



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Tuesday, January 2, 2018

7:00 PM

Council Chambers

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#### 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

John Moreland (Chairperson), Sylvia Osewalt (Vice-Chairperson), Scott Cummings, Thomas Buck, Jeff Truhlar,  
Alternates: Francis Reddington, Lucas Snyder

#### ELECTION OF OFFICERS

#### EX-PARTE COMMUNICATION

APPROVAL OF MINUTES November 21, 2017 and December 19, 2017

#### CORRESPONDENCE

#### OLD BUSINESS

**NEW BUSINESS**

- a. **Case Number:** **BOA 17-100210**  
**Applicant/Owner:** Michel (Mike) Peck-Headley  
**Property Address:** 655 South 14<sup>th</sup> Avenue  
**Parcel ID:** 176833-0000  
**Current Zoning:** RS-2  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.2., for an easterly side yard of 7.1, in lieu of 10 feet, and for side yards totaling 12.1 feet, in lieu of 15 feet required; 34-337(e)(1)e., for 50.6 % lot coverage; in lieu of 35% maximum; 34-337(e)(1)g., for 0 foot accessory structure setback, in lieu of 5 feet required; to allow a garage addition and to ratify existing non-conforming pool desk, for property legally described as Lot 9, Block 137, Oceanside Park.**
- Miscellaneous Info:** No previous variance requests.

Notes:

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**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is **Wednesday January 17, 2018**. There are eight (8) 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, November 21, 2017, at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**

**CALL TO ORDER**

Vice-Chairwoman Sylvia Osewalt called the meeting to order.

**ROLL CALL**

*Chairman:* John Moreland (*absent*)  
*Vice-Chairwoman:* Sylvia Osewalt  
*Board Members:* Thomas Buck (*absent*) Scott Cummings (*absent*) Jeff Truhlar  
*Alternates:* Francis Reddington Chase Sams

Ms. Osewalt explained to the audience that there was a quorum with the Board Members present, but that an applicant would need three (3) votes in favor, for approval. She asked if anyone wanted to defer his or her case to the next Hearing. Mr. David Palaj, DNA Investments Florida, LLC, BOA #17-100189, said he would like to defer his case to December 5, 2017.

**EX-PARTE COMMUNICATIONS**

No ex-parte communications were received by the Board members.

**APPROVAL OF MINUTES**

It was moved by Mr. Truhlar, seconded by Mr. Reddington, and passed unanimously to approve the following minutes:

- September 6, 2017
- October 17, 2017
- November 7, 2017

**CORRESPONDENCE:** *None*

**OLD BUSINESS:** *None*

**NEW BUSINESS:**

**(A) Case Number: BOA 17-100181**

**Name of Applicant:** William Cowden

**Property Address:** 2919 Merrill Boulevard

**City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e.**, for 47% lot coverage in lieu of 35% maximum; to allow a swimming pool and a screen enclosure addition to an existing single-family dwelling, for property legally described as Lot 7, Block 7, *Jacksonville Beach Heights*.

**Applicant:** Mr. Cowden, 2919 Merrill Boulevard, explained that his hardship would be his lot is too small. Ms. Osewalt and Mr. Truhlar reiterated that his lot is approximately 6000 sq ft. [Usually the lot size is 7500 ft. in RS-2] and 75 ft. wide. His lot is only 50 ft. along the front property line. Ms. Osewalt asked Mr. Cowden to verify that he had a previously approved variance for 44% lot coverage, and that he has built out to that maximum granted. Mr. Cowden confirmed that he has.

Ms. Osewalt and Mr. Truhlar discussed the 30-foot setback. Ms. Ireland clarified that the pool and screen enclosure could be 5 feet off the property line.

Mr. Truhlar asked if Mr. Cowden had spoken to his neighbors. He stated he had and no one expressed any issues or concerns.

**Public Hearing:**

No one wished to speak at this time about the application.

**Motion:** It was moved by Mr. Truhlar, and seconded by Mr. Reddington, to approve Case Number BOA 17-100181 as provided.

**Roll Call Vote:** Ayes – Sylvia Osewalt, Jeff Truhlar, Frances Reddington and Chase Sams.  
Motion was approved as provided, unanimously.

**(B) Case Number: BOA 17-100185**

**Name of Applicant:** Jeffery B. Hall

**Property Address:** 605 Upper 8<sup>th</sup> Avenue South

**City of Jacksonville Beach Land Development Code Section(s) 34- 337(e)(1)c.3.**, for a rear yard setback of 20 feet in lieu of 30 feet required; to allow a covered patio addition to an existing single-family dwelling for property legally described as Lot 19, Block 7, *Oceanside Park*.

