



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Tuesday, April 17, 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**

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

#### **EX-PARTE COMMUNICATION**

**APPROVAL OF MINUTES** March 6, 2018 and April 3, 2018

**CORRESPONDENCE** None

**OLD BUSINESS** None

**NEW BUSINESS**

**a. Case Number: BOA 18-100035**

Applicant/Owner: Ryan G. Moore

Property Address: 709 South 11<sup>th</sup> Avenue

Parcel ID: 176693-0040

Current Zoning: RS-3

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.3**, for a rear yard setback of 26 feet in lieu of 30 feet required; and for 34-338(e)(1)c.2, for a side yard setback for accessory structure of 4.9 feet in lieu of 5 feet required; 34-338(e)(1)e., for 40% lot coverage in lieu of 35% maximum; to allow for a covered patio addition to an existing single-family dwelling, for property legally described as Lot 12, Block 108, *Oceanside Park*.

Miscellaneous Info: No previous variance requests.

Notes:

**b. Case Number: BOA 18-100036**

Applicant/Owner: George and Janet Chrysakis

Property Address: 1038 Ruth Avenue

Parcel ID: 179892-0120

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e.**, for 60.6% lot coverage, in lieu of 35% maximum; 34-337(e)(1)g., for an accessory structure setback of 0 feet in lieu of 5 feet required; to allow for the addition of paver patio and walkways around a pool for an existing single-family dwelling, for property legally described as Lots 21 and 22, Block 6, *Williams Coastal Boulevard Heights*.

Miscellaneous Info: No previous variance requests; (Code Enforcement #17-545; Building Permit No. 16-743, coping only).

Notes:

- c. **Case Number:** **BOA 18-100037**  
Applicant/ Owner: Candice Treuel-Stidham  
Agent: Gary Carlee, Surfside Pools  
Property Address: 3081 St. Johns Boulevard  
Parcel ID: 180930-0000  
Current Zoning: RS-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e.**, for 52.8% lot coverage, in lieu of 35% maximum; to allow for a pool and patio addition to an existing single-family dwelling, for property legally described as Lot 1, Block 13, *Jacksonville Beach Heights*.
- Miscellaneous Info: No previous variance requests.

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- d. **Case Number:** **BOA 18-100040**  
Applicant/Owner: Laura and Steve Guillaume  
Property Address: 3002 South Ocean Drive  
Parcel ID: 181505-0000  
Current Zoning: RS-1  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1**, for a front yard setback of 23.9 feet in lieu of 25 feet required; **34-336(e)(1)c.2**, for a side yard setback of 7 feet in lieu of 10 feet each as required; **34-336(e)(1)c.3**, for a rear yard setback of 22 feet in lieu of 30 feet required; **34-336(e)(1)e.**, for a lot coverage of 71.1% in lieu of 35% maximum; to allow for construction of a new single-family dwelling for property legally described as Lot 1, Block 1, *Atlantic Shores Ocean Front Section–Division “B”*.
- Miscellaneous Info: One previous variance request (BOA# 93-7534).

Notes:

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- e. **Case Number:** **BOA 18-100043**  
Applicant/Owner: Roy ViTeri  
Agent: Frank Marrero  
Property Address: 1916 North 1<sup>st</sup> Street,  
Parcel ID: 175444-0000  
Current Zoning: RS-3  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)** 34-338(e)(1)(e), for lot coverage of 56.9% in lieu of 35% maximum; 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet required; to allow for a driveway addition to an existing single-family dwelling, for property legally described as The South 27.00 feet of the East 85.00 feet of Lot 3, together with the North 29.00 feet of the East 85.00 feet of Lot 4, *Block 192, Ocean Villa*.

Miscellaneous Info: One previous conditional use request (PC#45-02).

Notes:  

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- f. **Case Number:** **BOA 18-100045**  
Applicant/Owner: William and Ann Pinner  
Property Address: 1902 South 1<sup>st</sup> Street  
Parcel ID: 179297-0000  
Current Zoning: RM-2 (RS-3 Standards)  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**34-340(e)(2)c.1, for a front yard setback of 9.9 feet in lieu of 20 feet required; and 34-340 (e)(2)f., for lot coverage of 42.5% in lieu of 35% maximum; to allow for improvements to an existing single-family dwelling, and an addition of a detached garage for property legally described as Lot 1, North ½ Lot 2, Block AA, *Permenters Replat of South Pablo Beach*.

Miscellaneous Info: No previous variance requests.

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**g. Case Number: BOA 18-100046**  
 Applicant/Owner: Raymond Kletzing  
 Agent: Christopher White, Esq.  
 Property Address: 7 South 2<sup>nd</sup> Avenue  
 Parcel ID: 175590-0000  
 Current Zoning: CBD (RS-3 Single Family Conditional Use)  
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)** 34-338(e)(1)c.1, for a front yard setback of 1 foot in lieu of 20 feet required; 34-338(e)(1)c.2, for a side yard setback of 2.6 feet in lieu of 5 feet required; and a corner side yard of 0.75 feet in lieu of 10 feet required, for a total side yard setback of 3.3 feet in lieu of 15 feet required; and 34-338(e)(1)(e), for 63% lot coverage in lieu of 35% maximum to allow construction of a new single-family dwelling for legally described as the South one-third (1/3) of the East one-half (1/2) of Lot 4, Block 11, *Pablo Beach South*.

Miscellaneous Info: One previous conditional use request (PC#52-17 and BOA# 43-97).

Notes:

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**h. Case Number: BOA 18-100047**  
 Applicant/Owner: John Morrissey  
 Property Address: 815 North 2<sup>nd</sup> Avenue  
 Parcel ID: 174062-0000  
 Current Zoning: RS-2  
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)** 34-337(e)(1)d., for no garage or carport; 34-337(e)(1)e., for lot coverage of 37.8% in lieu of 35% maximum; 34-337(f.), for a gravel parking area in lieu of paved.  
 Or  
 34-337(e)(1)d., for no garage or carport; 34-337(e)(1)e., for lot coverage of 39.2%, in lieu of 35% maximum, to allow for the construction of a new single-family dwelling for property legally described as the East 50ft of Lot 6, Block 39, *Pablo Beach North*.

Miscellaneous Info: No previous variance requests.

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**PLANNING DEPARTMENT REPORT** The next scheduled meeting is **Tuesday, May 1, 2018.**

There are six (6) 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 Tuesday, March 6, 2018 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  
*Vice-Chairwoman:* Sylvia Osewalt  
*Board Members:* Thomas Buck Scott Cummings Jeff Truhlar  
*Alternates:* Francis Reddington Lucas Snyder

**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. Moreland, and passed unanimously to approve the following minutes:

- February 6, 2018
- February 20, 2018

**CORRESPONDENCE:** *None*

**OLD BUSINESS:**

**(A) Case Number: BOA 17-1000005**

**Name of Applicant:** Robert J. Branley

**Owner:** Simon Michael

**Property Address:** 2700 South Ocean Drive

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)c.1, for a front yard setback of 14 feet, in lieu of 25 feet required; 34-336(e)(1)c.2, for a westerly side yard setback of 6 feet, in lieu of 10 feet required; and a corner side yard setback of 7 feet, in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard setback of 7 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 Lots 1 and 2, Block 4, *Atlantic Shores, Ocean Front Section Division "C"*.

**Applicant:** Mr. Branley, 127 13<sup>th</sup> Avenue South, asked Mr. Knight to explain the issues involved with his application not being approved at the last BOA Meeting. Mr. Knight stated Mr. Branley presented a site plan that was in conflict with the actual written description of the variance request. After realizing the issue, the Board decided to table the issue until it was clarified. Mr. Branley is now submitting a site plan that accurately reflects the description of the variance he is requesting.

Ms. Osewalt asked Mr. Branley what is his hardship. Mr. Branley stated the lot is extremely small and is also shaped like a parallelogram instead of a rectangle.

Ms. Osewalt asked Mr. Branley about the vacant lots next to the property and how the rear-yard setback would impact the property owners. Mr. Branley stated the owner was present at this meeting and he agrees with the plans.

There were several questions from the Board to Mr. Branley as to which the direction the building would face and how it would affect the surrounding lots.

**Public Hearing:**

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

Ms. Oswalt closed the public meeting.

**Discussion:**

Mr. Moreland stated there is no question that there is a hardship. Mr. Cummings stated the plans are consistent with houses in the area. He also stated it is clear now that we are giving him the proper variance and that it is being recorded properly.

**Motion:**

It was moved by Mr. Moreland and seconded by Mr. Cummings to approve BOA# 18-100005 as discussed and viewed.

**Roll Call Vote:**

Ayes – Thomas Buck, Scott Cummings, John Moreland, Sylvia Oswalt and Jeff Truhlar  
The motion was approved, unanimously.

**NEW BUSINESS:**

**(A) Case Number: BOA 18-100010**

**Name of Applicant:** Jeffery Ball and Jacqueline Pappas-Ball

**Agent:** Gary Carlee

**Property Address:** 616 South 7<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-337(e)(1)e, for 40.4% lot coverage, in lieu of 35% maximum to allow for a pool and deck addition to an existing single-family dwelling for property **legally described** as Lot 8, Block 7, *Oceanside Park*.

**Applicant:** Mr. Gary Carlee, 1129 Sebago Avenue South, Atlantic Beach, explained the hardship is the lot being zoned at RS2 but is only a 100 x 50 square foot lot, and it is 2,500 square feet short of the minimum of 7,500. He wanted to modify his current application by requesting an additional 2 feet to take a pool deck up to the property line, even though the application indicates 4 feet. Ms. Oswalt explained a modification can only be done if there is a decrease in variance, not an increase.

Mr. Knight stated the other option would be for him to table the application if he wishes to amend the application to show the increase. Mr. Moreland asked the applicant if he would like to postpone for consideration. Mr. Carlee declined to postpone.

Mr. Moreland stated if the lot was standard size, the 40.4% lot coverage he is asking for would be under 35%.

**Public Hearing:**

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

Ms. Oswalt closed the public hearing.

**Discussion:**

There was no further discussion on this item.

**Motion:**

It was moved by Mr. Moreland, and seconded by Mr. Truhlar, to approve Case Number BOA 17-100010 as presented and discussed.

**Roll Call Vote:**

Ayes –Scott Cummings, John Moreland, Sylvia Oswalt, Jeff Truhlar, and Thomas Buck  
The motion was approved, unanimously.

**(B) Case Number: BOA 17-100011**

**Name of Applicant:** Orender Unlimited, LLC

**Agent:** Wade Olszewski, CPH, Inc.

**Property Address:** 391 South 16<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-337(a)1, for two 8-foot wide parking spaces, in lieu of 9 feet required; 34-337 for 8 off street parking spaces, in lieu of 14 required; to allow construction of a 4,200 square foot professional office building for property **legally described** as Lot 7, together with the South one half of a 12 foot wide Public Alley adjacent to this lot, all being in Block 154, *Pablo Beach South*.

**Applicant:** Wade Olszewski, 124 28<sup>th</sup> Avenue South, Jacksonville Beach, stated the hardship is a small commercially zoned property. He is proposing a 4,200 square foot building. There have been issues with getting the required parking onsite. He is proposing to have parking underneath the building. It will be a multi-story building.

Ms. Osewalt asked how many parking spaces were planned to be under the building. Mr. Olszewski stated there are 8 proposed onsite, 2 of them would need to be 8-feet wide instead of the required 9-feet. Another 7 are proposed to be along the right-of-way; partially onsite and partially on the right-of-way. There are an additional 4 as parallel spaces across the right-of-way. He stated he has met with Public Works and the Planning Department and the plan has been supported by these entities. 4<sup>th</sup> Street would be paved to City standards. He stated 14 parking spaces are required and he is proposing 19, which exceeds the minimum.

Mr. Cummings asked who would be maintaining the parking spots if being shared with the City. Mr. Olszewski stated he has not gone through permitting to date and was not sure whether there would be some sort of condition with regard to maintaining the parking spots. There was a discussion about other businesses in the area and what was required regarding maintaining their parking spots.

