nonconforming lot, and the Board agreed.

Public Hearing:

The following were in favor of the variance request, but preferred not to speak:

- John Parsons, 1628 3rd Avenue North, Jacksonville Beach
- Mike Sasser, 208 Oceanwood Drive, Neptune Beach

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Moreland commented this is a reasonable request as a hardship is present.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100015, as presented and discussed.

Ms. Osewalt amended the motion to include, “due to being a nonconforming lot,” and the Board affirmed.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Francis Reddington, Scott Cummings, and Jeff Truhlar

The motion was approved unanimously.

(C) Case Number: BOA 19-100017

Applicant/Owner: First Missionary Baptist Church

Agent: Thomas Ceaser, Trustee

Property Address: 810 South 3rd Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-339(e)(3)c.1, for a front yard setback of 8.8 feet, in lieu of 20 feet required; 34-339(e)(3)c.3 for a rear yard setback of 19.5 feet in lieu of 30 feet required; and 34-377 for 0 on-site parking spaces, in lieu of 38 spaces required; all to allow for substantial improvements to an existing church; for property legally described as Lot 1, together with the East 25 feet of Lot 2, Block 39, *Pablo Beach*.

Agent: Thomas Ceasar, 12287 York Harbor Drive, Jacksonville, is requesting a variance to beautify and remodel his already-existing church, in addition to expanding it to include office spaces and classrooms within the limits of the property line. The land was grandfathered in as is, and the church is 108 years old. Mr. Truhlar inquired more about parking, and Ms. Ireland commented while parking on 3rd Avenue South is entirely in the right-of-way, it is paved and includes Americans with Disabilities Act (ADA) signs. The parking spaces on 8th street are partially into the property line, and there is no additional space to accommodate more parking.

Concerns regarding effects on the line-of-sight of the intersections were addressed by Mr. Moreland, to which the agent affirmed they would not become an issue. Discussion ensued regarding the availability of parking, especially on Sundays.

Public Hearing:

The following were in favor of the variance request, but preferred not to speak:

- Margaret Ceaser, 12287 York Harbor Drive, Jacksonville

The following spoke in favor of the variance request:

- James Bell, 2603 US 301 North, Baldwin, is the project manager in charge of remodeling the church. In response to parking concerns, he mentioned most churchgoers walk to the property.

Mr. Truhlar closed the public hearing.

Discussion:

Ms. Osewalt questioned whether granting a variance for the already-existing 22 parking spaces is something that can be done, to which Ms. Ireland responded everything exists as is, and any classroom and office space addition would not require more parking. Due to the parking spaces' odd placement, it is not clear whether they are part of the property.

Motion: It was moved by Mr. Moreland, and seconded by Ms. Osewalt, to approve BOA# 19-100017, as read and discussed, with the stipulation that they take responsibility for maintaining the parking spaces both on and off the property.

Roll Call Vote: Ayes – Sylvia Osewalt, Francis Reddington, Scott Cummings, John Moreland, and Jeff Truhlar

The motion was approved unanimously.

(D) Case Number: BOA 19-100018

Applicant: Garrison Construction
Owner: Tom Robert, GC Land Development, Inc.
Agent: Stephen B. Williams
Property Address: 3013 South 3rd Street

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2, for 7 foot side yard setbacks, each, in lieu of 10 feet required; and 34-336(e)(1)c.3, for a rear yard setback of 20 feet, in lieu of 30 feet required, and 34-336(e)(1)e., for 50% lot coverage, in lieu of 35% maximum; and 34-373(d), for a parking area setback of 2 feet, in lieu of 5 feet required; to allow construction of a new single-family dwelling, for property legally described as Lot 3, Block 21, *Atlantic Shores Replat Unit No. 1*.

Agent: Stephen B. Williams, 3731 Duval Drive, Jacksonville Beach, stated RS-1 zoning requires a lot minimum of 10,000 square feet and the lot in discussion is 5,832 square feet, which creates a hardship. Due to Florida A1A being immediately on the western border of the property and for the owner to successfully back out of the property into traffic, he is requesting a 20-foot setback. Mr. Williams also commented there are two lots to the south. Discussion among Board members ensued regarding adjacent properties. It was noted by Mr. Truhlar most of the driveway is not on the property. Ms. Osewalt questioned the agent whether the lot coverage can be reduced, and the agent responded 48% or 49% lot coverages are an option. The construction would be two stories.

Public Hearing:

The following spoke in opposition to the variance request:

- Tom Savage, 259 32nd Avenue South, Jacksonville Beach, stated there are three, not two, lots to the south of the property and added the applicant's inaction created some of the hardships the land possesses. He addressed lot divisions and the various ways the lot size can be reduced, like the elimination of the two-car parking, since a minimum of one is required by Code. He also added the two-foot variance is excessive and would create a hardship for himself, as it would be located nearer to his property.
- Joseph Ayers, 257 32nd Avenue South, Jacksonville Beach, reiterated the point the hardship was created by the agent and commented the rear yard setback could have been avoided.

The following was opposed to the variance request, but preferred not to speak:

- Margaret Savage, 259 32nd Avenue South, Jacksonville Beach

Mr. Williams stated the platted lot in the discussion is Lot 3, which does not involve the other two lots and, therefore, the hardship is not created by the owner. He addressed drainage issues and added the two-story home would be a total of 2,000 square feet, and a two-car garage is an important feature. The Board recognized the owner has a nonconforming lot.

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Truhlar questioned whether a 2,000-foot house could be built, as it is considered small in its size, and Ms. Ireland responded RS-1 zone law states 1,600 square feet is the required minimum for constructions. Mr. Moreland addressed concerns regarding the two-foot setback request in the variance.

Motion:

It was moved by Ms. Osewalt, seconded by Mr. Cummings, to approve BOA# 19-100018, for sections 336-(e)(1)c.2, for 7 foot side yard setbacks, in lieu of 10 feet required; and 34-336(e)(1)c.3, for a rear yard setback of 20 feet, in lieu of 30 feet required, and 34-336(e)(1)e., for 49% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property legally described as Lot 3, Block 21, as shown on map of *Atlantic Shores Replat Unit No. 1*.

Discussion ensued regarding driving safety and the two-foot setback request.

Mr. Moreland amended the motion:

Amended Motion: It was moved by Mr. Moreland, to approve BOA# 19-100018, for sections 34-336(e)(1)c.2, for 7 foot side yard setbacks, in lieu of 10 feet required; and 34-336(e)(1)c.3, for a rear yard setback of 20 feet, in lieu of 30 feet required, and 34-336(e)(1)e., for 48% lot coverage; and 34-373(d), for a parking area setback of 3 feet, in lieu of 5 feet required; to allow construction of a new single-family dwelling, for property legally described as Lot 3, Block 21, as shown on map of *Atlantic Shores Replat Unit No. 1*

Motion failed due to the lack of a second vote. Mr. Cummings amended the motion, again:

Amended Motion: It was moved by Mr. Cummings, seconded by Ms. Osewalt, to approve BOA# 19-100018, for sections 34-336(e)(1)c.2, for 7 foot side yard setbacks, each, in lieu of 10 feet required; and 34-336(e)(1)c.3, for a rear yard setback of 20 feet, in lieu of 30 feet required, and 34-336(e)(1)e., for 48% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property legally described as Lot 3, Block 21, as shown on map of *Atlantic Shores Replat Unit No. 1*

Roll Call Vote: Ayes – Scott Cummings, Sylvia Osewalt, and Jeff Truhlar
Nays – Francis Reddington and John Moreland

The motion was approved by a vote of 3-2.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, April 2, 2019**. There are four (4) scheduled case.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 8:25 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairperson

Date

**Minutes of Board of Adjustment Meeting
held Tuesday, April 2, 2019 at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Jeff Truhlar called the meeting to order.