**Applicant:** Mr. Hall could not attend the hearing and the co-owner of the property Lanne Peters, 605 Upper 8<sup>th</sup> Avenue South, spoke on his behalf.

Ms. Osewalt explained Ms. Peters should have a notarized letter from her grandfather (the other co-owner), to speak on his behalf since no information was on file proving her ownership. Ms. Ireland stated her ownership would be verified, and the Board Members could proceed if they chose to. The Board Members agreed to move forward with the case.

Ms. Peters explained they received approval a few months prior for the concrete slab, but were not aware they needed to include the covered roof in the application. They are requesting the variance to put a roof over the twenty (20) foot patio. She said when they bought the property there was an existing 10 foot patio, and they added an additional 10 foot to the concrete slab. The previous variance was for lot coverage only.

Ms. Ireland stated that the patio, uncovered, can be five (5) feet off of the property line, but that when a roof is added, as attached to the primary structure, it then encroaches into the 30 foot rear yard setback.

Mr. Truhlar asked if she has had any conversations with the neighbors, Ms. Peters stated she has not. She also stated no one has expressed any concerns to them about the variance since the notice was posted in the yard.

**Public Hearing:**

No one wished to speak at this time about the application.

**Motion:** It was moved by Mr. Reddington, and seconded by Mr. Truhlar, to approve Case Number BOA 17-100185 as discussed and read.

**Roll Call Vote:** Ayes –Sylvia Osewalt, Jeff Truhlar, Frances Reddington and Chase Sams.

Motion was approved, as discussed, unanimously.

**(C) Case Number: BOA 17-100186**

**Name of Applicant:** William and Elizabeth Lassiter

**Property Address:** 737 South 13<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-337(e)(1)c.1., for a front yard setback of 15 feet in lieu of 20 feet required; 34-337(e)(1)c.2., for a westerly side yard of 5 feet, in lieu of 8.1 feet required and for 11.9 feet total side yards, in lieu of 15 feet required; 34-337(e)(1)e., for lot coverage of 48%, in lieu of 35% maximum; to allow additions to an existing single-family dwelling for property legally described as Lot 7, Block 128, *Oceanside Park*.

**Applicant:** William and Elizabeth Lassiter, 737 South 13<sup>th</sup> Avenue, explained to the Board Members that the drawing submitted is a preliminary drawing they want to take to an architect after the variance decision is made for their additions. The house is a very narrow house at 23 feet wide on a fifty-foot front lot. Mr. Lassiter has asked the City in the past if he could purchase a portion of an easement that attaches to his property, but is not able to. Mr. Lassiter said they wanted to add a second garage to the existing garage and carport, 12 feet on the west side and space in the rear yard to add rooms to the current house. Discussion ensued regarding the

garage size and the neighboring properties. The Board Members expressed concern that the garage sight line would be further out toward the road than any of the other houses on the street.

Ms. Osewalt asked about the additions and if they would reduce the current plan. Mr. Lassiter said he is willing to do whatever the board would approve. Mr. Sams said he was still concerned about the front yard setback. Discussion continued about the size of the garage, existing carport and how best to work the two-car garage into the front yard.

Mr. Truhlar asked Mr. Lassiter if he spoke to any of his neighbors regarding any of his requests. He said he spoke with the neighbor on the east side. His neighbor was good with the garage in the front but was concerned about the overall size of the house compared to the rest on the street.

**Public Hearing:**

No one wished to speak at this time about the application.

**Motion:** It was moved by Mr. Truhlar, and seconded by Mr. Sams, to approve Case Number BOA 17-100186 as submitted except for the change of a front yard setback of 19 feet, instead of the 15 feet requested, in lieu of 20 feet required.

**Roll Call Vote:** Ayes – Sylvia Osewalt, Jeff Truhlar, Frances Reddington, and Chase Sams.  
Motion was approved, as amended and discussed, unanimously.

**(D) Case Number: BOA 17-100189**

**Name of Applicant:** DNA Investments Florida, LLC

**Name of Agent:** David Palaj

**Property Address:** 122 South 9<sup>th</sup> Street

**City of Jacksonville Beach Land Development Code Section(s)** 34-339(e)(4)c.2., for side yard setbacks and a corner side yard setback of 7.5 feet in lieu of 10 feet required; 34-339(e)(4)h., for accessory structure setbacks of 2.2 feet, in lieu of 5 feet required; 34-373(d), for parking area setback of 2.2 feet, in lieu of 5 feet required; to allow construction of two three-unit townhouse structures, for property legally described as Lots 7 and 8, Block 20, *Pablo Beach South*.