Ms. Osewalt stated the right-of-way belongs to the City of Jacksonville Beach and that there is a parking problem at the Beach. Mr. Olszewski stated this plan would help the parking at the Beach by adding parking to the right-of-way, these could be used by the public on the weekends. Mr. Moreland pointed out those spaces could be used 24/7 because they are on City property and would, therefore, impact the business.

A discussion ensued regarding where the entry into the property would be, how the 3-story building would fit the neighborhood, what types of businesses they would be marketing to and/or would they be the only business.

**Owner:** Donna Orender, 2320 South 3<sup>rd</sup> St., Suite 5, Jacksonville Beach, approached to speak with the Board. She stated the business is a not-for-profit business; Generation W. She explained more about the plans and the purpose for the community. Mr. Buck asked how many employees she had currently that would take up parking spaces. Ms. Orender stated she had four full-time employees currently.

**Public Hearing:**

The following Jacksonville Beach residents are in opposition but did not wish to speak:

- Mary Phillips, 934 10<sup>th</sup> Street North
- Terry & Suzanne Holt, 370 South 16<sup>th</sup> Avenue

The following Jacksonville Beach residents spoke in opposition:

- Tony Komarek, 533 11<sup>th</sup> Avenue South
- Jack Bookout, 403 16<sup>th</sup> Avenue South

Ms. Oswalt closed the public hearing.

**Discussion:**

A discussion ensued concerning the types of businesses in the area, congestion, parking, flooding, and maintenance.

**Motion:** It was moved by Mr. Buck, and seconded by Mr. Moreland, to approve Case Number BOA 18-100011 as submitted and discussed.

**Roll Call Vote:** Ayes – John Moreland, Thomas Buck  
Nays – Sylvia Oswalt, Jeff Truhlar, Scott Cummings  
The motion was denied by a 3-2 vote.

**ADJOURNMENT**

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 8:00 P.M.

Submitted by: Phyllis Nadeau  
Secretary

Approval:

\_\_\_\_\_  
Chairman

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

**Minutes of Board of Adjustment Meeting  
held Tuesday, April 3, 2018, at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER**

Chairperson Sylvia Osewalt called the meeting to order.

**ROLL CALL**

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

Also in attendance was George Knight, Building Official, and Cathy Martinich, Permit Specialist.

**Ex-parte Communications**

No one had Ex-parte communications

**Approval of Minutes**

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

- March 20, 2018

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**(A) Case Number: BOA 18-100024**

**Name of Applicant:** Frank Marrero, 9 Kips Ridge, Verona, New Jersey 07044

**Property Address:** 122 North 15<sup>th</sup> Avenue, Jacksonville Beach, FL 32250

**City of Jacksonville Beach Land Development Code Section(s)** 34-340(e)(3)e., for 75% lot coverage, in lieu of 65% maximum; and for 34-340(e)(3)g., for an accessory structure setback of 0 feet in lieu of 5 feet required; to allow for deck additions to an existing non-conforming multi-family dwelling, for property legally described as Lot 17, *Flagler Tract*.

Mr. Marrero explained the purchased property was a non-conforming multi-family dwelling because of the zero lot line and the non-conforming construction of the building. Mr. Marrero stated a deck was installed on the second floor due to the absence of decking outside of the sliding glass doors. He explained the contractor built the decks without a building permit, and after the fact, it was discovered permits were required. Lot coverage and required parking were discussed.

**Public Hearing:**

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

**Motion:** It was moved by Mr. Buck, and seconded by Mr. Moreland, to approve BOA# 18-100024, as written and discussed, with no southwest deck to be added.

**Roll Call Vote:** Ayes – Thomas Buck, Jeff Truhlar, Francis Reddington, John Moreland  
Nays - Sylvia Osewalt

The motion was approved, with a 4 to 1 vote.

**(B) Case Number: BOA 18-100027**

**Name of Applicant:** Trisa Saalfield, 214 South 30<sup>th</sup> Avenue, Jacksonville Beach, FL 32250

**Property Address:** 214 South 30<sup>th</sup> Avenue, Jacksonville Beach, FL 32250

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)e., for 45% lot coverage, in lieu of 35% maximum; for 34-336(e)(1)g., for an accessory structure setback of 4.2 feet in lieu of 5 feet required; to allow construction of a new single-family dwelling, for property legally described as Lot 12, Block 21, *Unit No. One, Atlantic Shores*.

**Agent:** Scott Rae, 345 South Roscoe Boulevard, Ponte Vedra Beach, FL 32082

Mr. Rae stated the existing dwelling is a non-conforming structure, and the lot coverage is currently at 51%. He stated the plans of the new owners would be to demolish the existing house and rebuild a new house, which would result in decreasing the lot coverage to 45%.

Mr. Rae stated it is also intended to use the existing swimming pool, have driveway access, and install miscellaneous pavers throughout the property. Mr. Rae stated the lot coverage would be reduced as much as possible to obtain the desired plans for the new home. It was noted the front width of the lot is only 50 feet, which is non-conforming.

**Public Hearing:**

Eric Geller, 204 South 30<sup>th</sup> Avenue, Jacksonville Beach, FL 32250 spoke in favor of the application.

Ms. Osewalt closed the public hearing.

**Motion:** It was moved by Mr. Moreland, and seconded by Mr. Truhlar, to approve BOA # 18-100027, as presented and discussed,.

**Roll Call Vote:** Ayes - Thomas Buck, Jeff Truhlar, Francis Reddington, John Moreland, and Sylvia Osewalt.

The motion was approved, unanimously.

(C) **Case Number: BOA 18-100028**

**Name of Applicant:** DSM Renovation, LLC, 1433 A1A South, Ponte Vedra Beach, FL 32082

**Property Address:** 10 San Pablo Circle North, Jacksonville Beach, FL 32250

**City of Jacksonville Beach Land Development Code Section(s)** 34-336 (e)(1)c., for a rear yard setback of 15 feet, in lieu of 30 feet required; to allow construction of a new single-family dwelling, for property legally described as Lot 8, Block 3, *San Pablo Manor*.

**Agent:** Ben Broadfoot, Designer, 422 South 3<sup>rd</sup> Street, Jacksonville Beach, FL 32250

Mr. Broadfoot stated his client would like to build a new, one story home with the intent of matching with the rest of the homes in the neighborhood. He stated due to the irregularly shaped lot, a variance was requested for a rear yard setback. The 15 feet rear yard request was discussed as well as by design, repositioning the house. A discussion ensued regarding the location of the driveway.

**Public Hearing:**

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

**Motion:** It was moved by Mr. Truhlar, and seconded by Mr. Reddington, to approve BOA# 18-100028, as submitted and discussed.

**Roll Call Vote:** Ayes – Jeff Truhlar, Francis Reddington, John Moreland, Sylvia Osewalt, and Thomas Buck.

The motion was approved, unanimously.

**(D) Case Number: BOA 18-100029**

**Name of Applicant:** Martin T. Durkin, 31 San Pablo Circle North, Jacksonville Beach, FL 32250

**Property Address:** 31 San Pablo Circle North, Jacksonville Beach, FL 32250

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)e., for 43.4% lot coverage, in lieu of 35% maximum; to add a front porch to an existing single-family dwelling, for property legally described as Lot 3, Block 4, *San Pablo Manor*

**Applicant:** Jessica Durkin, 31 San Pablo Circle North, Jacksonville Beach, FL 32250

Mrs. Durkin stated they would like to increase the length of the front porch, to have a shaded area in the front of the house. Lot coverage and possible placement of concrete were discussed. It was noted and strongly encouraged to remove portions of the concrete already in place in the backyard area. It was also noted the shape of the lot is non-conforming. Mrs. Durkin stated her husband was not able to attend the hearing because of a death in the family.

**Public Hearing:**

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

**Motion:** It was moved by Mr. Moreland, and seconded by Mr. Buck, that BOA # 18-100029 be approved, along with strong encouragement that they remove the concrete in the backyard.

**Roll Call Vote:** Ayes – Francis Reddington, John Moreland, Sylvia Osewalt, Thomas Buck, and Jeff Truhlar.

The motion was approved, unanimously.

**(E) Case Number: BOA 18-100030**

**Name of Applicant:** Thomas (Mark) and Taryn Hannah, 1213 North 10<sup>th</sup> Street Jacksonville Beach, FL 32250

**Property Address:** 1213 North 10<sup>th</sup> Street, Jacksonville Beach, FL 32250

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)c.2, for 47.5% lot coverage in lieu of 35% maximum, to allow a pool deck and patio addition to an existing single-family dwelling, for property legally described as Lot 11, Block 12, *Beaches Homesites Unit 2*.

**Agent:** Gary Carlee, 1129 Sabago Avenue South, Atlantic Beach, FL 32233

Mr. Carlee stated the hardship of the lot is that it is a non-conforming lot and is in the RS-1 zone for 10,000 sq. feet and the property is 7,500 sq. feet. Mr. Carlee also explained that the survey submitted with the application was determined by City staff to be outdated. Once an updated survey was submitted, it showed the pavers and driveway accurately. Mr. Carlee stated the owners have removed 450 sq. feet of pavers that were on the property at the time of their purchase.

**Public Hearing:**

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

**Motion:** It was moved by Mr. Buck, and seconded by Mr. Moreland, that BOA# 18-100030, be approved with the exception of 34-336(e)(1)c.2, for 46% lot coverage in lieu of 35% maximum, to allow a pool deck,

**Roll Call Vote:** Ayes – John Moreland, Sylvia Osewalt, Thomas Buck, Jeff Truhlar, and Francis Reddington

The motion was approved, unanimously.

(F) **Case Number: BOA 18-100038**

**Name of Applicant:** Barbara and Robert Pape, 1203 Salt Creek Island Drive, Ponte Vedra Beach, FL 32082

**Property Address:** 3809 Duval Drive, Jacksonville Beach, FL 32250

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)c.2., for a northerly side yard setback of 7 feet in lieu of 10 feet required; and a southerly side yard setback of 3 feet in lieu of 10 feet required; 34-336(e)(1)e., for 43.2% lot coverage, in lieu of 35% maximum; 34-336(e)(1)g., for an accessory structure setback of 3 feet, in lieu of 5 feet required; to allow construction of a new single-family dwelling with a pool and patio (in the side yard), oceanfront, for property legally described as Lot 4, Block D-5, *Ponte Vedra*.

**Applicant:** Barbara and Robert Pape, 1203 Salt Creek Island Drive, Ponte Vedra Beach, FL 32082

Mr. Pape stated their hardship is the lot is a 50 feet wide, slightly conforming property, but non-conforming because of the front building line. It is an oceanfront lot, entirely east of the coastal construction line, requiring them to adhere to the City of Jacksonville Beach and DEP (Department of Environmental Protection) requirements. Mr. Pape stated the challenge has been trying to reach the square footage concurrent with the other properties in the neighborhood. He explained the DEP requires them to build the bottom beam of the

lowest level be at 17 feet above sea level. They are also building a flat roof, which would allow the house to remain at the 35-foot height requirement. He states the first level would be a garage and would be uninhabitable. Mr. Pape stated he would be willing to remove brick and paver paths to reduce lot coverage.

Mrs. Pape submitted signatures of several neighbors, in favor of their construction plans [on file]

**Public Hearing:**

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

**Motion:** It was moved by Mr. Buck, and seconded by Mr. Moreland, that BOA# 18-100038 be approved, as shown and discussed,.

**Roll Call Vote:** Ayes – Sylvia Osewalt, Thomas Buck, Jeff Truhlar, Francis Reddington, and John Moreland.

The motion was approved, unanimously.

Mr. Thomas Buck announced at the end of the meeting he would no longer be serving on the Board of Adjustment and would be resigning from his seat effective immediately.

**Adjournment**

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 8:17 P.M.