ROLL CALL

Chairperson: Jeff Truhlar
Vice-Chairperson: Francis Reddington
Board Members: Scott Cummings Sylvia Osewalt John Moreland
Alternates: Gary Cater

Building Official George Knight was also present.

EX-PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES:

It was moved by Ms. Osewalt, seconded by Mr. Moreland, and passed unanimously to approve the following minutes:

- March 5th, 2019

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

(A) Case Number: BOA 19-100020

Owner/Applicant: Jessica Morris
Property Address: 3881 Poincianna Boulevard

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 43.5% lot coverage, in lieu of 35% maximum; to allow for a pool and paver patio addition to an existing single-family dwelling, for property legally described as Lot 18, Block 8, *Ocean Terrace*.

Owner: Jessica Morris stated her undersized lot is her hardship. The lot is currently at 35% lot coverage. The previous variance granted for this property did not request increased lot coverage. Ms. Morris purchased the house after it was finished. Discussion ensued among Board members regarding the setbacks of the home, and all agreed the lot is undersized.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Truhlar closed the public hearing.

Discussion:

There was no discussion among Board members regarding this case.

Motion: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve BOA# 19-100020, as written and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Sylvia Osewalt, Francis Reddington, and Jeff Truhlar

The motion was approved unanimously.

(B) Case Number: BOA 19-100023

Owner/Applicant: Rick Woods; ACW Holdings

Agent: Maxwell Mayes

Property Address: 745 Penman Road

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1, for a front yard setback of 20 feet, in lieu of 25 feet required; and 34-336(e)(1)e., for lot coverage of 41% in lieu of 35% maximum; to allow construction of a new single-family dwelling, on lot 11, for property legally described as Lots 10 and 11, Block 11, *Pine Grove Unit 2*.

Agent: Maxwell Mayes, 1304 1st Street South, Jacksonville Beach, stated he has a ~~and development~~ hardship because the lot is 7,100 square feet. The minimum requirement for an RS-1 zone is 10,000 square feet. He is planning to build four houses on two parcels of land, two of which would require variances. Board members understood he is applying for these two variances in BOA 19-100023 and BOA 19-100024. The agent met with Street Superintendent David McDonald from the City's Public Works Department to discuss the design of the driveway in order to have the least effect on drainage.

Public Hearing:

No one came before the Board to speak about this case.

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Moreland commented this is an undersized lot and the request is reasonable.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100023, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Francis Reddington, Scott Cummings, and Jeff Truhlar

The motion was approved unanimously.

(C) Case Number: BOA 19-100024

Owner/Applicant: Rick Woods; ACW Holdings

Agent: Maxwell Mayes
Property Address: 815 Penman Road

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1, for a front yard setback of 21 feet, in lieu of 25 feet required; and 34-336(e)(1)c.3 for a rear yard setback of 29 feet in lieu of 30 feet required; and 34-336(e)(1)e., for 41.5% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property legally described as Lots 15 and 16, Block 11, *Pine Grove Unit 2*.

Agent: Maxwell Mayes, 1304 1st Street South, Jacksonville Beach, stated he has a hardship because the lot is 7,100 square feet. The minimum requirement for an RS-1 zone is 10,000 square feet. He is planning on building a house that would match the streetscape of Penman Road. Drainage issues were addressed by Mr. Truhlar, and the agent stated he discussed the ditch and the design of the driveway with Mr. McDonald from the City's Public Works Department to help with any issues. The garage would fit two cars.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Truhlar closed the public hearing.

Discussion:

Mr. Moreland commented this variance and the previous variance (BOA 19-100023) are similar.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100024, as presented and discussed.

Roll Call Vote: Ayes –Sylvia Osewalt, Francis Reddington, Scott Cummings, John Moreland, and Jeff Truhlar

The motion was approved unanimously.

(D) Case Number: BOA 19-100025

Owner/Applicant: Cinthia F. Lang
Agent: Ognjen Vojnovic
Property Address: 39 South 25th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1, for a front yard setback of 20 feet, in lieu of 25 feet required; and 34-336(e)(1)c.2, for a westerly yard setback of 5 feet, in lieu of 10 feet required; and 34-336(e)(1)e., for 50% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling for property legally described as Lot 9, Block 6, *Replat DIV A Atlantic Shores*.

Agent: Ognjen Vojnovic, 13021 Yellow Star Lane North, Jacksonville, first addressed the previous variance application for the lot that was denied by the Board. He explained the variance lot coverage request was too high (around 68% lot coverage), and he was able to reduce the request to 50% in this application. Mr. Vojnovic reduced the lot coverage to exactly 49.85% by using gravel and

changing the overall design of the new construction and its driveway. There would be a detached garage.

Ms. Osewalt questioned the need for two garages as they add to the lot coverage, stating the Board rarely approves 50% lot coverage requests. Owner Cinthia F. Lang approached the Board to respond. She explained she works from home and needs the second garage for storage and extra space, and Mr. Vojnovic added even without the detached garage, a minimum of 45% lot coverage would still be needed. Mr. Truhlar commented the garage challenges the hardships of the land, as it adds the request of the five-foot setback and, as Ms. Osewalt has stated, factors in the increased lot coverage. Mr. Moreland reiterated Mr. Truhlar's comments.

Ms. Osewalt explained the location of the garage would create a severe drainage issue. Ms. Lang stated in response prior to purchasing the property, she questioned the previous owners about drainage and was presented records indicating no flooding has ever occurred in the area. Mr. Vojnovic commented even if the issue were to exist, he would consult with a civil engineer to alleviate it.

The Board reiterated the point it is difficult to approve 50% lot coverage requests. Mr. Knight commented the lot coverage in the proposed site plan is 49.8% and not 50%. Mr. Vojnovic and Ms. Lang stated they are open to accommodating with a lot coverage percentage the Board finds reasonable, to which Ms. Osewalt stated it must be the minimum necessary for land use. Mr. Cater proposed removing the sidewalk, as that would reduce the lot coverage by 1%, and Mr. Knight added it could be done by replacing it with gravel.

Public Hearing:

Mr. Reddington acknowledged an email received by the Board from James Cooper [*on file*], owner of the property directly to the south on 34th Avenue, who is opposed to the variance request.

The following spoke in opposition to the variance request:

- Larry N. Ponder, 50 35th Avenue South, Jacksonville Beach, stated while he is not against the variance requests, he is concerned with how they would impact flooding.

Mr. Vojnovic stated the Board previously acknowledged the flooding is a City problem, and one lot cannot impact the entire neighborhood in regard to flooding. It was understood the total area of the home would be about 4,500 square feet. Ms. Lang added she is open to eliminating the detached garage and including it in the footprint of the home, which would reduce the lot coverage.