**Applicant:** Agent, David Palaj for DNA Investments Florida, LLC requested to defer his application to the next hearing, December 5, 2017.

**(E) Case Number: BOA 17-100190**

**Name of Applicant:** Lindsey Koek

**Name of Agent:** Gary Carlee

**Property Address:** 3845 Grande Boulevard

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)e., for 49.6% lot coverage in lieu of 35% maximum; to allow a swimming pool and patio addition to a single-family dwelling, for property legally described as Lot 23, Block 14, *Ocean Terrace*.

**Applicant:** Chris and Lindsey Koek presented their case. Their Agent, Mr. Carlee from Surfside Pools was also in attendance, should the Board Members have questions for him. Mr. Koek explained they wanted to install a pool, and their hardship is that the lot is small. Ms. Osewalt asked about the previous variance that was awarded recently. Mr. Koek said the builder they bought the house from was approved for 40% lot coverage because of the drainage that was done at the time of construction. He said they are only asking for decking from the house to the pool and a short distance on the side. Mr. Truhlar asked Mr. Koek if he had spoken to neighbors, he stated he had and no one expressed any concerns. Mr. Truhlar also asked if they experience any drainage problems and the Koek's said they do not, since the builder fixed it.

**Public Hearing:**

No one wished to speak at this time about the application.

**Motion:** It was moved by Mr. Sams, and seconded by Mr. Reddington, to approve Case Number BOA 17-100190.

**Roll Call Vote:** Ayes – Sylvia Osewalt, Jeff Truhlar, Frances Reddington, and Chase Sams.

Motion was approved, as written and stated, unanimously.

**ADJOURNMENT**

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

Submitted by: Catherine Martinich  
Permit Specialist

Approval:

\_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

**Minutes of Board of Adjustment Meeting  
held Wednesday, December 19, 2017, at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER**

Chairman John Moreland called the meeting to order.

**ROLL CALL**

*Chairman:* John Moreland  
*Vice-Chairwoman:* Sylvia Osewalt  
*Board Members:* Thomas Buck (*absent*) Scott Cummings Jeff Truhlar (*absent*)  
*Alternates:* Francis Reddington (*absent*) Chase Sams

Chairman Moreland thanked Chase Sams for his service on the Board of Adjustment and introduced Mr. Lucas Snyder, who will be filling Mr. Sams seat on the Board beginning in January 2018.

Chairman Moreland explained due to absences of Board members tonight, any applicant choosing to defer to the next meeting, may do so. No one requested to defer their case.

**Ex-parte Communications**

No ex-parte communications were received by the Board members.

**Approval of Minutes**

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

- December 5, 2017

**CORRESPONDENCE:** *None*

**OLD BUSINESS:** *None*

**NEW BUSINESS:**

**(A) Case Number: BOA 17-100196**

**Name of Applicant:** Aimee Thranhardt

**Property Address:** 230 St. Augustine Boulevard

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)c.1., for a front yard setback of 15.5 feet, in lieu of 25 feet required; 34-336(e)(1)c.2., for an easterly side yard of 5.2 feet, in lieu of 10 feet required; 34-

336(e)(1)c.3., for a rear yard setback of 18.5 feet, in lieu of 30 feet required; 34-336(e)(1)e., for 46.2% lot coverage, in lieu of 35% maximum, to allow construction of a single-family dwelling for property, legally described as Lot 14, Block 22, *Replat Unit No. 1 Atlantic Shores*.

**Applicant:** Aimee Thranhardt, 9 Solana Road, Ponte Vedra Beach, FL 32082, explained her hardship is that her lot is of substandard size, and very narrow. Her request is to make the best use of the land, as it is across the street from a gas station. She would like her garage toward the front of the property for privacy and to block the lights from the gas station. The Board discussed the front yard setback and sight plan for this area. Mr. Cummings reported that the house next door had the same setback, he would have no concerns with approving it. Mr. Moreland expressed that the gas station also causes a hardship for this lot and the variance seems reasonable.

**Public Hearing:**

There was no one from the public present to speak about the application.

**Motion:** It was moved by Mr. Sams and seconded by Mr. Cummings to approve Case Number BOA# 17-100196 as written and stated.

**Roll Call Vote:** Ayes – John Moreland, Sylvia Osewalt, Scott Cummings, and Chase Sams.

The motion was approved unanimously.