Submitted by: Cathy Martinich  
Permit Specialist

Approval:

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Chairperson

\_\_\_\_\_  
Date



# APPLICATION FOR VARIANCE

BOA No. 18-100035

HEARING DATE 4/17/18

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**

FEB 22 2018

## APPLICATION INFORMATION

## PLANNING & DEVELOPMENT

**Applicant Name:** Ryan G. Moore et al **Telephone:** (904) 861-9557  
**Mailing Address:** 709 11th Ave. S. **E-Mail:** rgmoore1982@gmail.com  
Jacksonville Beach, FL 32250

**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: 709 11th Ave. S., Jacksonville Beach, FL 3225

Legal description of property (Attach copy of deed): 176693-0040 Lot 12, Blk 108 Oceanside Park

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Applicant seeks to add pavers in backyard which is already covered by a wooden deck.

Applicant will further seek to put a roof over the pavers. The roof will go out as far as the pavers.

Applicant's Signature: [Signature] Date of Application: 2/22/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X

CODE SECTION (S): Section 34-338(e)(1)C.3. for a rear yard setback of 26' 140 30' required.  
Section 34-338(e)(1)C.2. for a sideyard setback for accessory structure of 4.9' 140 5' reqd.  
Section 34-338(e)(1)E for 40% lot coverage 140 35% maximum to allow for a covered patio addition to an existing single family Dwelling.

\* Minimum Lot Size RS-3 = 6,000 Sf. \* Actual Lot Size = 6,250 Sf  
 \* Existing Lot Coverage = 39.9%

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100035

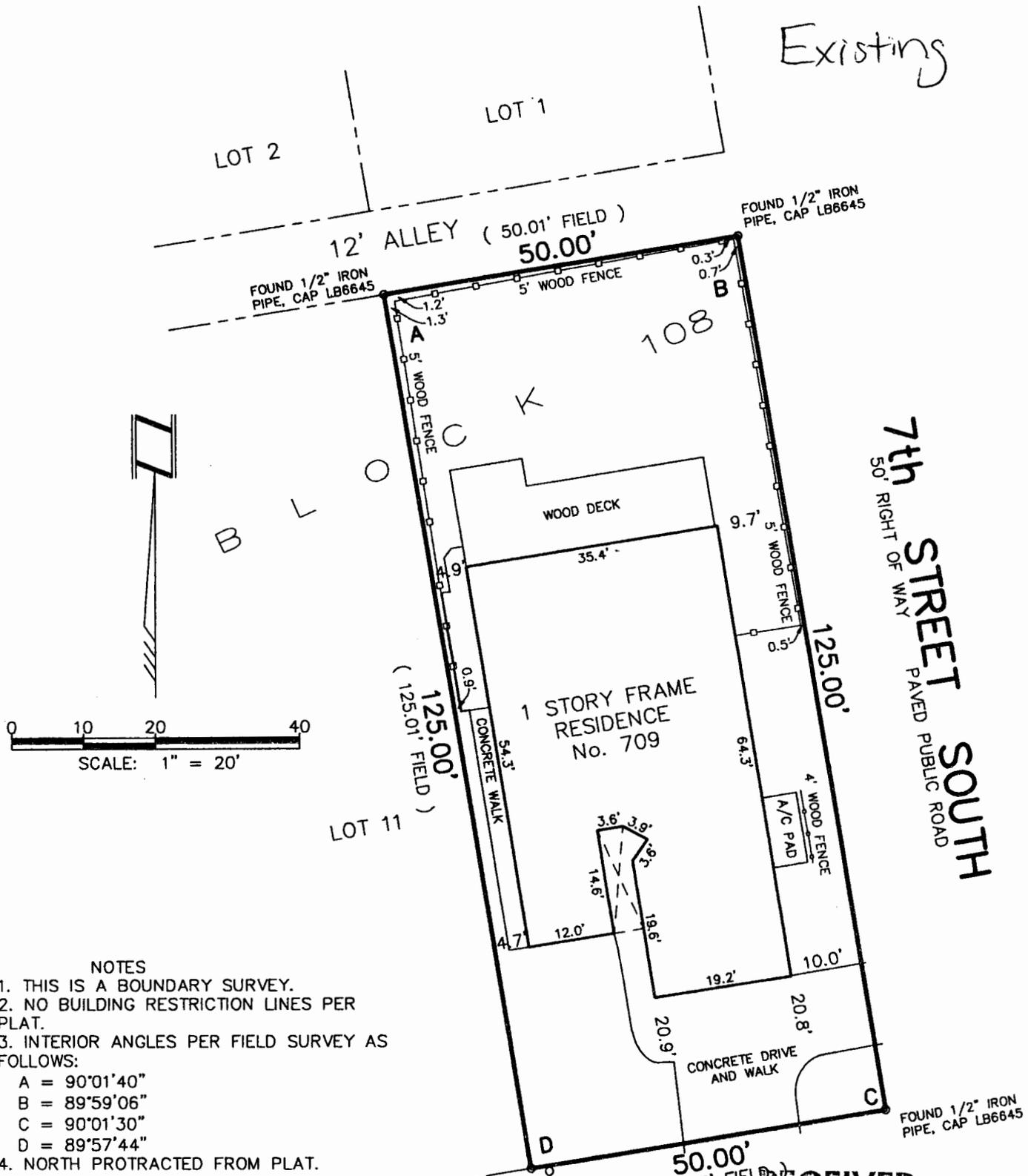
**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**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.

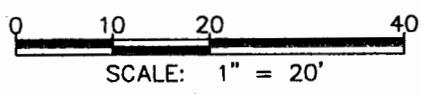
<b>Standard</b>	<b>Applies? Yes/No</b>	<b>Circumstances/ Explanation</b>
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	No	
Special circumstances and conditions do not result from the actions of the applicant.	No	
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.	No	
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	Similar parcels in the same district enjoy outdoor living spaces, including pools and patios.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant only seeks to add and improve on a deck which already exists on the land.
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	

# MAP SHOWING SURVEY OF

LOT 12, BLOCK 108, OCEANSIDE PARK A RECORDED IN PLAT BOOK 8,  
PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



Existing



### NOTES

1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINES PER PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
  - A = 90°01'40"
  - B = 89°59'06"
  - C = 90°01'30"
  - D = 89°57'44"
4. NORTH PROTRACTED FROM PLAT.

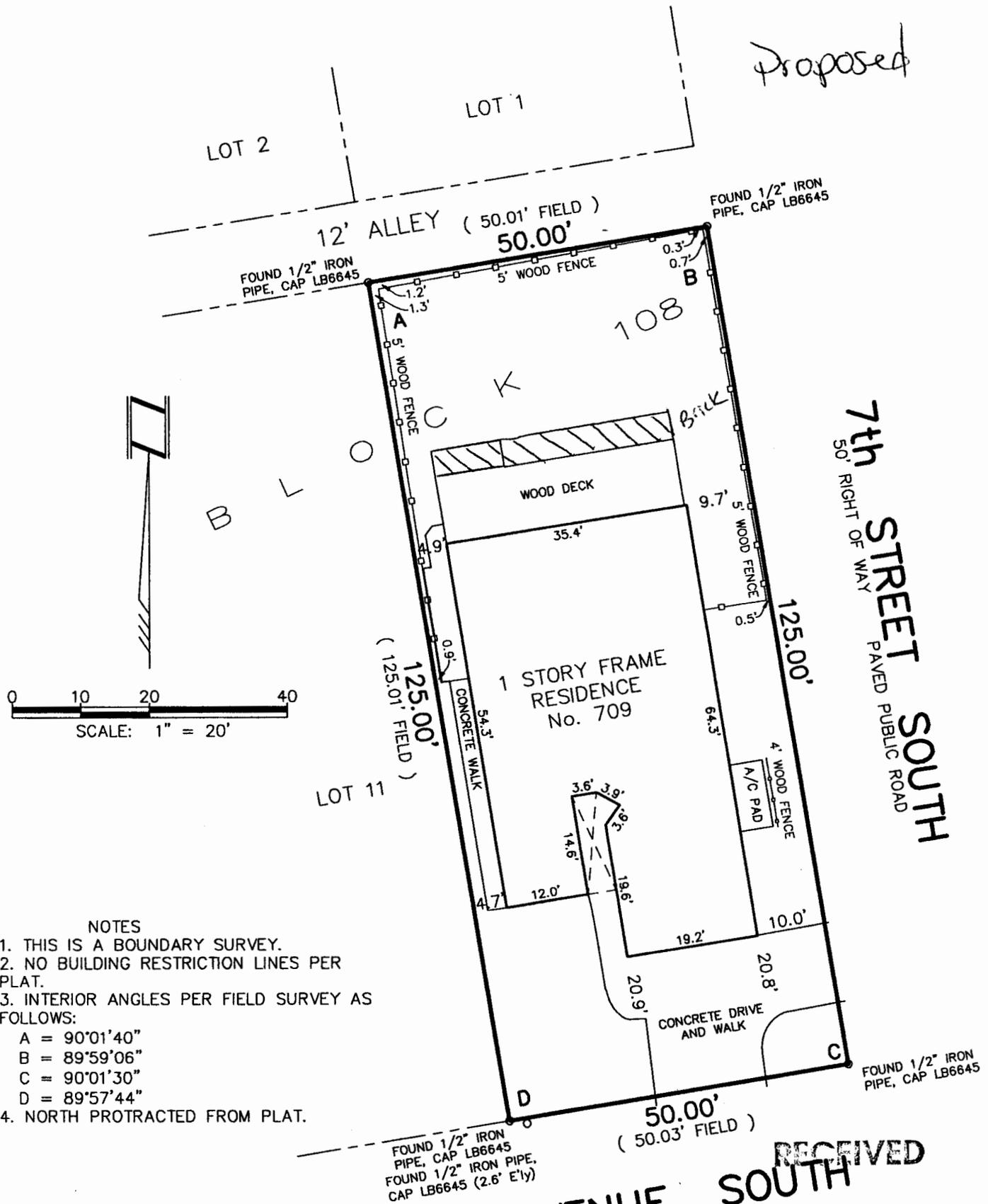
RECEIVED  
SOUTH  
FORMERLY LEVY AVENUE  
PAVED PUBLIC ROAD  
11th AVENUE SOUTH  
80' RIGHT OF WAY  
FEB 22 2018  
18-100035  
PLANNING & DEVELOPMENT

THIS PRINT IS FOR INFORMATION PURPOSES ONLY. THIS PRINT HAS NOT BEEN EMBOSSED WITH THE SURVEYORS SEAL AND IS NOT VALID.

# MAP SHOWING SURVEY OF

LOT 12, BLOCK 108, OCEANSIDE PARK A RECORDED IN PLAT BOOK 8,  
PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

*Proposed*



**NOTES**

1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINES PER PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
  - A = 90°01'40"
  - B = 89°59'06"
  - C = 90°01'30"
  - D = 89°57'44"
4. NORTH PROTRACTED FROM PLAT.

**RECEIVED**

**11th AVENUE SOUTH**  
FORMERLY LEVY AVENUE  
PAVED PUBLIC ROAD 80' RIGHT OF WAY

22 2018  
18-100035  
PLANNING & DEVELOPMENT

THIS PRINT IS FOR INFORMATION PURPOSES ONLY. THIS PRINT HAS NOT BEEN EMBOSSED WITH THE SURVEYORS SEAL AND IS NOT VALID.



# APPLICATION FOR VARIANCE

BOA No. 18-100036

HEARING DATE 4/17/18

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

FEB 22 2018

PLANNING & DEVELOPMENT

## APPLICATION INFORMATION

**Applicant Name:** George + Janet Chryssakis **Telephone:** (927) 741-3012  
**Mailing Address:** 1038 Ruth Ave. **E-Mail:** gchrys8@gmail.com  
Jacksonville Beach, FL 32250

**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: 1038 Ruth Ave. Jacksonville Beach, FL  
 Legal description of property (Attach copy of deed): 179892-0120 Lots 21, 22 B1K6 WCB Heights  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). See attached sheet

Applicant's Signature: [Signature] Date of Application: 2/22/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT-PAGE

**CURRENT ZONING CLASSIFICATION:** RS-2 **FLOOD ZONE:** X  
**CODE SECTION (S):** Section 34-337(e)(1)E. for 60.6% lot coverage 140 35% max  
Section 34-377(e)(1)G. for an accessory structure setback of 0' 140 5' required to allow  
for the addition of paver patio and walkways around existing pool.  
\* Pool was permitted w/coping only  
\* Minimum lot size RS-2 = 7500 sf  
\* Actual lot size = 5750 sf

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100036

**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.		
Special circumstances and conditions do not result from the actions of the applicant.	Yes	we have two daughters, 7 & 8, who are allergic to mosquito/bug bites. we had pavers put in instead of grass so they can play comfortably.
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.		
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.		
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.		