Mr. Truhlar closed the public hearing.

Discussion:

There was no discussion among Board members regarding this case.

Motion:

It was moved by Ms. Osewalt to approve BOA# 19-100025, as presented and discussed, for everything but 50% lot coverage, and make it 45% lot coverage because that is not the granting of the variance that they requested, it is not the minimum that will make possible the reasonable use of the land.

Mr. Truhlar questioned what the lot size would be with 45% lot coverage. Mr. Knight commented the lot coverage would be 30% if the lot was the 10,000 square foot minimum, if RS-1 zone regulations were applied.

The motion failed due to the lack of a second.

After discussion, Board members understood the five-foot setback request is for only the westerly side of the home.

Motion: It was moved by Mr. Moreland, seconded by Mr. Reddington, to approve BOA# 19-100025, as presented and discussed, with the exception that it be 47.5% lot coverage, in lieu of the 50% as requested.

Mr. Cummings commented he is not in favor of the long gravel strip on the easterly side of the home.

Roll Call Vote: Ayes –Francis Reddington John Moreland, and Sylvia Osewalt
Nays – Scott Cummings and Jeff Truhlar

The motion was approved by a vote of 3-2.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, April 16, 2019**. There are four (4) scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:50 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairperson

Date

5-7-2019

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

- 1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

FEB 19 2019

APPLICANT INFORMATION

Applicant Name: ROSS KENNETH FANTI Telephone: 904.238.9789
Mailing Address: 1729 SUNSET DR, JAX BEACH, 32250 E-Mail: ROSSFANTI@GMAIL.COM

Agent Name:
Mailing Address: Telephone:
E-Mail:

Landowner Name: PATSY & ROBERT WILLIAMS JR. Telephone: 904-769-1080
Mailing Address: 1419 NORTH 4TH AVENUE JACKSONVILLE BEACH, FL 32202

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

VARIANCE DATA

Street address of property AND Real Estate Number: 1419 4TH AVE N., 177957-0000
Legal description of property (Attach copy of deed): 19-44 38-2S-29E PINE GROVE UNIT 4 S/D LOT 7 BLK 5
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary). 15'
ADJUST STREET-SIDE SETBACK FROM 20% OF LOT WIDTH (20') TO 7'.
REDUCE REAR SETBACK FROM 30' TO 15'.
INCREASE MAX LOT COVERAGE FROM 35% TO 45%.

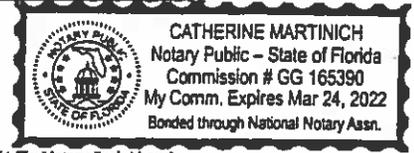
AFFIDAVIT

I, ROSS KENNETH FANTI, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

ROSS FANTI Ross Fanti 2-19-19
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 19th day of February, 2019, by ROSS K. FANTI who is personally known to me or has produced as identification.

CATHERINE MARTINICH
NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE
CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
CODE SECTION(S): Section 34-336 (e)(1)C.2 for a corner sideyard set back of 10.4' ILO 13' and (e)(1)C.3 for a rear yard setback of 21' ILO 30' required and (e)(1)E. for 44.2% lot coverage ILO 35% maximum, to allow for the construction of a new single family Dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 19-100026

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	TOTAL LOT AREA IS LESS THAN 10,000 SQ FT MINIMUM (LOT IS 9,084 SQ FT). LOT IS LESS THAN 90' MINIMUM WIDTH.
Special circumstances and conditions do not result from the actions of the applicant.		RECEIVED FEB 19 2019
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.		PLANNING & DEVELOPMENT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	REQUESTED CHANGES ARE MINIMUM CHANGES NEEDED TO ACCOMMODATE PROPOSED HOME.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	REQUESTED CHANGES WOULD NOT AFFECT SIDE NEIGHBOR, AS LEFT-SIDE SETBACK WOULD REMAIN AS IS.

February 12, 2019

This letter is to serve as written authorization that I, Robert Williams Jr, property owner of 1419 4th Ave N, Jacksonville Beach, FL 32250, am allowing the applicant, Ross Kenneth Fanti, to apply for a variance to the property.

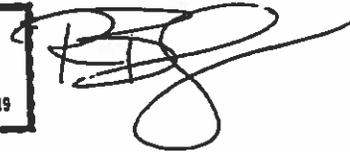
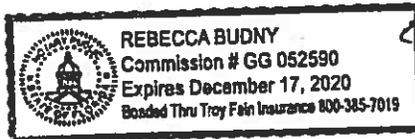
Sincerely,



Robert Williams Jr.

Notarized by:

This 26th day of February, 2019 by Robert Williams, Jr who produced his driver's license.



RECEIVED

FEB 27 2019

PLANNING & DEVELOPMENT

EXISTING

RECEIVED MAP SHOWING BOUNDARY SURVEY OF

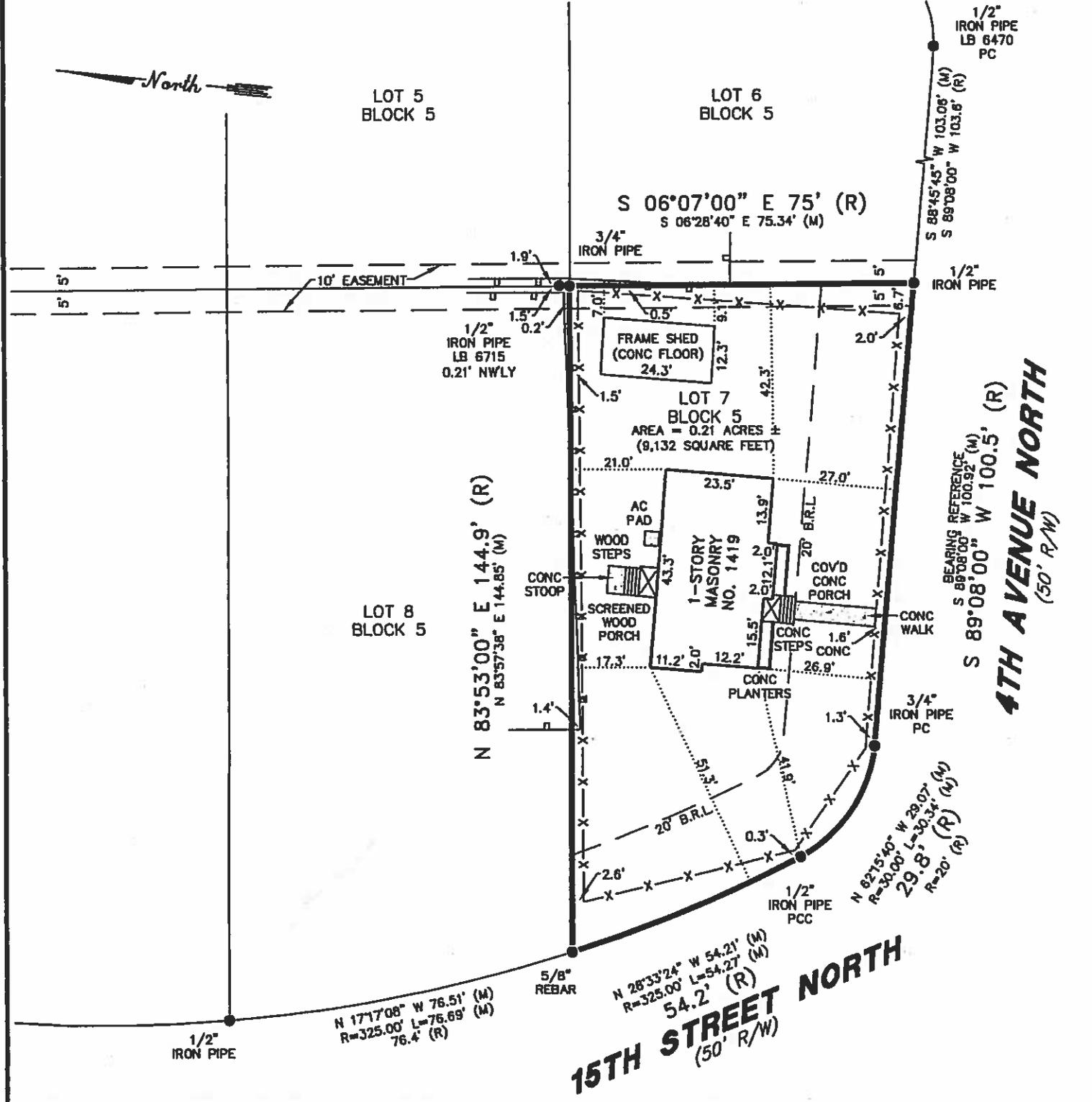
LOT 7, BLOCK 5, ACCORDING TO THE PLAT OF PINE GROVE UNIT NO. 4 AS RECORDED IN PLAT BOOK 19, PAGE 44, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