**(B) Case Number: BOA 17-100205**

**Name of Applicant:** Keith Frazier

**Property Address:** 15 North 16<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-340(e)(3)c.1., for a front yard setback of 1.5 feet in lieu of 20 feet required; 34-340(e)(3)e., for lot coverage of 72% in lieu of 65% maximum to allow improvements to an existing multi-family dwelling for property, legally described as the East 12.0 feet of the South 43.0 feet, 8 inches of Lot 4, Block 171, *Pablo Beach North*.

**Applicant:** Mr. Keith Frazier, 1045 Oakvale Road, St Johns, FL 32259, explained his property has a two-story house with 4-foot of crawl space underneath it. The Fire Marshall has recommended that there be a deck and a walkway through to a staircase on the outside of the building for fire safety purposes. His building project was approved, and he was issued a permit by the City. Once into the project, it was discovered a variance would be needed due to the City's code requirements associated with the lot.

Mr. Moreland asked if his property did not comply with the zoning requirements, Mr. Frazier stated that is correct.

Building Official, George Knight explained that at the time the plans were submitted the deck dimensions were vague, but the City did approve and issued a building permit. At the time of an inspection, it was discovered that the deck did not match the approved drawings and that a variance would be required. Ms. Osewalt asked if they were in the right-of-way now; Mr. Knight said it appears that they are about one and a half feet from the right-of-way.

Mr. Moreland asked how a permit was issued for the project when the deck dimensions were vague. Mr. Knight said he did not have an answer for him as it was approved before his employment with the City. He said, unfortunately, interpretive errors during plan review could happen.

Discussion continued about the number of previous variances granted on the property, building encroachment close to the right-of-way, and stairs/deck plans.

**Public Hearing:**

**Speakers:**

The following spoke to the Board in opposition to the agenda item:

- Dan Thon, 1701 North 1<sup>st</sup> Street #9B, Jacksonville Beach
- Cynthia Catir, 1701 North 1<sup>st</sup> Street, #3A, Jacksonville Beach
- Susan Wieggers, 1701 North 1<sup>st</sup> Street #6B, Jacksonville Beach
- Kirk Wieggers, 1701 North 1<sup>st</sup> Street #6B, Jacksonville Beach

The following are in opposition to the agenda item but did not wish to address the Board:

- Monica Ivan, 1701 North 1<sup>st</sup> Street #8A, Jacksonville Beach
- John Boone, 1701 North 1<sup>st</sup> Street, #B10, Jacksonville Beach
- Sherrill Boone, 1701 North 1<sup>st</sup> Street, #B10, Jacksonville Beach

Mr. Moreland asked Mr. Frazier to step forward and provide his rebuttal. He disagreed with the comments from those who were in opposition to the application concerning blocking the ocean view. Mr. Moreland asked about not installing the roof over the deck. Mr. Frazier explained the roof would make the space more enjoyable in the summer. He answered additional questions about the property, options for the staircase location, and options for an elevator.

**Motion:** It was moved by Ms. Osewalt, and seconded by Mr. Cummings, that Case Number BOA# 17-100205 be denied. The grant of the variance is not the minimum variance that will make it possible for use, because there is established property there now.

**Roll Call Vote:** Ayes – John Moreland, Sylvia Osewalt, Scott Cummings, and Chase Sams.

The motion was denied, unanimously.

**(C) Case Number: BOA 17-100206**

**Name of Applicant:** Henry Coleman, Jr.

**Agent:** Ben Broadfoot

**Property Address:** 436 South 4<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-338(e)(1)c.2., for a corner side yard setback of 11 feet, in lieu of 20 feet required; to allow a garage addition to an existing legal nonconforming single-family dwelling, per Sec 34-338 RS-3 standards, for property, legally described as Lots 5 and 6, Block 45, *Pablo Beach South*.

**Applicant:** Mr. Coleman, 436 South 4<sup>th</sup> Avenue, Jacksonville Beach, FL 32250 requested Mr. Ben Broadfoot to speak on his behalf.

**Agent:** Ben Broadfoot, 422 South 3<sup>rd</sup> Street, Jacksonville Beach, FL 32250, explained that he is the architect that drew up Mr. Coleman's plans for him. He said the existing carport is non-conforming and dilapidated; Mr. Coleman would like to replace the carport with a garage. Ms. Osewalt asked what was non-conforming about the property. Mr. Broadfoot said the carport is in the side yard setback 4 feet, which makes it non-conforming, and they want to extend it four and half more feet into the setback. Discussion ensued regarding old zoning laws, the carport and the placement of the newly proposed garage.

