



Agenda
Board of Adjustment

Tuesday, January 5, 2016

7:00 PM

Council Chambers

MEMORANDUM TO:

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

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

Sylvia Osewalt (Chairperson), Scot Cummings (Vice Chairperson), Thomas Buck, Joseph Loretta, John Moreland
Alternates: Jeff Truhlar, Francis Reddington

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. 15-212 Regular Board of Adjustment Meeting Held October 20, 2015
- b. 15-213 Regular Board of Adjustment Meeting Held November 3, 2015
- c. 15-214 Regular Board of Adjustment Meeting Held November 17, 2015

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

a. 15-215

BOA#15-100208

Applicant/Owner: Michael R. Phillips

Property Address: 46 Tallwood Road

Parcel ID: 178602-2045

Current Zoning: RS-1

Legal Description: Lot 2, Block 26, *Ocean Forest Number Unit No. 11*

Miscellaneous Info: One previously approved variance request (BOA#115-96)

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-336(e)(1)e, for 44% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to a single family dwelling

Notes: _____

b. 15-216

BOA#15-100210

Applicant: JWB Construction Group, LLC.

Agent: Alex Sifakis

Owner: BCEL 4, LLC.

Property Address: 914 2nd Avenue South

Parcel ID: 175763-0000

Current Zoning: RM-1

Legal Description: the west 50 feet of Lot 2, Block 30, *Pablo Beach South*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-339(e)(1)c.2, for side yards of 7.5 feet in lieu of 10 feet required and 34-339(e)(1)f, for 44% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling

Notes: _____

c. 15-217

BOA#15-100214

Applicant/Owner: James Landry

Agent: Thomas Mnich

Property Address: 3413 1st Street South and 3415 1st Street South

Parcel ID: 181482-0010 and 181482-0000

Current Zoning: RS-1

Legal Description: the north 12 feet of Lot 2 and all of Lot 3, Block 6, together with a part of the east 20 feet of First Street South (closed by Ord No. 7531), *Atlantic Shores Ocean Front Section Division "A"*

Miscellaneous Info: Three previously approved variance requests (BOA#41-2001), (BOA#42-2001), and (BOA#62-2001)

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-336(e)(1)c.2, for a southerly side yard of 5 feet and a northerly side yard of 4.9 feet in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard of 4.2 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 55% lot coverage in lieu of 35% maximum to allow for improvements to an existing non-conforming use property conversion to a single family dwelling

Notes: _____

d. 15-218

BOA#15-100215

Applicant/Owner: South Jax Beach, LLC.

Agent: Rick Johnston

Property Address: 35 37th Avenue South

Parcel ID: 181440-0000

Current Zoning: RS-1

Legal Description: Lot 12, and the east 13 feet of Lot 13, Block 2, *Atlantic Shores Ocean Front Division "A"*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-336(e)(1)c.1, for a front yard of 15.3 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for an easterly side yard of 8.8 feet in lieu of 10 feet required; and 34-336(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for substantial improvement and a swimming pool addition to a single family dwelling

Notes: _____

e. 15-219

BOA#15-100217

Applicant/Owner: James and Andrea Cooper

Property Address: 26 South 34th Avenue

Parcel ID: 181484-0000

Current Zoning: RS-1

Legal Description: Lot 6, Block 6, *Atlantic Shores Ocean Front Section Division "A"*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s):

34-336(e)(1)c.1, for a front yard of 17.08 feet in lieu of 25 feet required;

34-336(e)(1)c.3, for a rear yard of 10.25 feet in lieu of 30 feet required;

34-336(e)(1)e, for 47% lot coverage in lieu of 35% maximum; and 34-373(d), for parking/vehicle use area 2.75 feet to a property line in lieu of 5 feet required to allow for a new single family dwelling

Notes: _____

f. 15-220

BOA#15-100218

Applicant/Owner: Timothy J. Johnston

Agent: Mal Washington

Property Address: 137 6th Avenue South

Parcel ID: 175955-0000

Current Zoning: RM-2

Legal Description: Lot 5, Block 52, *Pablo Beach South*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s):

34-340(e)(1)c.2, for side yards of 7.5 feet in lieu of 10 feet required and

34-340(e)(1)f, for 45% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling

Notes: _____

g. 15-221

BOA#15-100219

Applicant/Owner: Lawrence Tyler Tatum

Property Address: 1236 2nd Avenue North

Parcel ID: 177706-0000

Current Zoning: RS-1

Legal Description: Lot 11, Block 3, *Pine Grove Unit Number One*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s):

34-336(e)(1)c.2, for a westerly side yard of 6.3 feet in lieu of 10 feet required;

34-336(e)(1)e, for 39% lot coverage in lieu of 35% maximum; and 34-373(d),

for parking/vehicle use area 2 feet to a property line in lieu of 5 feet minimum

to allow for improvements to a single family dwelling

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is January 20, 2016. There are four 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.