MAR 25 2019

19-100026

PLANNING & DEVELOPMENT

CERTIFIED TO: ROSS FANTI



FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



ASSOCIATED SURVEYORS INC. LAND & ENGINEERING SURVEYS

3846 BLANDING BOULEVARD JACKSONVILLE, FLORIDA 32210 904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING...

BY: Charles B. Hatcher, Charles L. Starling, Raymond J. Schaefer

JOB NO. 73647 DATE 03-04-2019 SCALE: 1" = 30' DRAFTER MDC

GENERAL NOTES:

- 1. BEARINGS ARE BASED ON PLAT BOOK 19, PAGE 44.
2. STRUCTURE NO. 1419 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO.'S 416 & 417 DATED 06-03-2013
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY
5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.R.L.'S RESTRICTIONS, CLOSURES, TAGINGS OR ORDINANCES, ETC.
6. THE HEAVY LINE SHOWN HEREON, MAY NOT INDICATE ACTUAL OWNERSHIP.
7. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

Legend table with columns for symbols and their corresponding descriptions: AC (AIR CONDITIONER), BRL (BUILDING RESTRICTION LINE), BT (BUILDING TIE), etc.



APPLICATION FOR VARIANCE

BOA No. 19-100030
HEARING DATE 5-7-2019

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

MAR 20 2019

APPLICANT INFORMATION

Applicant Name: Atkins Builders, Inc. Telephone: (904) 865-3749
 Mailing Address: PO Box 51262 E-Mail: atkinsbuilders@hotmail.com
Jacksonville Beach, Fl. 32240

Agent Name: John Atkins Telephone: (904) 465-3749
 Mailing Address: PO Box 51262 E-Mail: atkinsbuilders@hotmail.com
Jacksonville Beach, Fl. 32240

Landowner Name: The Palms of Jacksonville, LLC Telephone: (904) 465-3749
 Mailing Address: 1238, Windsor Harbor Dr. E-Mail: atkinsbuilders@hotmail.com
Jacksonville Fl. 32240

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

VARIANCE DATA

Street address of property AND Real Estate Number: 2062 & 2088 N. 1st St.

Legal description of property (Attach copy of deed): Lots 1 & 2 Block 202, Together with the West half of closed alley. Plat book 12

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary):
lots are in RM-2 Zoning that provides for 65% lot coverage. Single family attached homes are limited to 35% lot coverage. Most if not all buildings in the immediate area do not comply with all setbacks.

A mistake was made in calculating lot coverage in previous variance request. Applicant is requesting 44.9% lot coverage in lieu of 41.5% granted by previous variance.

175405-0000

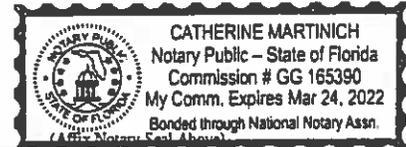
AFFIDAVIT

I, John Atkins, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE: [Signature] John Atkins PRINT APPLICANT NAME
 DATE: 3-20-2019

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 20th day of March, 2019 by John Atkins, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC SIGNATURE: [Signature]
 PRINT NOTARY NAME: CATHERINE MARTINICH



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-0 FLOOD ZONE: _____

CODE SECTION (S): Section 34-340 (e)(1) f, for 45% lot coverage ILO 41.5% previously approved lot coverage to correct an error in calculation and allow a larger footprint on a new two family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100036

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">MAR 20 2019</p>
Special circumstances and conditions do not result from the actions of the applicant.	Yes	<p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	<p>Many, if not all properties in the area do not comply with setbacks or lot coverage.</p>
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	<p>Variances have been granted to several of the other parcels in the same zoning district.</p>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	<p>Applicant has reduced the number of permitted units on this parcel from a possible of 11 to 4.</p>
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	<p>Granting of the variance will actually enhance the surrounding properties and be an asset to the community.</p>



CERTIFIED MAIL# 7017 3040 0000 2076 6014

June 7, 2018

Ref: BOA# 19-100034e

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfi.net

The Pains of Jacksonville, Inc.
PO Box 51262
Jacksonville Beach, FL 32240

RE: BOA# 18-100129
2016 North 1st Street
(Lots 1, 2, Block 202, together with the west half of a closed alley, Ordinance No. 5386 (as currently monumented & possessed) Ocean Villa Replat)

Dear The Pains of Jacksonville, Inc.,

www.jacksonvillebeach.org

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 7, 2018, to consider your application for a variance from the requirements of the Land Development Code.

As indicated in the application, the request was for the following:

- Section 34-340(e)(1)c.2, for a 5 foot southerly side yard setback for the north units and a 2 foot northerly side yard setbacks for the south units, in lieu of 10 feet required;
- Section 34-340(e)(1)f., for 42.9% lot coverage, for the south units, and 41.5% lot coverage for the north units, in lieu of 35% maximum;
- Section 34-340(e)(1)h., for an accessory structure setback of 1 foot, in lieu of 5 feet required; for patios and walkways;
- Section 34-373, for a parking area setback of 4 feet, in lieu of 5 feet required;

The Board **approved** the request as discussed.

To allow construction of two new two-family dwellings.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>.