**Public Hearing:**

There was no one from the public present to speak about the application.

**Motion:** It was moved by Mr. Sams and seconded by Mr. Cummings to approve Case Number BOA# 17-100206 as stated and written.

**Roll Call Vote:** Ayes – John Moreland, Scott Cummings, and Chase Sams.  
Nays – Sylvia Osewalt

The motion was approved with a 3 to 1 vote.

**(D) Case Number: BOA 17-100207**

**Name of Applicant:** Jason and Janet Dyer

**Agent:** Ben Broadfoot

**Property Address:** 522 North 7<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-337(e)(1)c.1., for a front yard setback of 18.5 feet, in lieu of 20 feet required; 34-337(e)(1)c.2., for an easterly side yard of 7.4 feet in lieu of 7.5 feet required, and for side yards totaling 14.9 feet in lieu of 15 feet required; 34-337(e)(1)c.3., for a rear yard setback of 20.1 feet in lieu of 30 feet required; 34-337(e)(1)e., for 47% lot coverage, in lieu of 35% maximum; 34-373(d), for parking area setback of 2.5 feet in lieu of 5 feet required, to allow improvements to an existing single-family dwelling, for property, legally described as Lot 4, Block 76, *Pablo Beach North Replat*.

**Agent:** Ben Broadfoot, 422 South 3<sup>rd</sup> Street, Jacksonville Beach, FL 32250, spoke on behalf of the applicant, who could not attend the meeting. He explained they would like to add a garage and this will cause them to lose some living space. The proposed home additions will allow them to gain back some of that space as well as add more living space. Discussion continued about side yard setbacks, lot coverage, and pavers. Mr. Moreland pointed out that part of the hardship is the lot size. RS-2 calls for a minimum of 7,500 square feet, but this lot is only 6,250 square feet. Lot coverage was discussed, and it was determined that the current percentage is 41%. Mr. Sams discussed the calculations, and this will not provide room for a driveway. Approval of additional lot coverage would be necessary to include a driveway. Mr. Sams noted 44% lot coverage would be the equivalent of 39% on a conforming lot.

**Public Hearing:**

There was no one from the public present to speak about the application.

**Motion:** It was moved by Ms. Osewalt and seconded by Mr. Cummings, that Case Number BOA# 17-100207 be approved with the exception of lot coverage at 44% versus 47%.

**Roll Call Vote:** Ayes – John Moreland, Sylvia Osewalt, Scott Cummings, and Chase Sams.

The motion was approved as modified, unanimously.

Mr. Moreland reported at this time they would normally vote for the next year's officers, however since the full Board is not in attendance, the vote will take place as the first item on the next meeting agenda in January 2018.

**Adjournment**

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 8:23 P.M.

Submitted by: Catherine Martinich  
Permit Specialist

Approval:

\_\_\_\_\_  
Chairman

Date: January 2, 2018

Draft



# APPLICATION FOR VARIANCE

BOA No. 17-100210

HEARING DATE 1-2-2018

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. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, 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 \$250.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

NOV - 9 2017

PLANNING & DEVELOPMENT

## APPLICANT INFORMATION

Applicant Name: Michel (Mike) Peck-Hedley Telephone: 904-476-8766  
 Mailing Address: 655 14th Ave South E-Mail: mikepeck5000@comcast.net  
Jax Bch, FL 32256  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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/or Real Estate Number: 655 14th Ave South  
 Legal description of property (Attach copy of deed): \_\_\_\_\_  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). The special circumstances are that the home was purchased as an exist. non-conforming residence. We would like to bring the house into compliance by adding a new single car garage - The existing garage sits a car however the doors do not open to get out.  
 Applicant's Signature: Michel Peck-Hedley Date of Application: 11-8-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: N/A, required  
 CODE SECTION (S): 34-37(e)(1) c.2 for an easely side yard of 7' in lieu of 10', and for side yards totalling 12-1' in lieu of 15' required.  
(e)(1) e. for 50-6% lot coverage in lieu of a 35% maximum;  
(e)(1) a. for 0' access structure setback, in lieu of 5' required;  
to allow a garage addition and to ratify existing nonconforming pool deck.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 17-100210