**Justification for Variance:**

We have two daughters, 7 and 8 years old, who are allergic to mosquito/bug bites. We would like to have pavers in the back yard instead of grass, so they can play comfortably. We would rather not apply harmful chemical repellents to the yard. This is also an undersized lot.

**RECEIVED**

FEB 22 2018

18-100036

**PLANNING & DEVELOPMENT**



DEPARTMENT OF PLANNING & DEVELOPMENT  
CODE ENFORCEMENT DIVISION

CM# 7012 2210 0002 4623 7367

18-100036

December 18, 2017

George and Janet Chrysakis  
1038 Ruth Avenue  
Jacksonville Beach FL 32250

RE: **LAND DEVELOPMENT CODE VIOLATION**  
*Building Permit Required for Pavers*  
Parcel ID: 179892-0120  
Case Number: 17-545

Dear Property Owner,

An inspection of your property referenced above reveals you are in violation of the City of Jacksonville Beach Code of Ordinances, Part II, Chapter 34, Land Development Code (LDC) as follows:

**VIOLATIONS**

LDC Section 34-301(a), Building Permit. "Permit required. It shall not be lawful to develop land [completion of any building activity or the making of any material change in the use or appearance of any structure or land] land without approval of a building permit..."

Please contact the Planning and Development Department at (904) 247-6235 within (15) fifteen days of receipt of this notice to obtain the required permit. Upon completing the corrective action(s) required, it is your responsibility to contact the Inspector to arrange for an inspection to verify compliance.

Failure to comply with this notice will require you to appear before the Special Magistrate for disposition of this violation. The Special Magistrate may impose a fine up to two hundred fifty (\$250.00) dollars per day for continuing violations.

Should you have any questions, please contact me at 247-6232 or email [codeenforcement@jaxbchfl.net](mailto:codeenforcement@jaxbchfl.net).

Thank you,

Chris Wright  
Code Enforcement Inspector

City of  
Jacksonville Beach  
City Hall  
11 North Third Street  
Jacksonville Beach  
FL 32250  
Phone: 904.247.6232  
Fax: 904.247.6107  
[codeenforcement@jaxbchfl.net](mailto:codeenforcement@jaxbchfl.net)

[www.jacksonvillebeach.org](http://www.jacksonvillebeach.org)



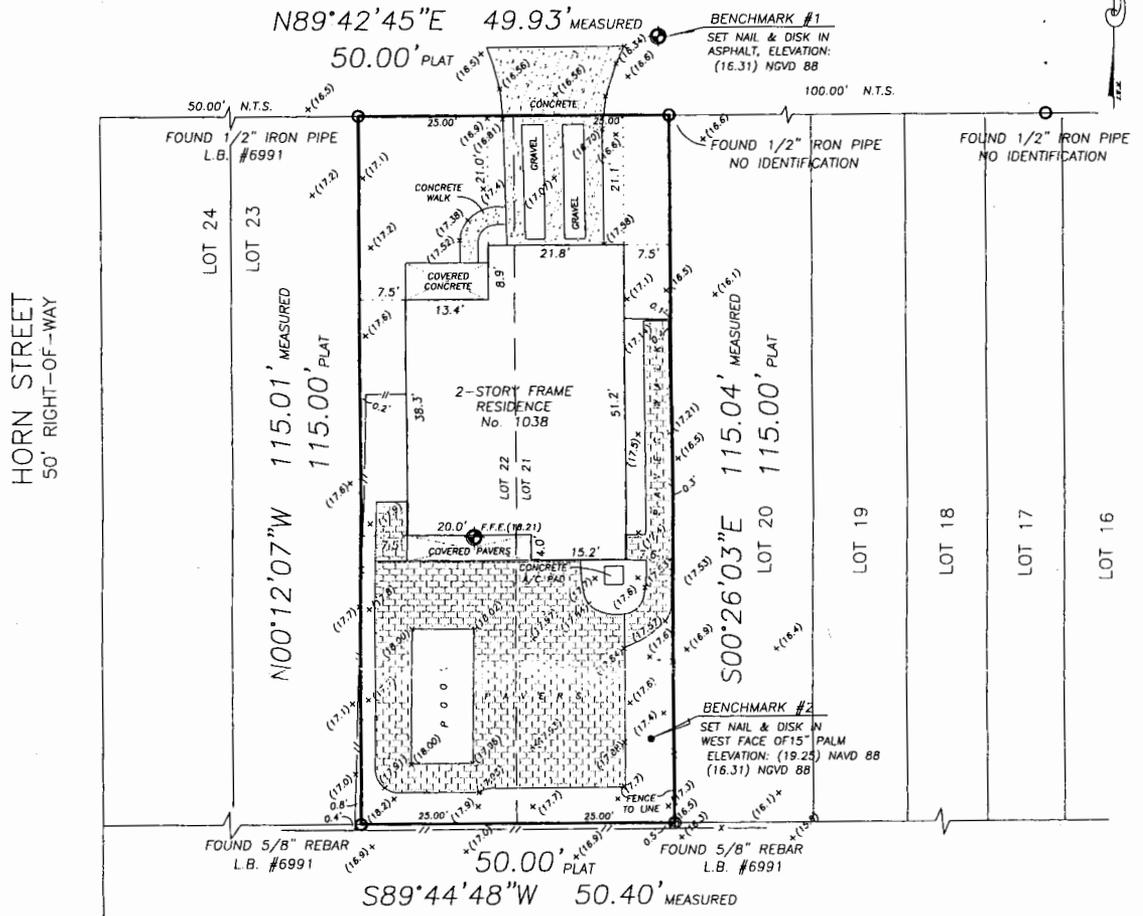
# MAP SHOWING BOUNDARY SURVEY OF:

LOTS 21 AND 22, BLOCK 6, WILLIAMS COASTAL BOULEVARD HEIGHTS, AS RECORDED  
IN PLAT BOOK 10, PAGE 19 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY,  
FLORIDA

RECEIVED

RUTH AVENUE  
50' RIGHT-OF-WAY

FEB 22 2018  
18-100036  
PLANNING & DEVELOPMENT



L O T 5

**NOTES:**  
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-H, REVISED JUNE 3, 2013.  
BEARINGS WERE ASSUMED AND BASED ON THE SOUTHERLY RIGHT-OF-WAY-LINE OF RUTH AVENUE AS BEING  $N89^{\circ}42'45''E$   
N.T.S. DENOTES NOT TO SCALE  
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 6  
--- DENOTES 6' WOOD FENCE EXCEPT AS NOTED  
-X- DENOTES 4' CHAIN LINK 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.  
ELEVATIONS SHOWN AS THUS (17.6) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988  
F.F.E. DENOTES FINISHED FLOOR ELEVATION

IMPERVIOUS CALCULATIONS

LOT AREA = 5,750± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,597±
ENTRY	78±
REAR PORCH	80±
FLATWORK/POOL	1,724±
A/C PAD	9±
TOTAL IMPERVIOUS AREA = 3,488±	
TOTAL DENSITY = 61%	

CERTIFIED TO:  
GEORGE C. AND JANET F. CHRYSAKIS

**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 Durdan, Jr.*  
FLORIDA REGISTERED SURVEYOR No. 4707  
M. BRUCE DURDEN, JR.

**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 11 2018  
SCALE: 1" = 20'  
WORK ORDER NUMBER: 18050

B-9250



# APPLICATION FOR VARIANCE

BOA No. 18-100037  
HEARING DATE 4/17/18

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**

FEB 22 2018

## APPLICATION INFORMATION

Applicant Name: Candice Treuel-Stidham  
 Mailing Address: 3081 St. Johns Blvd.  
Jacksonville Beach, FL 32250  
 Agent Name: Surfside Pools  
 Mailing Address: 313 Beach Blvd.  
Tax Beach, FL 32250  
 Landowner Name: Candice Treuel-Stidham  
 Mailing Address: Same as above

PLANNING & DEVELOPMENT  
 Telephone: (904) 818-1338  
 E-Mail: Candice.w26@att.net  
 Telephone: (904) 246-2666  
 E-Mail: \_\_\_\_\_  
 Telephone: (904) 818-1338  
 E-Mail: Candice.w26@att.net

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

RE 180930-0000

Street address of property and/or Real Estate Number: 3081 St. Johns Blvd. Tax Bch. 32250  
 Legal description of property (Attach copy of deed): Lot 1, Block 13 JB Heights  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). 35% impervious ratio precludes a pool installation. Grading, swales and elevations are in place to drain toward the drop inlets and yard drains at the rear of our property eliminating impact to adjacent properties.

Applicant's Signature: Candice Treuel Stidham Date of Application: 2/21/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X  
 CODE SECTION (S): Section 34-337(e)(1) E. for 52.8% lot coverage 120 35% maximum to allow for a pool and patio addition to an existing single family dwelling.  
 \* Minimum Lot size RS-2 = 7500 Sf  
 \* Actual Lot size = 6000 Sf

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100037

**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.

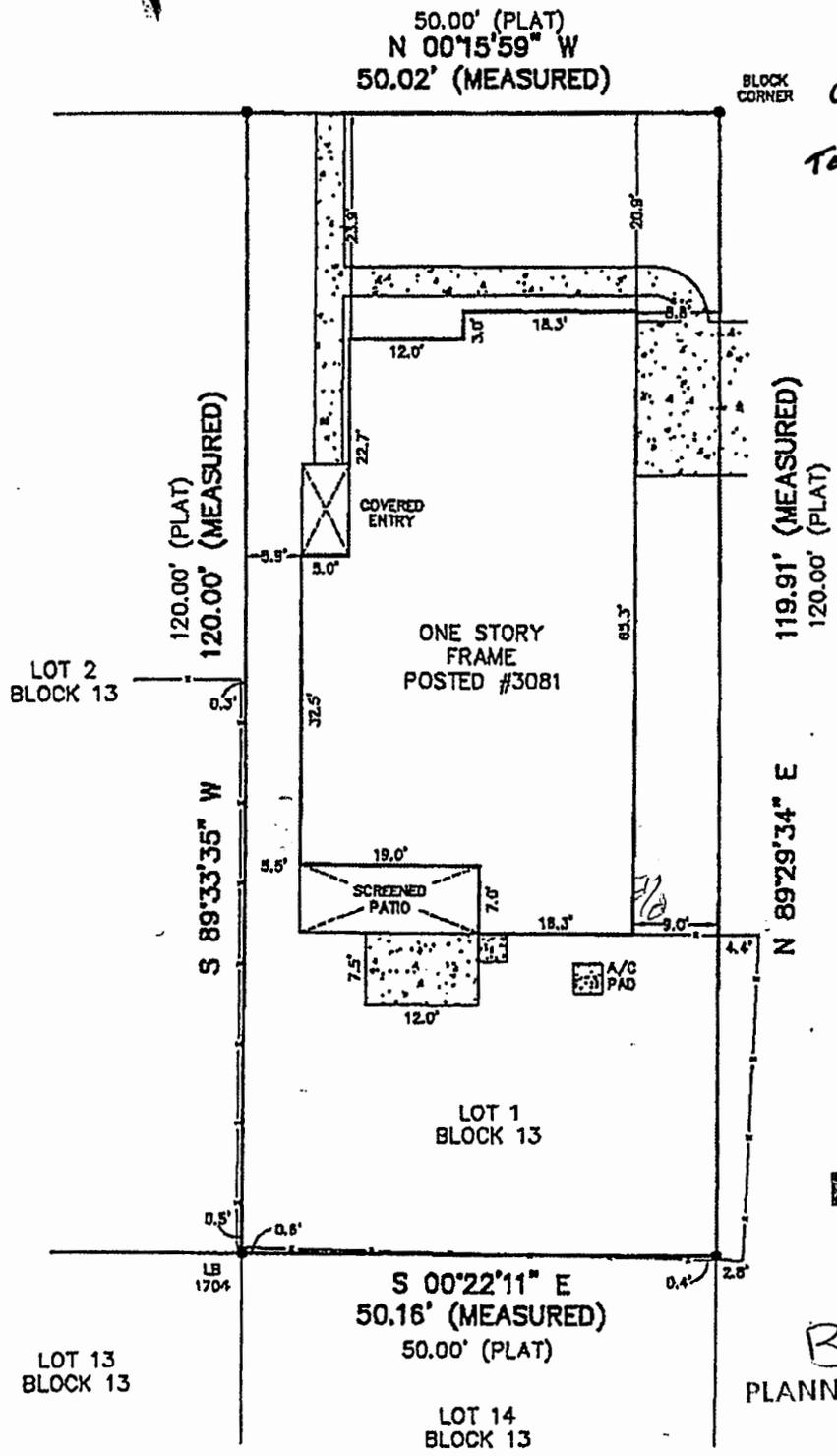
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	This lot is small. 6000sqft total House + Driveway already exceed the 35% impervious.
Special circumstances and conditions do not result from the actions of the applicant.	YES	This is normal for this area.
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	Other variances have been granted in this area
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	Other parcels in the area have been granted variances up to 50%.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	Adding 487 sq.ft. of pool deck is below swimming pool standards. Pool can absorb (400sqft.) 5" of rain water.
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	Existing grade will be used for pool deck height so as not to affect neighbor. House is on corner lot with streets on two sides.