Please submit a copy of this approval letter when submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,

George D Knight

George Knight
Building Official



Existing

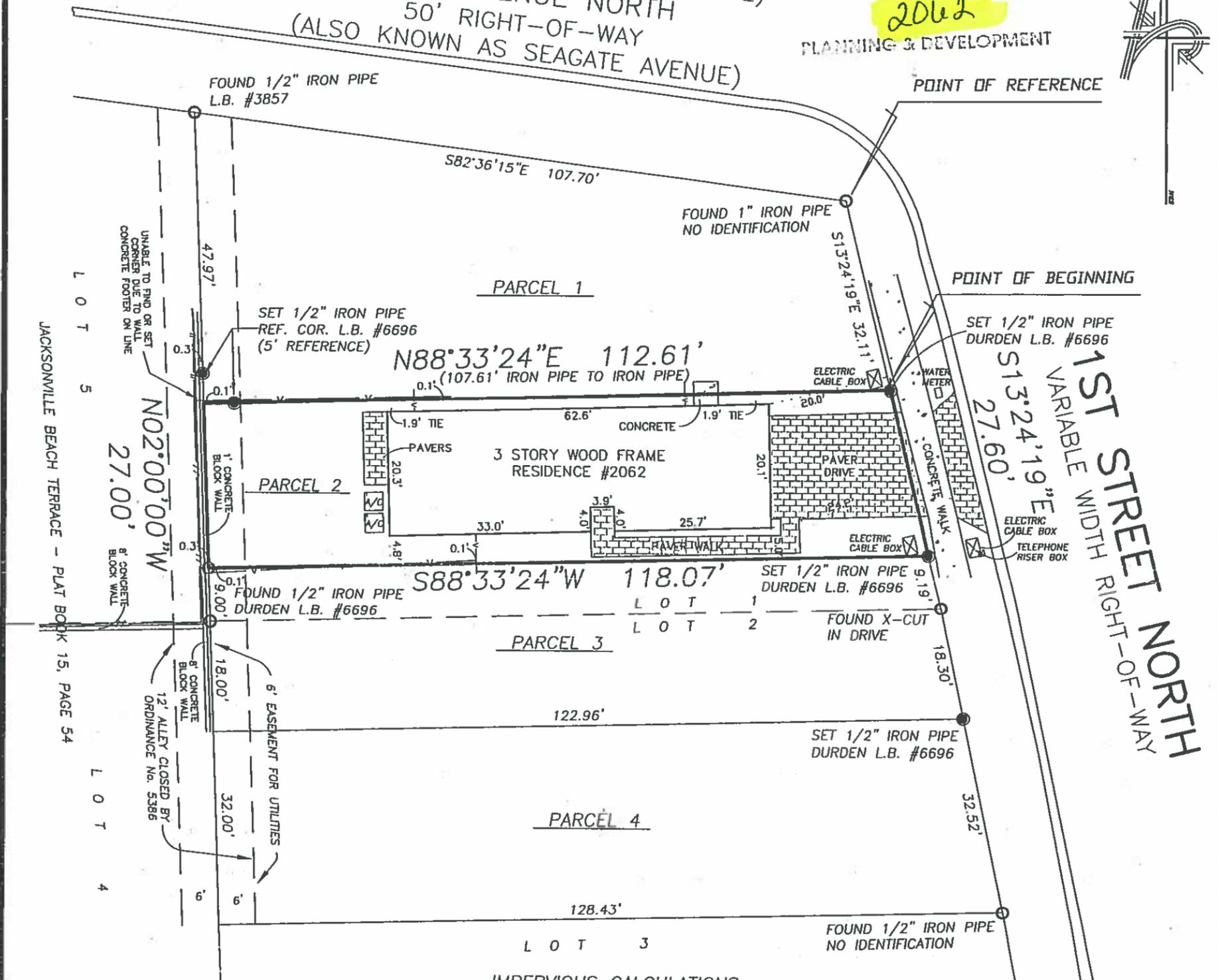
MAP SHOWING BOUNDARY SURVEY OF:

PART OF LOT 1, BLOCK 202, OCEAN VILLA REPLAT, AS RECORDED IN PLAT BOOK 12, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF A 12 FOOT ALLEY, CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE NUMBER 5386 (AS CURRENTLY MONUMENTED AND POSSESSED) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 20TH AVENUE NORTH, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED, THENCE SOUTH 13°24'19" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH A DISTANCE OF 32.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 13°24'19" EAST A DISTANCE OF 27.60 FEET; THENCE SOUTH 88°33'24" WEST, A DISTANCE OF 118.07 FEET TO A POINT SITUATE IN THE CENTERLINE OF AFORESAID CLOSED ALLEY; THENCE NORTH 02°00'00" WEST ALONG SAID CENTERLINE A DISTANCE OF 27.00 FEET; THENCE NORTH 88°33'24" EAST A DISTANCE OF 112.61 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR UTILITIES OVER THE WEST 6.00 FEET OF THE ABOVE DESCRIBED PARCEL.

(FORMERLY KNOWN AS DIXIE AVENUE)
20TH AVENUE NORTH
50' RIGHT-OF-WAY
(ALSO KNOWN AS SEAGATE AVENUE)

RECEIVED
18-1443
2062
PLANNING & DEVELOPMENT



NOTES:
BEARINGS BASED ON THE CENTER LINE OF THE CLOSED ALLEY AS BEING S 02°00'00" E AND ARE ASSUMED
THIS PROPERTY LIES IN FLOOD ZONE "X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 12007B (CITY OF JACKSONVILLE BEACH), MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 202 EXCEPT AS NOTED
-V- DENOTES 6' VINYL FENCE EXCEPT AS NOTED
-// DENOTES 6' WOOD FENCE EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATIONS
LOT AREA = 3,114± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,248±
CONCRETE	523±
A/C PAD(S)	18±

TOTAL IMPERVIOUS AREA = 1,789±
TOTAL DENSITY = 57.5%

CERTIFIED TO:
RUSSELL JORDAK
ATKINS BUILDERS, INC.
THE PALMS OF JACKSONVILLE, INC.
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY
BRILEY & DEAL, LLC

REVISED MARCH 1, 2019 TO SHOW IMPERVIOUS CALCULATIONS



DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code.

Handwritten signature of H. Bruce Durdan
FLORIDA REGISTERED SURVEYOR No. 707
H. BRUCE DURDEN, JR.
LAND SURVEYOR