**RECEIVED**

**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.

**RECEIVED**  
NOV - 9 2017

**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	THE SPECIAL CIRCUMSTANCES ARE THAT THE HOME WAS PURCHASED AS AN EXIST. NON-CONFORMING RESIDENCE. WE WOULD LIKE TO BRING THE HOME INTO COMPLIANCE BY ADDING A NEW SINGLE CAR GARAGE.
Special circumstances and conditions do not result from the actions of the applicant.	YES	THE HOME WAS PURCHASED WITH EXIST. NON-CONFORMING CONDITIONS.
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 GRANTING OF THIS VARIANCE IS TO BRING THIS RESIDENCE INTO COMPLIANCE.
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	WE ARE ONLY ASKING FOR PERMISSION TO HAVE A SINGLE CAR GARAGE, AS REQUIRED IN THIS 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	A SINGLE CAR GARAGE ONLY
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	OUR GOAL IS TO IMPROVE THE AESTHETICS OF THE NEIGHBORHOOD AND BRING OUR HOME INTO COMPLIANCE.

(8) Golf courses. (Regulation golf courses only).

(9) Child day care services, including kindergartens when operated on the same site as and in conjunction with a religious organization.

(e) *Dimensional standards.* The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the RS-2 zoning district.

(1) *Single family dwelling unit.*

a. *Minimum lot area:* Seven thousand five hundred (7,500) square feet.

b. *Minimum lot width:* Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.

c. *Minimum yards:*

1. *Front yard:* Twenty (20) feet.

2. *Side yard:* Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.

3. *Rear Yard:* Thirty (30) feet.

d. *Floor area:* A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.

e. *Maximum lot coverage:* Thirty-five (35) percent.

f. *Height:* Thirty-five (35) feet.

g. *Accessory structures:* All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

(2) *Public and private parks, playgrounds and recreational facilities:* There are no minimum dimensional standards for public and private parks, playgrounds and recreational facilities.

(f) *Off-street parking and loading.* The off-street parking and loading standards for the RS-2 zoning district are found in Article VIII, Division 1.

(g) *Supplemental standards.* The supplemental standards for the RS-2 zoning district are found in Article VIII, Division 2.

(h) *Landscape standards.* The landscape standards for the RS-2 zoning district are found in Article VIII, Division 3.

(i) *Sign standards.* The sign standards for the RS-2 zoning district are found in Article VIII, Division 4.

(j) *Environmental standards.* The environmental standards for the RS-2 zoning district are found in Article VIII, Division 5.