**MAP SHOWING BOUNDARY SURVEY OF Existing**  
 LOT 1, BLOCK 13, JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 11,  
 PAGE 40, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
 CANDICE W. TREUEL  
 WELLS FARGO BANK, NA  
 HOMEGUARD TITLE & TRUST, LLC  
 FIDELITY NATIONAL TITLE GROUP

ST. JOHNS BOULEVARD  
 (50' RIGHT OF WAY)

TOTAL 6000  
 HOUSE 2115  
 WALKST 340  
 REINBAR 2455  
 90 40.9



LOT 2  
 BLOCK 13

LOT 1  
 BLOCK 13

LOT 14  
 BLOCK 13

**RECEIVED**

FEB 22 2018  
 BOA#08-100037  
 PLANNING & DEVELOPMENT

- LEGEND:**
- x — = FENCE
  - ⊙ = CONCRETE
  - = SET 1/2" REBAR STAMPED PSM#6148
  - = FOUND 1/2" IRON PIPE HD IDENTIFICATION (UNLESS OTHERWISE NOTED)
  - = 4"x4" CONCRETE MONUMENT
  - A/C = AIR CONDITIONER

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE

NOTES:

REVISIONS

**MAP SHOWING BOUNDARY SURVEY OF Proposed**  
 LOT 1, BLOCK 13, JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 11,  
 PAGE 40, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

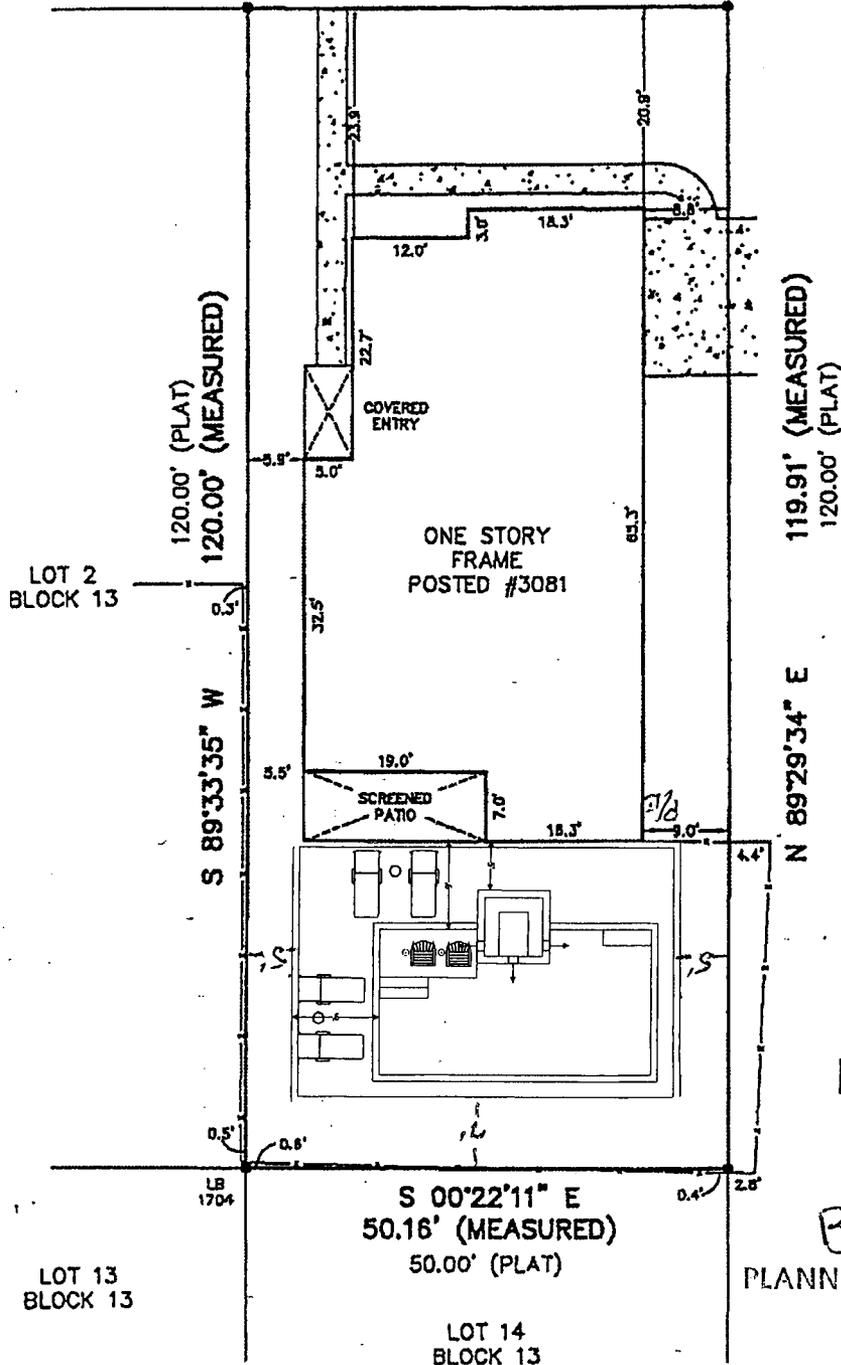
CERTIFIED TO:  
 CANDICE W. TREUEL  
 WELLS FARGO BANK, NA  
 HOMEGUARD TITLE & TRUST, LLC  
 FIDELITY NATIONAL TITLE GROUP



ST. JOHNS BOULEVARD  
 (50' RIGHT OF WAY)

50.00' (PLAT)  
 N 00°15'59" W  
 50.02' (MEASURED)

BLOCK CORNER



**RECEIVED**

FEB 22 2018

BDA#08-100037

PLANNING & DEVELOPMENT

**LEGEND:**

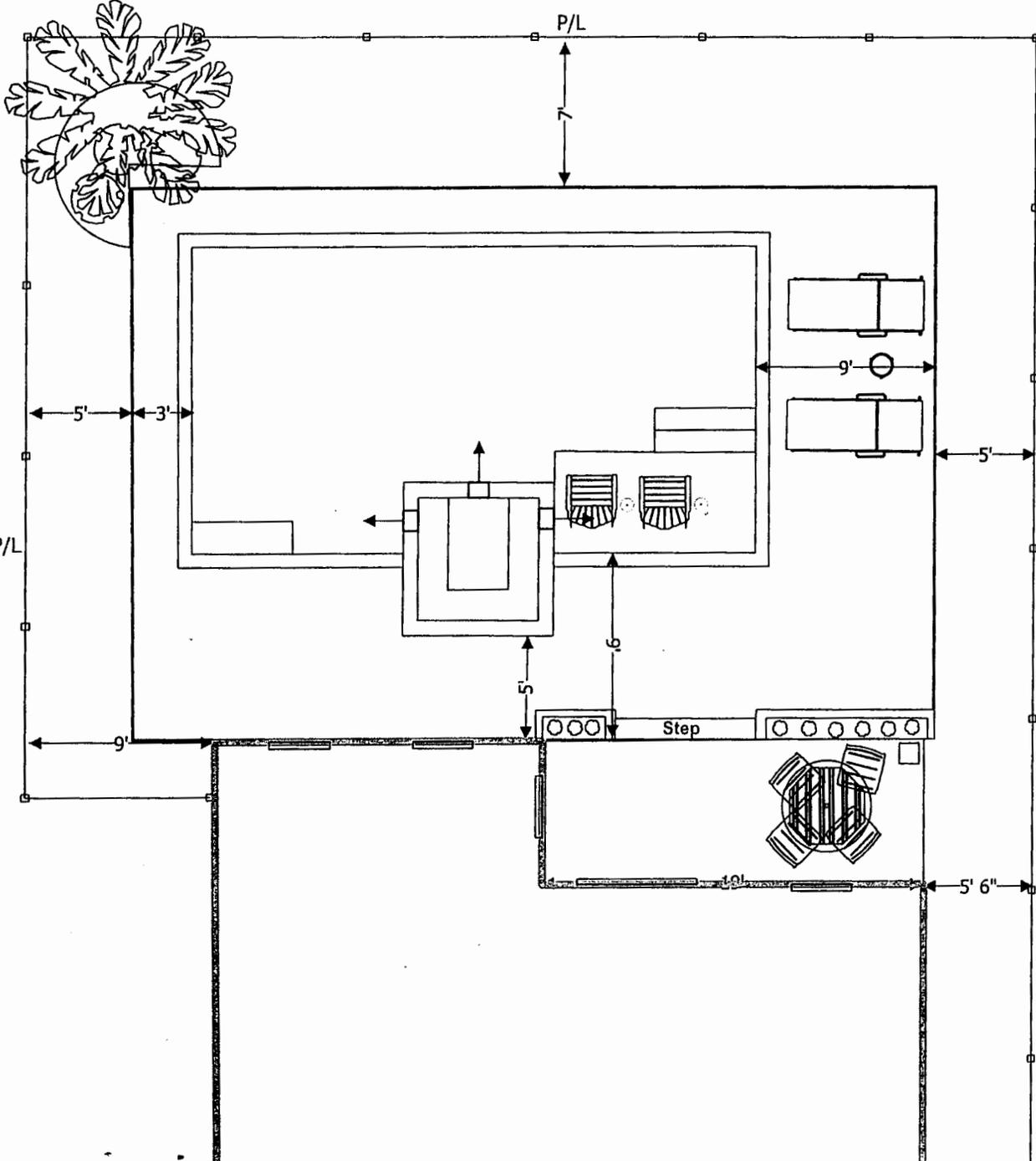
- x— = FENCE
- ⊙ = CONCRETE
- = SET 1/2" REBAR STAMPED PSM/5146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

PC = POINT OF CURVATURE

PT = POINT OF TANGENCY

PRC = POINT OF REVERSE CURVATURE

PCC = POINT OF COMPOUND CURVATURE



**RECEIVED**

FEB 22 2018  
 BOA # 18-10037  
 PLANNING & DEVELOPMENT



Owner: STIDHAM RESIDENCE State: FL.  
 Address: 3081 ST. JOHNS BLVD Zip: \_\_\_\_\_  
 City: JAX BCH  
 Phone: \_\_\_\_\_

This drawing is an artistic interpretation of the swimming pool. It is not meant to be an exact rendition. All dimensions are approximate.