RECEIVED

MAR 14 2019
19-100036

PLANNING & DEVELOPMENT

SURVEYOR'S NOTE:
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

SIGNED: FEBRUARY 12, 2019
SCALE: 1" = 20'
WORK ORDER NUMBER: 19088

B-9435

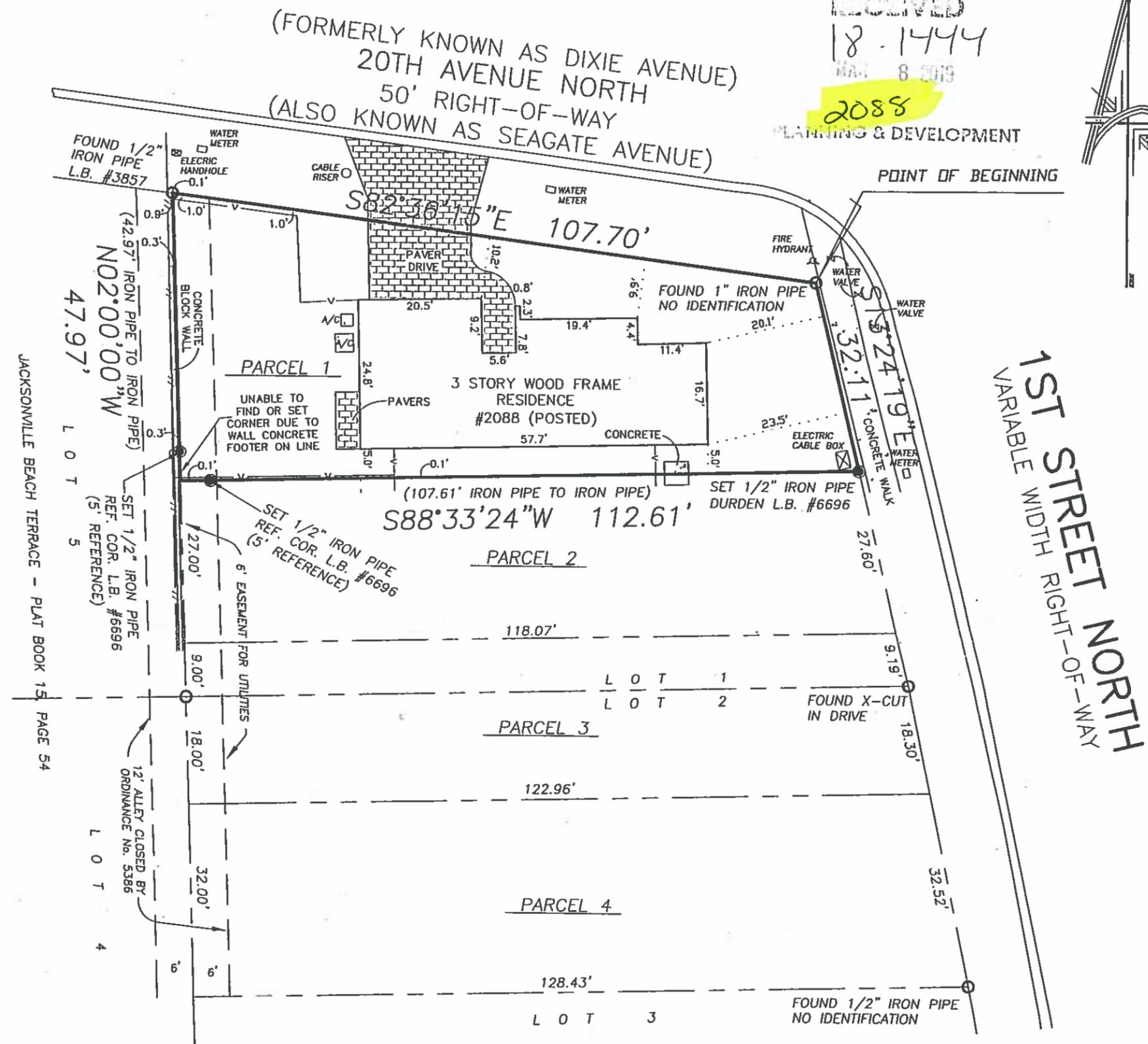
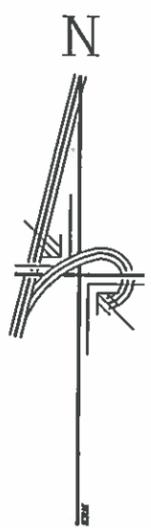
Existing

MAP SHOWING BOUNDARY SURVEY OF:

PART OF LOT 1, BLOCK 202, OCEAN VILLA REPLAT, AS RECORDED IN PLAT BOOK 12, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF A 12 FOOT ALLEY CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE NUMBER 5386 (AS CURRENTLY MONUMENTED AND POSSESSED) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 20TH AVENUE NORTH, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED, THENCE SOUTH 13°24'19" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH A DISTANCE OF 32.11 FEET; THENCE SOUTH 88°33'24" WEST A DISTANCE OF 112.61 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THE AFORESAID CLOSED ALLEY; THENCE NORTH 02°00'00" WEST ALONG SAID CENTER LINE A DISTANCE OF 47.97 FEET TO A POINT SITUATE IN SAID SOUTHERLY RIGHT OF WAY LINE OF 20TH AVENUE NORTH; THENCE SOUTH 82°36'15" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 107.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR UTILITIES OVER THE WEST 6.00 FEET OF THE ABOVE DESCRIBED PARCEL.

RECEIVED
18-1444
MAR 8 2019
2088
PLANNING & DEVELOPMENT



IMPERVIOUS CALCULATIONS

LOT AREA = 4,320± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,210±
CONCRETE	328±
A/C PAD(S)	13±

TOTAL IMPERVIOUS AREA = 1,551±
TOTAL DENSITY = 35.9%

CERTIFIED TO:
ATHENA MANN, ANASTASIA FRANCES MANN
& ALEXANDER GEORGE MANN
ATKINS BUILDERS, INC.
THE PALMS OF JACKSONVILLE, INC.
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY
BRILEY & DEAL, LLC

REVISED MARCH 1, 2019 TO LOCATE NEW FENCE AND SHOW IMPERVIOUS CALCULATIONS

NOTES:
BEARINGS BASED ON THE CENTER LINE OF THE CLOSED ALLEY AS BEING S 02°00'00" E AND ARE ASSUMED
THIS PROPERTY LIES IN FLOOD ZONE "X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078 (CITY OF JACKSONVILLE BEACH), MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 202 EXCEPT AS NOTED
-V- DENOTES 6' VINYL FENCE EXCEPT AS NOTED
-//- DENOTES 6' WOOD FENCE EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes and Chapter 5J17 Florida Administrative Code.

Bruce Durden Jr.
FLORIDA REGISTERED SURVEYOR No. 4707
BRUCE DURDEN, JR.

RECEIVED

MAR 14 2019

19-100036

PLANNING & DEVELOPMENT

SIGNED: FEBRUARY 19, 2019 REVISED: MARCH 1, 2019
SCALE: 1" = 20'
WORK ORDER NUMBER: 19087

B-9434

SURVEYOR'S NOTE:
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.



APPLICATION FOR VARIANCE

BOA No. 19-100038
HEARING DATE 5-7-2019

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two (2) years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

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MAR 20 2019

APPLICANT INFORMATION

Applicant Name: Atkins Builders, Inc. Telephone: (904) 465-3749
 Mailing Address: PO Box 51262 E-Mail: atkinsbuilders@hotmail.com
Jacksonville Beach, Fl. 32240

Agent Name: John Atkins Telephone: (904) 465-3749
 Mailing Address: PO Box 51262 E-Mail: atkinsbuilders@hotmail.com
Jacksonville Beach, Fl. 32240

Landowner Name: The Palms of Jacksonville, LLC Telephone: (904) 465-3749
 Mailing Address: 1238 Windsor Harbor Dr. E-Mail: atkinsbuilders@hotmail.com
Jacksonville Fl. 32240

PLANNING & DEVELOPMENT

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

VARIANCE DATA

Street address of property AND Real Estate Number: 2016 & 2034 N. 1st St.

Legal description of property (Attach copy of deed): Lots 1 & 2 Block 202, Together with the West half of closed alley. Plat book 12

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Lots are in RM-2 Zoning that provides for 65% lot coverage. Single family attached homes are limited to 35% lot coverage. Most if not all buildings in the immediate area do not comply with all setbacks.

A mistake was made in calculating lot coverage in previous variance request. Applicant is requesting 48.7% lot coverage in lieu of 42.9% granted by previous variance.