RECEIVED

NOV - 9 2017

17-100210

PLANNING & DEVELOPMENT

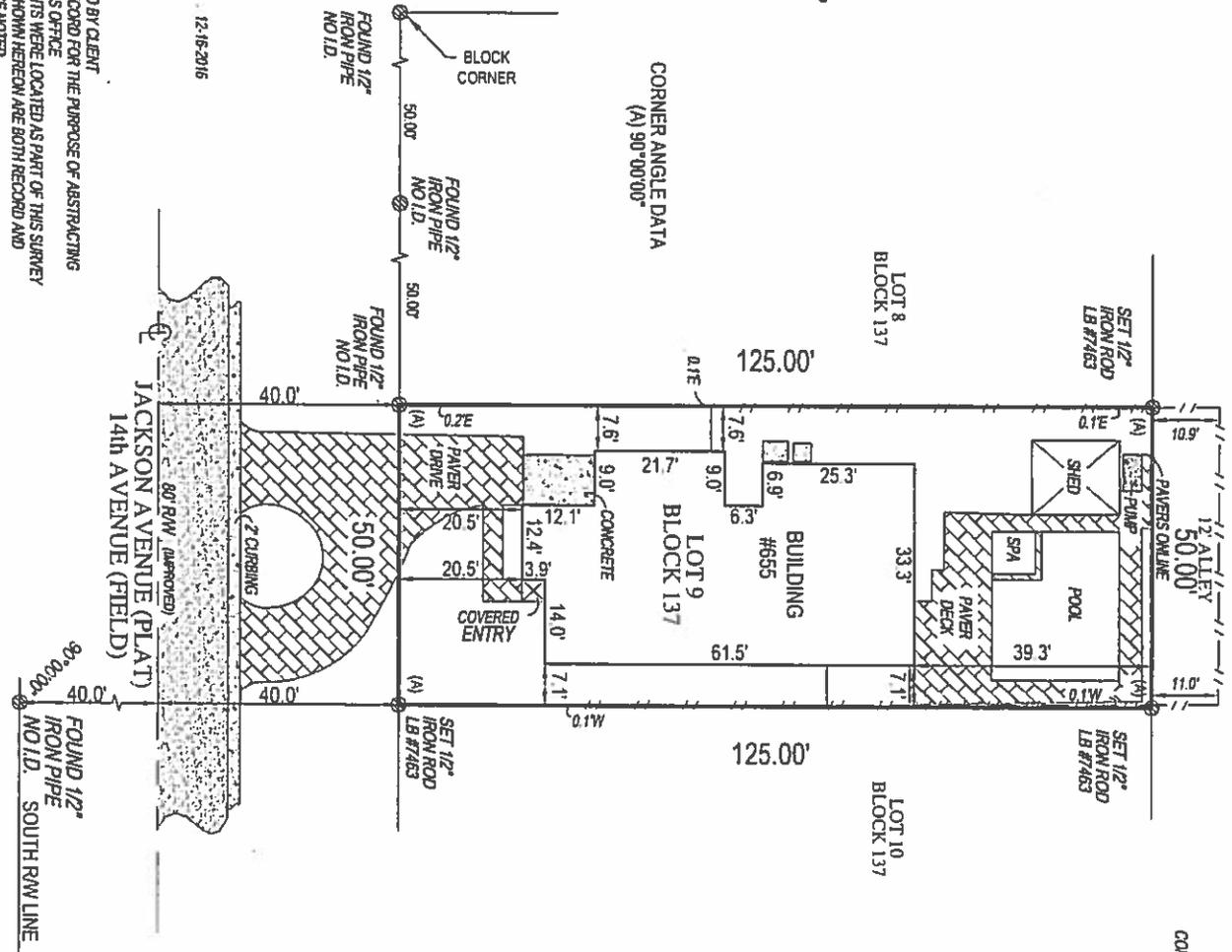
Existing



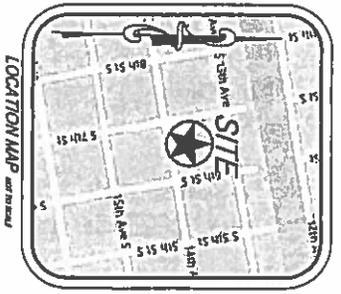
RECEIVED

NOV - 9 2017  
17-100210  
PLANNING & DEVELOPMENT

- REVISIONS:**
1. UPDATE BOUNDARY SURVEY... 12-16-2016
- NOTES:**
1. LEGAL DESCRIPTION PROVIDED BY CLIENT
  2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING
  3. TITLE WAS PERFORMED BY THIS OFFICE
  4. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED



FLOOD ZONE: X  
COMMUNITY NUMBER: 120078  
PANEL: 120310419  
SUFFIX: H



**LEGAL DESCRIPTION:**  
LOT 9, BLOCK 137, OCEANSIDE PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA

**ABBREVIATION DESCRIPTION:**

AC	AIR CONDITIONER
CL	CENTERLINE
ED	EDIFICATION
LB	LICENSED BUSINESS
NA.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OH	OVERHEAD UTILITIES
PK	PARSER KILONWALL
PSM	PROFESSIONAL SURVEYOR MAPPER
RW	RIGHT OF WAY

Kenneth J. Osborne PSM #6415  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



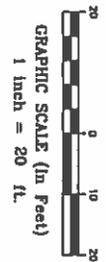

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Printed: C-13925  
Date: 4-26-2016  
Scale: 1" = 20'  
Sheet: 1 of 1

BOUNDARY SURVEY OF  
655 14th AVENUE  
JACKSONVILLE BEACH, FL 32250  
PREPARED FOR  
MIKE PECK-HEADLEY

PROPOSED



NOV - 9 2017  
17-100210

RECEIVED

PLANNING & DEVELOPMENT

REVISIONS:

1. UPDATE BOUNDARY SURVEY... 12-16-2016

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING
3. TITLE WAS PERFORMED BY THIS OFFICE
4. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
5. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED

JACKSON AVENUE (PLAT)  
14th AVENUE (FIELD)