X \_\_\_\_\_  
 Sign



# APPLICATION FOR VARIANCE

BOA No. 18-100040

HEARING DATE 4-17-2018

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**

MAR 12 2018

### APPLICATION INFORMATION

PLANNING & DEVELOPMENT

**Applicant Name:** Laura and Steve Guillaume **Telephone:** (303) 901-5665  
**Mailing Address:** 1031 1st Street S **E-Mail:** laura@guillaumeholdings.com  
Jacksonville Beach, FL 32250

**Agent Name:** Mark Macco **Telephone:** (904) 249-2724  
**Mailing Address:** 472 Osceola Avenue **E-Mail:** mark@maccoarchitects.com  
Jacksonville Beach, FL

**Landowner Name:** Laura and Steve Guillaume **Telephone:** (303) 901-5665  
**Mailing Address:** 1031 1st Street S **E-Mail:** laura@guillaumeholdings.com  
Jacksonville Beach, FL 32250

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.

RE# 181505-0000

### VARIANCE DATA

Street address of property and/or Real Estate Number: 3002 Ocean Dr S Jax Beach 32250  
 Legal description of property (Attach copy of deed): 15-92 10-3S-29E R/P PT DIV B Atlantic Shores Lot 1 Blk1  
 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 lot is non conforming at 6,783, (conforming is 10,0000)  
Section 34-336 (e)(i)c.1 for a front yard setback of 23'9" iLo 25' required. Section 34-336 (e)(i) c.2 for side yard setback of 7' iLo 10' each and  
(e)(i)c.3 for a rear yard setback of 22' iLo 30' required. Section 34-336 (e)(i) c for a lot coverage of 71.1% iLo 35% maximum, to allow for  
construction of a new single family dwelling.

Applicant's Signature: *Laura Ste* Date of Application: 2/28/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: A0

CODE SECTION (S): Section 34-336 (e)(i) C1 for a front yard setback of 23'9" iLo 25' required.  
Section 34-336 (e)(i) C2 for a side yard setback of 7' iLo 10' each as required.  
Section 34-336 (e)(i) C3 for a rear yard setback of 22' iLo 30' required  
Section 34-336 (e)(i) E for a lot coverage of 71.1% iLo 35% maximum.  
To allow for construction of a new single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100040

**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**  
MAR 12 2018

**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.	Y	The lot is non conforming at 6,783, (conforming is 10,000)
Special circumstances and conditions do not result from the actions of the applicant.		Adjacent property setbacks to the north and south encroach well beyond the stated legal 30' rear setback. Pushing the structure back a few more feet toward the ocean will allow for (2) off street parking spaces. Satisfying the current 15' setback will not allow a car to fit in the driveway.
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.		Adjacent properties in the neighborhood of Atlantic Shores have been granted greater variances than we are seeking.
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.	Y	1. We are asking for a 22'-0" rear set back in lieu of 30' predicated on the idea that the existing structure on the site as well as adjacent properties encroach into the rear setbacks at a greater amount than we are requesting. 2. We are asking for 7'-0" north and south setbacks in lieu of the 9.1' that exist on one side of the home from a previous 1994 variance. We ask this because there is a beach access that borders your northern property, so no neighboring structure would be affected by this request.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	We are asking for 71.1% lot coverage in lieu of 35% due to the lot is non conforming at 6,783, (conforming is 10,0000). We are asking for 7' side setbacks in lieu of the 9.1' currently in place.
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.		There is beach access bordering the Northern property line, so adjacent structures are not compromised by this request.

Ref. BDA#18-100040

**CITY OF JACKSONVILLE BEACH, FLORIDA**  
**APPLICATION FOR VARIANCE**

File No. **93-753A**  
Case No. **94-003**

This form is intended for submittal, along with the required attachments, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article VI, Division 6 Variances. An application for a variance will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request. All applications for a variance shall be accompanied by a nonrefundable fee of \$100.00.

**APPLICANT INFORMATION**

Land Owner's Name: **DON MCCLURE** Telephone No.:  
Mailing Address: **3002 OCEAN DRIVE S.** **359-0045**  
**JAX BEACH 32250**

Applicant's Name: **MICHAEL DUNLAP ARCHITECT** Telephone No.: **241-9692**  
Mailing Address: **1602 FIRST ST**  
**BEACH 32266**

**NOTE: Written authorization from the property owner is required if the applicant is not the owner. ENCLOSED**

Agent's Name: **MICHAEL DUNLAP ARCHITECT** Telephone No.: **241-9692**  
Mailing Address: **ABOVE**

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, if available:  
**3002 OCEAN DRIVE S. JAX BEACH**

Legal Description of Property (Attach copy of deed):  
**LOT 1, BLOCK 1, AS SHOWN ON THE PLAT OF ATLANTIC SHORES P.B.15 PAGE 92 DUVAL CO. FL.**

Current Zoning Classification: **RS-1** Future Land Use Map Designation:

A boundary survey or plat of the land, prepared by a registered land surveyor, that shows the location of all existing improvements and includes all relevant setbacks from property lines, is required to be submitted as part of this application. The survey or plat must show all proposed additions or improvements added to the drawing, to scale, including all relevant setbacks.

Code section(s) from which a variance is requested:  
**34-336** **REDUCE NORTH SIDE YARD FROM 10' TO 9.1'**  
**34-373** **REDUCE SOUTH SIDE YARD FROM 10' TO 7'**  
**INCREASE LOT COVERAGE TO 40% FROM 35%**

Reason for the variance request:  
**TO ACCOMMODATE A SECOND FLOOR ADDITION TO THE EXISTING RESIDENCE.**

Applicant's Signature **Michael Dunlap** Date of Application **26 DEC '93**

Ref. BOA # 18-100040

# City of Jacksonville Beach



904 / 249-2381 • ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

January 7, 1994

Robert M. Brantley, Engineer  
State Department of Natural Resources  
Bureau of Coastal Engineering and Regulations  
Marjory Stoneman Douglas Building  
Tallahassee, FL 32399

Re: Proposed addition to Don McClure residence  
3002 Ocean Drive South  
Jacksonville Beach, FL 32250

Dear Mr. Brantley:

The above referenced location is currently zoned RS-1, residential single family, therefore a permit for the proposed addition can be issued after approval by your department.

A variance was granted on January 4, 1994 for the existing setbacks for the existing footprint of the house and the proposed addition.

We will issue the permit upon receipt of an application package, including DNR permits, and a completed plan review.

Please contact my if any further information is needed.

Sincerely,



L. Lawrence Cooper

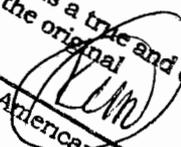
JLC/ks:dnr

cc: Michael Dunlap

Return to:  
North American Title Company  
10199 Southside Blvd., Suite 106  
Jacksonville, FL 32256

This Instrument Prepared  
under the supervision of:

Mark J. Loterstein, Esq.  
North American Title Company  
10199 Southside Blvd., Suite 106  
Jacksonville, FL 32256

This is a true and certified copy  
of the original  
  
North American Title Company

RECEIVED

Property Appraisers Parcel Identification (Folio) No.:  
181505-0000

MAR - 9 2018

18-100040

Our File No.: 11647-18-05787

PLANNING & DEVELOPMENT

### WARRANTY DEED

This Warranty Deed made this 9th day of March, 2018 by Pearlinda M Wallace, a single woman, whose mailing address is 3002 Ocean, Jacksonville Beach, FL 32250, hereinafter called the grantor(s), to Laura L. Guillaume and Steven R. Guillaume, Trustees of the Laura L. Guillaume Living Trust dated August 13, 2013 and Steven R. Guillaume and Laura L. Guillaume, Trustees of the Steven R. Guillaume Living Trust dated August 13, 2013, whose post office address is 3002 Ocean, Jacksonville Beach, FL 32250, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Duval County, State of Florida, viz:

Lot 1, Block 1, Atlantic Shores Ocean Front Section-Division "B", according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 92, of the Public Records of Duval County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*  
\_\_\_\_\_  
First Witness Signature

*Katrina McKinney*  
\_\_\_\_\_  
Printed Signature

*Audrey Tindell*  
\_\_\_\_\_  
Second Witness Signature

*Audrey Tindell*  
\_\_\_\_\_  
Printed Signature

*Pearllinda M Wallace*  
\_\_\_\_\_  
Pearllinda M Wallace

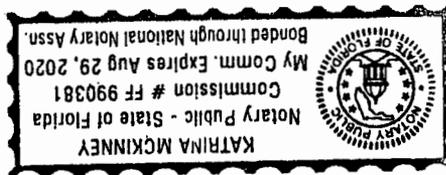
State of Florida

County of Duval

The foregoing instrument was acknowledged before me this 9th day of March, 2018 by Pearllinda M Wallace, who has produced \_\_\_\_\_ as Identification or is personally known to me to be the persons therein.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Florida

My commission expires:  
Seal



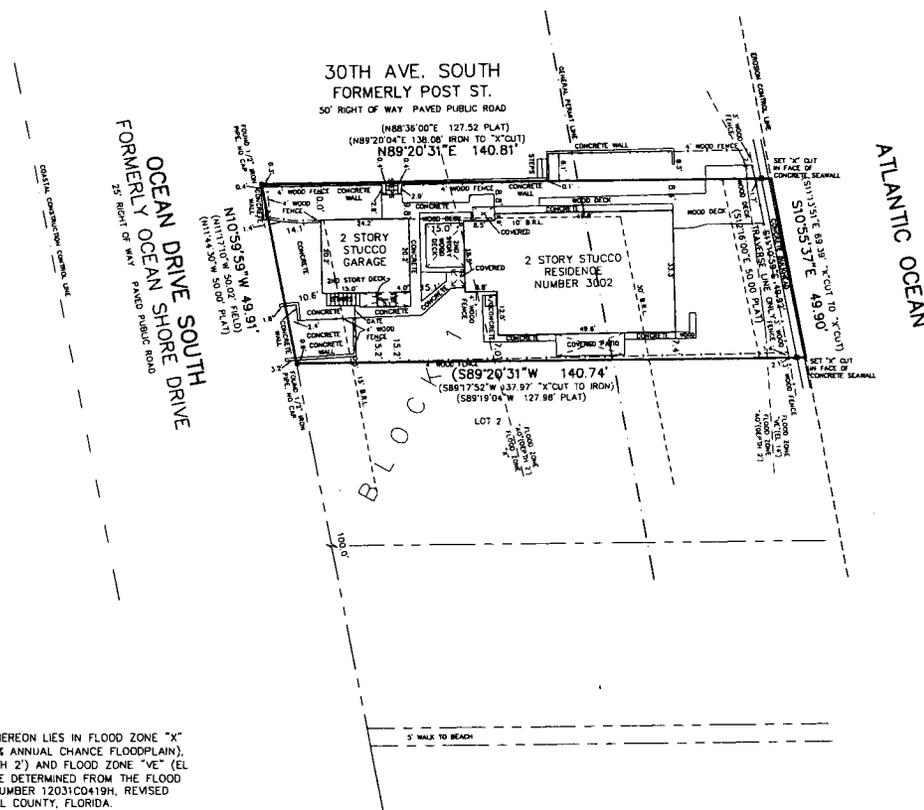
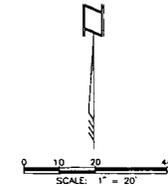
**RECEIVED**