175405-0000

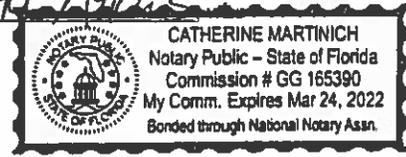
AFFIDAVIT

I, John Atkins, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE _____ John Atkins _____ DATE 3-20-2019
 PRINT APPLICANT NAME _____

STATE OF FLORIDA, COUNTY OF DUVALL
 Sworn to and signed before me this 20th day of March, 2019 by John Atkins
 is personally known to me or has produced _____ as identification.

NOTARY PUBLIC SIGNATURE _____ CATHERINE MARTINICH _____
 PRINT NOTARY NAME _____



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: Bm-2 FLOOD ZONE: _____

CODE SECTION (S): Section 34-340(e)(1)f. for 48.7% lot coverage to 42.9% previously approved lot coverage to correct an error in calculation and allow a larger footprint on a new two family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100038

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	<p>RECEIVED</p> <p>MAR 20 2019</p>
Special circumstances and conditions do not result from the actions of the applicant.	Yes	<p>PLANNING & DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Many, if not all properties in the area do not comply with setbacks or lot coverage.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Variances have been granted to several of the other parcels in the same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant has reduced the number of permitted units on this parcel from a possible of 11 to 4.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Granting of the variance will actually enhance the surrounding properties and be an asset to the community.

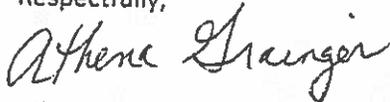
Pappas Beach Real Estate Holdings, LLP

November 15, 2017

Dear City of Jacksonville Beach,

Please allow this letter to serve as our authorization for John Atkins and Atkins Builders, Inc. to submit a development plan approval application on our property located at 2016 N. 1st Street in Jacksonville Beach, FL.

Respectfully,



Athena Grainger
Partner

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MAR 14 2019
19-100038
PLANNING & DEVELOPMENT





June 7, 2018

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net

www.jacksonvillebeach.org

The Palms of Jacksonville, Inc.
PO Box 51262
Jacksonville Beach, FL 32240

RE: BOA# 18-100129
2016 North 1st Street
(Lots 1, 2, Block 202, together with the west half of a closed alley, Ordinance No. 5386 (as currently monumented & possessed) Ocean Villa Replat)

Dear The Palms of Jacksonville, Inc.,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 7, 2018, to consider your application for a variance from the requirements of the Land Development Code.

As indicated in the application, the request was for the following:

- Section 34-340(e)(1)c.2, for a 5 foot southerly side yard setback for the north units and a 2 foot northerly side yard setbacks for the south units, in lieu of 10 feet required;
- Section 34-340(e)(1)f., for 42.9% lot coverage, for the south units, and 41.5% lot coverage for the north units, in lieu of 35% maximum;
- Section 34-340(e)(1)h., for an accessory structure setback of 1 foot, in lieu of 5 feet required; for patios and walkways;
- Section 34-373, for a parking area setback of 4 feet, in lieu of 5 feet required;

The Board *approved* the request as discussed.

To allow construction of two new two-family dwellings.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>.

Please submit a copy of this approval letter when submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,

George Knight
Building Official

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19-100038

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Existing

MAP SHOWING BOUNDARY SURVEY OF:

PART OF LOTS 1 AND 2, BLOCK 202, OCEAN VILLA REPLAT, AS RECORDED IN PLAT BOOK 12, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF A 12 FOOT ALLEY CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE NUMBER 5386 (AS CURRENTLY MONUMENTED AND POSSESSED) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 20TH AVENUE NORTH, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED, THENCE SOUTH 13°24'19" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH A DISTANCE OF 59.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 13°24'19" EAST A DISTANCE OF 9.19 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT OF WAY LINE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 11°40'16" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 18.30 FEET; THENCE SOUTH 88°33'24" WEST A DISTANCE OF 122.96 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THE AFORESAID CLOSED ALLEY; THENCE NORTH 02°00'00" WEST ALONG SAID CENTERLINE A DISTANCE OF 27.00 FEET; THENCE NORTH 88°33'24" EAST A DISTANCE OF 118.07 FEET TO THE POINT OF BEGINNING.

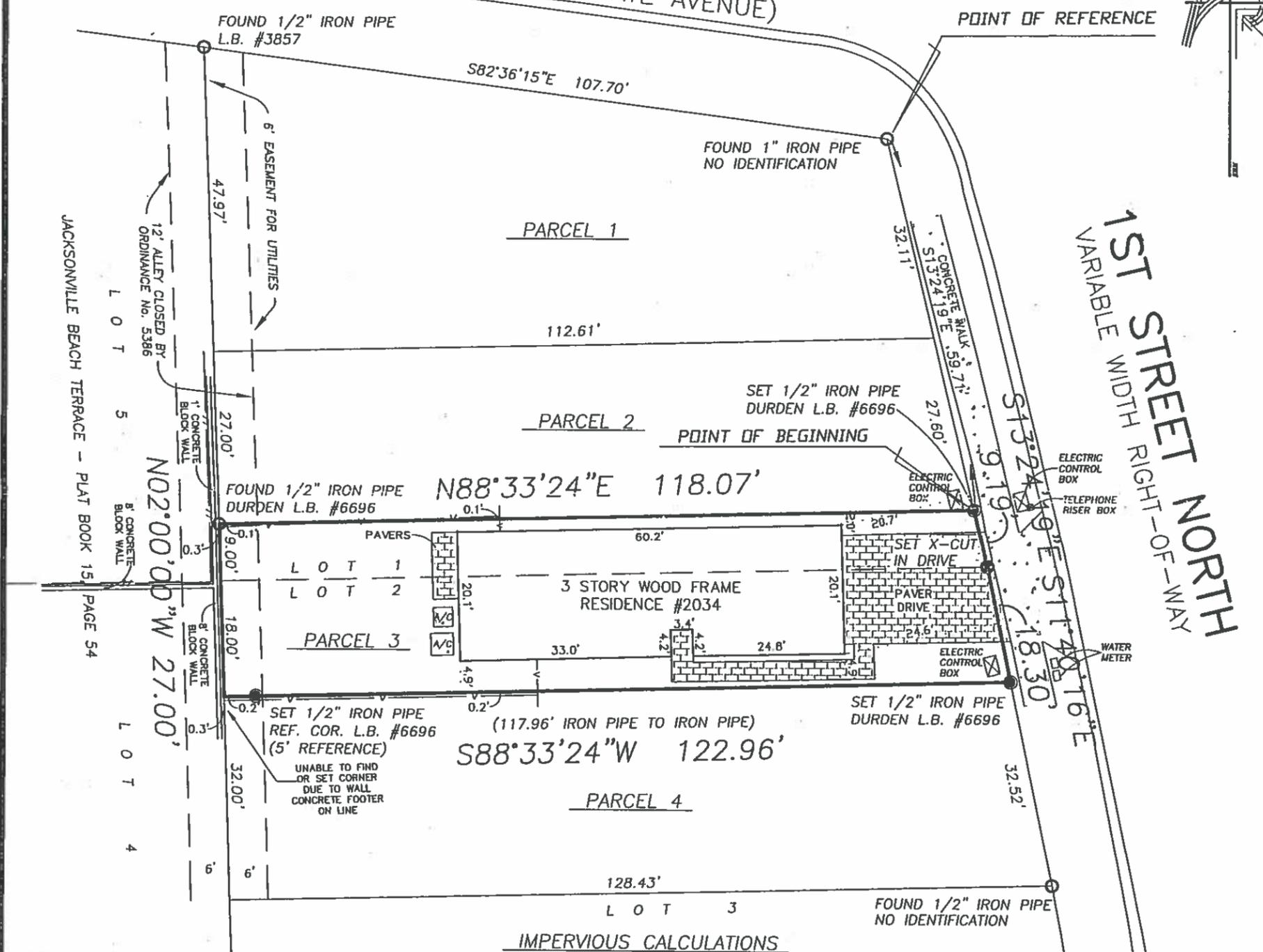
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR UTILITIES OVER THE WEST 6.00 FEET OF THE ABOVE DESCRIBED PARCEL.