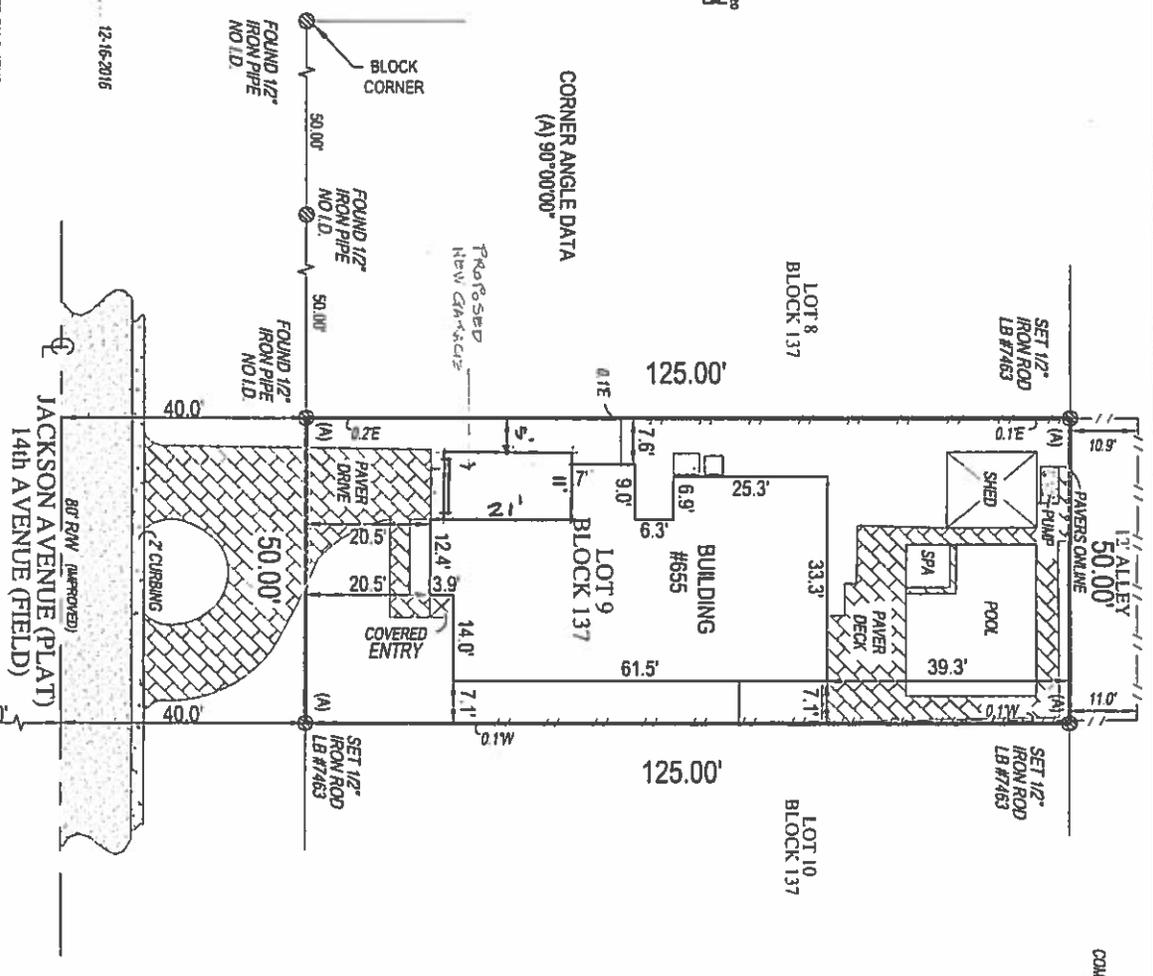
FOUND 1/2" IRON PIPE NO. I.D. SOUTH R/W LINE

Kenneth J. Osborne PSM #6415  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAUSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

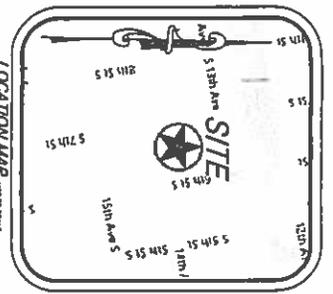
ABBREVIATION DESCRIPTION:

AC	AIR CONDITIONER
C	CENTRELINE
ID	IDENTIFICATION
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N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
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O.H.L.	OVERHEAD UTILITIES
P-K	PARALLEL KYLON WALL
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY

CORNER ANGLE DATA  
(A) 90°00'00"



FLOOD ZONE: X  
COMMUNITY NUMBER: 12007B  
PANEL: 120310M119  
SHEET: H



LEGAL DESCRIPTION:

LOT 9, BLOCK 137, OCEANSIDE PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DIVAL COUNTY, FLORIDA

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net

**COMPASS SURVEYING**

LB. 7463    PHONE: 561.640.4800    FAX: 561.640.0576

Project: C-13225  
Date: 4-26-2016  
Scale: 1" = 20'  
Sheet: 1 of 1

BOUNDARY SURVEY OF  
655 14th AVENUE  
JACKSONVILLE BEACH, FL 32250  
PREPARED FOR  
MIKE PECK-HEADLEY