MAR - 9 2018  
*18-100040*  
**PLANNING & DEVELOPMENT**

Existing

### MAP SHOWING SURVEY OF

LOT 1, BLOCK 1, ATLANTIC SHORES OCEAN FRONT SECTION-DIVISION B AS RECORDED IN PLAT BOOK 15, PAGE 92, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
  2. BEARINGS BASED ON A CALCULATED LINE BETWEEN DEPARTMENT OF NATURAL RESOURCES MONUMENT NUMBERS 72-81-A32 AND 78-79-A33 PER THE COASTAL CONSTRUCTION CONTROL LINE FOR DUVAL COUNTY, FLORIDA, BASED ON GPS OBSERVATIONS.
  3. THE CURRENT COASTAL CONSTRUCTION CONTROL LINE IS RECORDED IN MAP BOOK C, PAGES 72 THROUGH 72H, DUVAL COUNTY, RECORDED JULY 21, 1992.
  4. THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 35, PAGES 58, 59A & 59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IS THE EASTERLY MOST PROPERTY LINE FOR PRIVATE LANDS IN SAID COUNTY.
  5. THE OWNER OF RECORD PER THE DUVAL COUNTY PROPERTY APPRAISERS OFFICE IS ROSA LEE ROGER MCCLURE REVOCABLE TRUST.
  6. GPS RUN USING SPECTRA PRECISION EPOCH 50 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE.
  7. THE GENERAL PERMIT LINE SHOWN AS PER OFFICIAL RECORDS BOOK 12975, PAGE 1781 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  8. BUILDING RESTRICTION LINES AS PER PLAT.
  9. B.R.L. DENOTES BUILDING RESTRICTION LINE.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), FLOOD ZONE "AO" (DEPTH 2') AND FLOOD ZONE "VE" (EL 14') AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031CO419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

RECEIVED

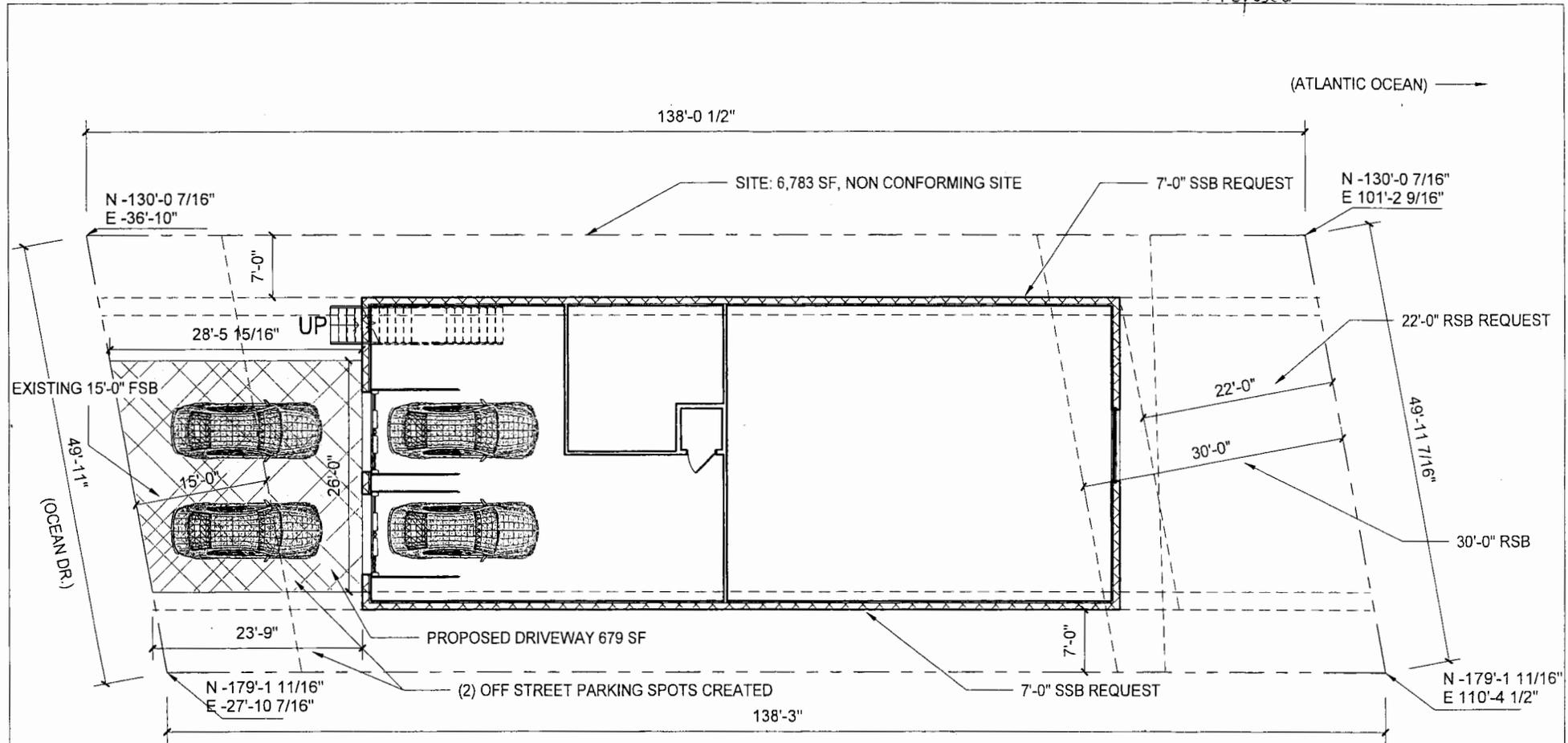
MAR 2 2018  
18-100040  
PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF LAURA AND STEVEN GUILLAUME.

DONN W. BOATWRIGHT, P.S.M.  
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295  
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Proposed



### BUILDING FOOTPRINT

3/32" = 1'-0"

March 12-2018  
18-100040

**MARK MACCO ARCHITECTS**

FORWARD DESIGN. UNPARALLELED EXECUTION.

www.MaccoArchitects.com

472 OSCEOLA AVENUE  
 JACKSONVILLE BEACH, FL 32250  
 E: Info@MaccoArchitects.com  
 PH: 904. 249-ARCH (2724)

MARK MACCO, AIA NCARB  
 FLORIDA REGISTRATION: #  
 AR96004

**GUILLAUME RESIDENCE**  
 3002 OCEAN DR. SOUTH, JACKSONVILLE BEACH, FL 32250

### VARIANCE REQUEST

Project Number 2018 6  
 Date MARCH 5TH, 2018  
 Drawn By MWM  
 Checked By MWM

# V 100



# APPLICATION FOR VARIANCE

BOA No. 18-100043

HEARING DATE 4/17/18

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

MAR - 5 2018

PLANNING & DEVELOPMENT

## APPLICATION INFORMATION

Applicant Name: Roy Viteri Telephone: 832-046-9018  
 Mailing Address: 8830 Kilrenny Drive E-Mail: royviteri@gmail.com  
HOUSTON (Spring) TX 77280  
 Agent Name: FRANK MARRETT Telephone: 973 751 8322  
 Mailing Address: 181 Potomac Bay E-Mail: evelyn@marrettopropti.net  
 Landowner Name: Roy Viteri Telephone: 832-046-9018  
 Mailing Address: 1916 North 1st Street E-Mail: royviteri@gmail.com  
JACKSONVILLE, FL 32050

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.

Re# 175444-0000

## VARIANCE DATA

Street address of property and/or Real Estate Number: 1916 North 1st Street  
 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). Granting this VARIANCE will ease congestion on 1st Street by allowing better use of the properties area rather than the city street creating a buffer between houses will allow for better water absorption and less flooding.  
 Applicant's Signature: Roy Viteri Date of Application: 2/14/18

THIS BOX FOR OFFICE, USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: \_\_\_\_\_  
 CODE SECTION (S): Section 34-338 (e)(1)(e) for lot coverage of 56.9% ILO 35% maximum. Section 34-373 (d) for a parking area setback of 0 ft. ILO 5ft. required, for a driveway addition to an existing single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100093

**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**

**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.

PLANNING & DEVELOPMENT

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 Layout of the current driveway is situated from the right side of the structure to the property line.
Special circumstances and conditions do not result from the actions of the applicant.	No	The area is already used as a driveway, our intent is to improve the deteriorating condition of the driveway as it stands
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.	NO	
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	The property has no other parking other than the street directly in front of the house. The driveway allows the for the best use of the land with regard to not parking on the public street and to reduce congestion.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	We are seeking only the width of a single car for the driveway, we are also creating a green Buffer between the property lines which does not currently exist.
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 this Variance will ease congestion on 1ST St by allowing better use of the properties area rather than the city street. creating a buffer between houses will allow for better water absorption and less flooding

11 NORTH 3<sup>RD</sup> STREET, JACKSONVILLE BEACH, FL 32250

PHONE (904) 247-6231

FAX (904) 247-6107

**PC #45-02 - Public Hearing**

**Owner:** Don Reinhard  
P.O. Box 49217  
Jacksonville Beach, FL 32240-9217

**Applicant:** Same

**Agent:** N/A

**Location:** 1916 North 1<sup>st</sup> Street, a.k.a. S 27' of E 85' Lot 3, N 29' of E 85' Lot 4, Block 192, R/P PT Ocean Villa.

**Request:** Conditional use approval of a single-family dwelling, pursuant to Section 34-338, RS-3 zoning standards in a *Residential, multiple-family: RM-2* zoning district to allow conversion of a two-family dwelling to a single-family home.

**Comments:** The applicant owns the subject property on the west side of N. 1<sup>st</sup> St., between 18<sup>th</sup> and 19<sup>th</sup> Avenue South and wishes to convert it from a two-unit building to a single-family dwelling. Review of the building's layout and past alterations indicate that it was likely originally constructed as a single-family home, and converted at some point into two apartments. The building sits on an approximately 56' x 85' lot, with little on-site parking.

The property lies immediately adjacent to similar sized multifamily uses on its west, north and south sides, with the high-rise Pelican Point condominium across 1<sup>st</sup> St. to the east. None of these properties should be negatively impacted by the approval of this request, and their property values should not be affected. Given the small size of the lot, and the limited parking availability, use of this property to support a single family home is actually preferable over its continued use as a two apartments.

**Recommendation:** Approval.



# City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

## CERTIFIED MAIL - RETURN RECEIPT REQUESTED

November 26, 2002

Don Reinhard  
P.O. Box 49217  
Jacksonville Beach, FL 32240-9217

RE: Planning Commission Case PC# 45-02  
1916 North 1st Street

Dear Mr. Reinhard:

The City of Jacksonville Beach Planning Commission met on Monday, November 25, 2002 in the Council Chambers to consider your conditional use application.

As indicated in the application, the request was for an approval of a conditional use to 34-340(d)(12) of the Jacksonville Beach Land Development Code to allow a single-family dwelling, pursuant to Section 34-338, RS-3 standards, in a RM-2 zoning district to allow conversion of a two-family dwelling to a single-family home. Your request was granted as written.

Should you have any further questions relative to this matter, please feel free to contact me at (904) 247-6232.

Sincerely,

Marie Hobbs  
Permit Specialist

RECEIVED

MAR - 5 2018

Richard and Vivian Smith  
1924 1<sup>st</sup> Street North  
Jacksonville Beach, FL 32250

PLANNING & DEVELOPMENT

March 02, 2018

City of Jacksonville Beach  
Department of Planning & Development  
11 North Third Street  
Jacksonville Beach, FL 32250

Re: Property 1916 1<sup>st</sup> Street North, Jacksonville Beach  
Owner: Roy Viteri

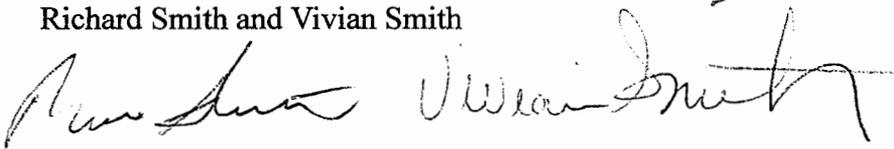
To: The Board of Adjustment:

This letter is to state our approval with the homeowner, Roy Viteri of 1916 1<sup>st</sup> Street North, Jacksonville Beach and the owners desire to install pavers in their driveway. As their adjoining neighbor, we have no objections to this addition to their property.

If you should have any questions, please feel free to contact me Richard Smith at 904 504-9390.