(FORMERLY KNOWN AS DIXIE AVENUE)
 20TH AVENUE NORTH
 50' RIGHT-OF-WAY
 (ALSO KNOWN AS SEAGATE AVENUE)

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 18-1442
 MAR 14 2019
 2034

PLANNING & DEVELOPMENT

N



NOTES:
 BEARINGS BASED ON THE CENTER LINE OF THE CLOSED ALLEY AS BEING S 02°00'00" E AND ARE ASSUMED
 THIS PROPERTY LIES IN FLOOD ZONE "X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078 (CITY OF JACKSONVILLE BEACH), MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 202 EXCEPT AS NOTED
 -V- DENOTES 6" VINYL FENCE EXCEPT AS NOTED
 -//- DENOTES 6" WOOD FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATIONS

LOT AREA = 3,253± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,192±
CONCRETE	558±
A/C PAD(S)	21±

TOTAL IMPERVIOUS AREA = 1,771±
 TOTAL DENSITY = 54.4%

CERTIFIED TO:
 ATKINS BUILDERS, INC.
 THE PALMS OF JACKSONVILLE, INC.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 BRILEY & DEAL, LLC

REVISED MARCH 1, 2019 TO SHOW IMPERVIOUS CALCULATIONS



DURDEN
 SURVEYING AND MAPPING, INC.
 1825-B 3RD STREET NORTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822 FAX 853-6825
 LICENSED BUSINESS NO. 6696

SURVEYOR'S NOTE:
 THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

H. Bruce Durden
 H. BRUCE DURDEN
 FLORIDA REGISTERED SURVEYOR No. 440

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MAR 14 2019

19-100038

PLANNING & DEVELOPMENT

SIGNED: FEBRUARY 12, 2019 REVISED: MARCH 1, 2019

SCALE: 1" = 20'

WORK ORDER NUMBER: 19089

B-9436



APPLICATION FOR VARIANCE

BOA No. 19-100040
HEARING DATE 5-7-2019

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

MAR 22 2019

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Amanda & Andrew Davis Telephone: (904) 248-1291
 Mailing Address: 612 18th Ave North E-Mail: bazdavis@yahoo.com
Jacksonville Beach

Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: Amanda & Andrew Davis Telephone: (904) 248-1291
 Mailing Address: 61218th Ave North E-Mail: bazdavis@yahoo.com
Jacksonville Beach

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

VARIANCE DATA

Street address of property AND Real Estate Number: 612 18th Ave North, #171871-0000
 Legal description of property (Attach copy of deed): Lot 13, Block 7, Surf Park Unit 1
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Front yard setback at the proposed garage of 20'-02" in lieu of 25'-0", west side yard setback at garage of 7'-6" in lieu of 10'-0", and lot coverage of 37.0% in lieu of 35%. The Existing coverage is 37.1% The hardship is the house was built in 1961 with a carport that is too small for our car and associated beach equipment.

AFFIDAVIT

I, Amanda & Andrew Davis, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature]
APPLICANT SIGNATURE

Amanda Davis/Andrew Davis
PRINT APPLICANT NAME

3/22/19
DATE

STATE OF FLORIDA, COUNTY OF DUVAL
Sworn to and signed before me this 22nd day of March, 2019 by Andrew & Amanda Davis, who is personally known to me or has produced FLDL as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X

CODE SECTION (S): Section 34-366 (e)(i)C.1 for a front yard setback of 20' to 25' and (e)(i)C.2 for a westerly side yard setback of 7.5' to 10' required and (e)(i)e. for 37% lot coverage to 35% maximum and (e)(i)g. for an accessory structure (walkway) setback of 2.5' to 5' required, Section 34-373(d) for a parking area setback of 0' to 5' required, all to allow a carport to garage conversion and to relieve existing non-conformities

Variance Application Standards and Conditions

MAR 22 2019
19-100040

PLANNING & DEVELOPMENT

Section 34-281

Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286.

Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Meets? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The existing house has a carport which is too small for a car and children's bikes and toys.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Existing house built in 1961 purchased w/ 37.1% coverage. Owners are presently upgrading the structure.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	The variance will allow the storage of a car, bikes, and beach equipment to be housed securely and out of sight.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	With required setbacks the garage would only be 11'-1"x16'-7". As the area of proposed garage is paved, coverage is not increased.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The interior dimensions of the garage are 13'-7"x21'-5". The proposed west wall aligns with existing house wall. Total area of the variance request is 120 s.f. and adds no additional coverage.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Variance will allow for an enclosed garage, improving the street appearance of the house. Coverage is reduced.

18TH AVE NORTH

Proposed

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MAR 22 2019

19-100040

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EXIST SIDEWALK

EXIST DRIVE

75.00' N80° 15'30"E
EXIST WALK
NEW WALK

MAGNOLIA

15' BLDG RESTR'N LINE

7'-6" ±
SETBK

20'-2" SETBK

28'-4" EXIST SETBACK

25' SETBACK

VARIANCE TO ENCLOSE EXISTING CARPORT - 120 SF

150.00' N9° 44'30"W

10'-6" EXIST SETBK

150.00' S9° 44'30"E

REMOVED EXIST POOL DECK

PORCH

EXIST POOL

LOT COVERAGE

EXISTING AREAS:

LOT	11,250 SF
HOUSE	2,403 SF
CARPORT	198
FRONT PORCH	63
DRIVE	486
WALKS	363
POOL DECK	571
EXIST SHED	88
EXIST TOTAL	4,172 SF
	37.1%

PROPOSED AREAS:

HOUSE	2,323 SF
GARAGE	312
FRONT PORCH	24
REAR PORCH	357
DRIVE	364
WALKS	387
POOL DECK	303
EXIST SHED	88
EXIST TOTAL	4,158 SF
	37.0%

EXISTING FENCE

10' SETBACK

10' SETBACK

EXISTING FENCE

74'-0" EXIST SETBACK

30' SETBACK

EXIST SHED

10' UTILITY EASEMENT

EXISTING FENCE

75.00' S80° 15'30"W

3/21/19



SITE PLAN

1" = 20'-0"

LOT 13, BLOCK 7, SURF PARK UNIT ONE

DAVIS REMODEL
612 18TH AVE NORTH
JACKSONVILLE BEACH, FLORIDA
Fisher & Simmons Architects, Inc.