Sincerely,

Richard Smith and Vivian Smith

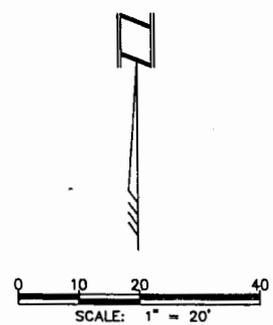
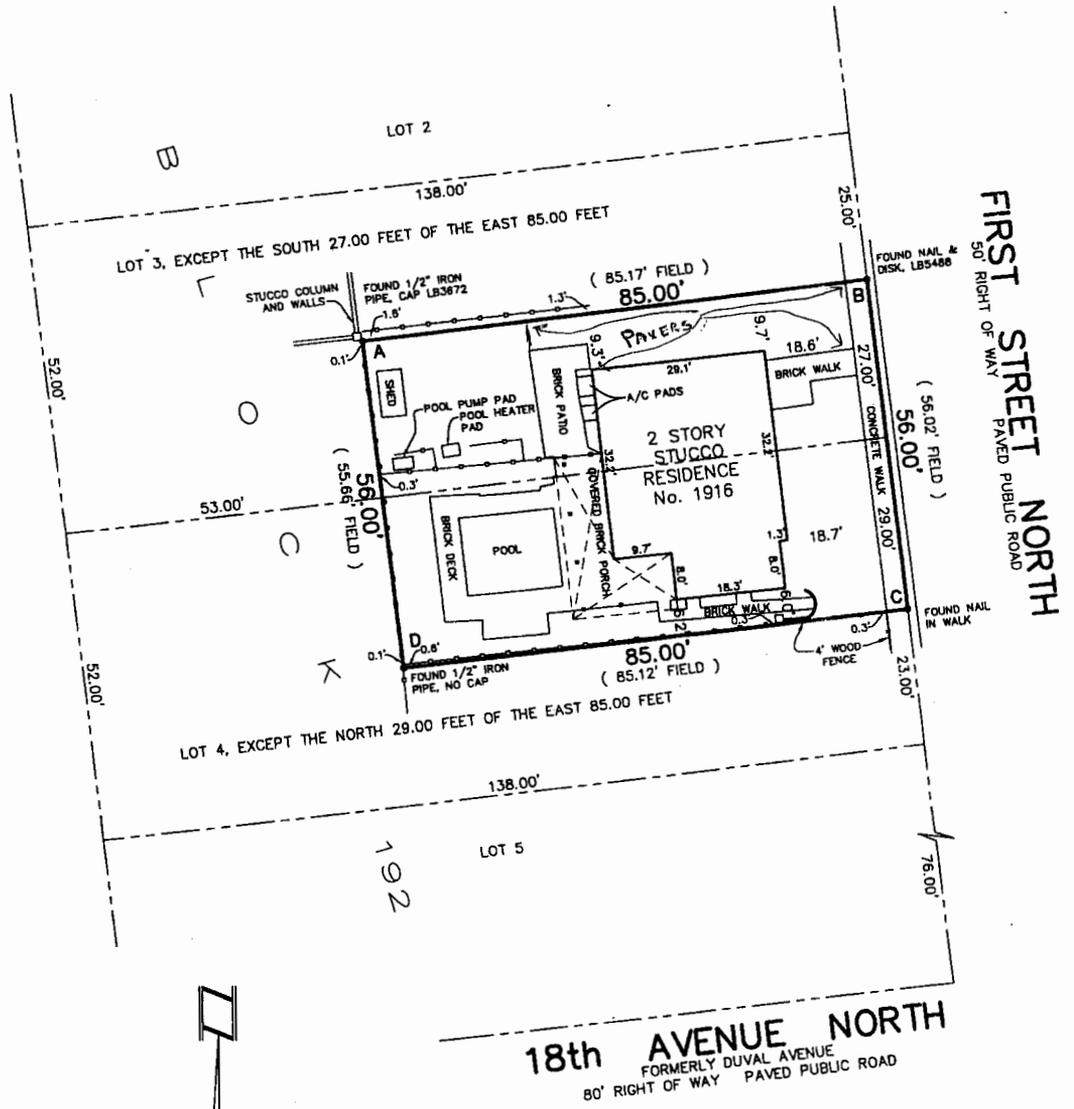
Handwritten signatures of Richard Smith and Vivian Smith in cursive script.



Proposed

# MAP SHOWING SURVEY OF

THE SOUTH 27.00 FEET OF THE EAST 85.00 FEET OF LOT 3, TOGETHER WITH THE NORTH 29.00 FEET OF THE EAST 85.00 FEET OF LOT 4, BLOCK 192, OCEAN VILLA AS RECORDED IN PLAT BOOK 12, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES
1. THIS IS A BOUNDARY SURVEY.
  2. NO BUILDING RESTRICTION LINES PER PLAT.
  3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:  
 A = 90°30'22"  
 B = 89°26'33"  
 C = 90°19'02"  
 D = 89°44'03"
  4. NORTH PROTRACTED FROM PLAT.

RECEIVED

MAR - 5 2013

PLANNING & DEVELOPMENT

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF ROY VITERI; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; and BRYAN C. GOODE III, P.A.

DONN W. BOATWRIGHT, P.S.M.  
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295  
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

CHECKED BY: \_\_\_\_\_  
DRAWN BY: SWC  
FILE: 2013-0742

**BOATWRIGHT LAND SURVEYORS, INC.**  
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: AUGUST 12, 2013  
SHEET 1 OF 1

B2013-742



# APPLICATION FOR VARIANCE

BOA No. 18-100045  
HEARING DATE 4-17-18

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  
MAR - 6 2018

PLANNING & DEVELOPMENT

## APPLICATION INFORMATION

Applicant Name: William & Ann Pinner Telephone: 904-626-9112  
 Mailing Address: 1902 1st St. South E-Mail: BP1961@me.com  
Jacksonville Bch, FL  
 Agent Name: 32250 Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: SAME AS ABOVE Telephone: 904-626-9112  
 Mailing Address: \_\_\_\_\_ E-Mail: BP1961@me.com

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: 1902 South 1st Street RE# 179297-0000  
 Legal description of property (Attach copy of deed): lot 1, N 1/2 lot 2, Blk AA, Permenters R/P of South Pablo Beach  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Please See Attached

Applicant's Signature: Ann M Pinner Date of Application: 3/16/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: \_\_\_\_\_  
 CODE SECTION (S): Section 34-340 (e)(2) C.1 for a front yard setback of 9.9 ft 120 20ft. required and Sect 34-340 (e)(2) f for Lot coverage of 42.5% 120 35% maximum, to allow for improvements to an existing single family dwelling and an addition of a detached garage.

## **Cathy Martinich**

---

**From:** Bill Pinner <bp1961@icloud.com>  
**Sent:** Wednesday, March 07, 2018 4:08 PM  
**To:** Cathy Martinich  
**Subject:** PINNER-1902 1st St S Hardship application

Ann and William Pinner hardship at our residence at 1902 1st St S is:

We have a stairway to the second floor that is unsafe because of the depth of the "tread" in only 6-7 inches deep. We cannot easily navigate the stairs. Because of the height of the interior structure is limited, we can't make a landing or turn the existing staircase. We have consulted several professionals and they came to the conclusion the best way to correct this is to place staircase in an addition to the existing home.

We also have a problem with storage of outdoor tools (lawnmower, bicycles, grills, etc.. Therefore we have requested to build a garage in order to place these in. Maybe even a car as parking in this area is at a premium.

**RECEIVED**

MAR - 7 2018

18-100045

PLANNING & DEVELOPMENT

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100045

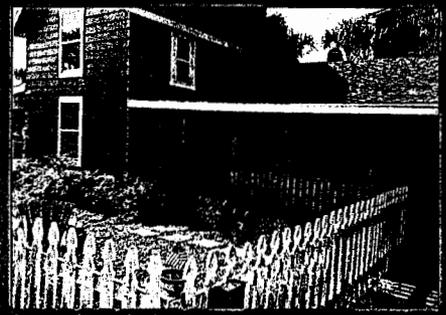
**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**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.		<i>Existing 1906 House has substantial floor settling. Stairways must be relocated to fix.</i>
Special circumstances and conditions do not result from the actions of the applicant.		<i>House build 1906</i>
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.		
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.		<i>Want to keep existing house, cant with out relocated interior stair case to exterior wall</i>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		<i>Yes</i>
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.		<i>House is a part of historic hood for years</i>

BDA#18-100045 Existing Survey

ORDERED BY:



PROPERTY ADDRESS: 1902 FIRST STREET SOUTH JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL1507.0163

FIELD WORK DATE: 7/7/2015

REVISION DATE(S): (REV.0 7/10/2015)

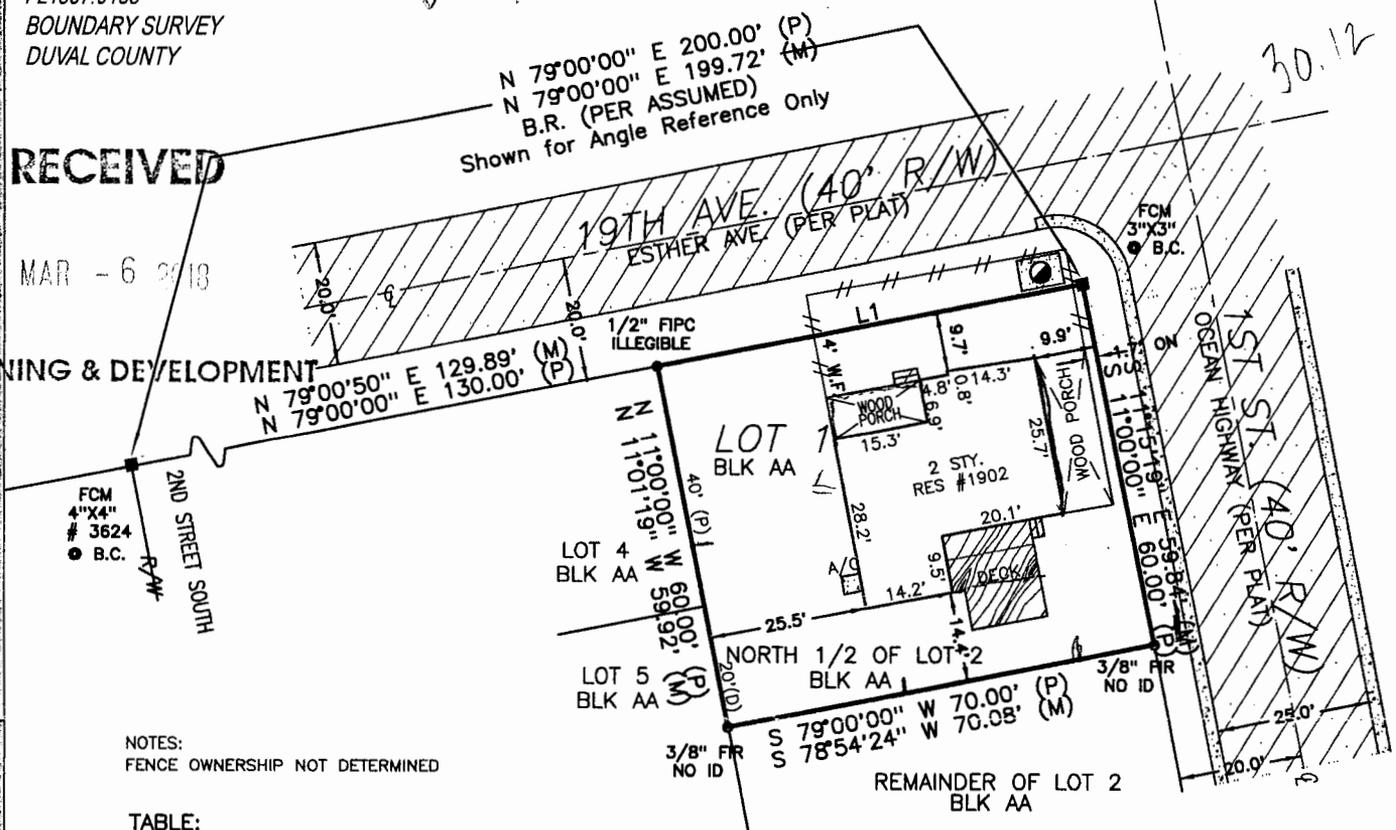
FL1507.0163  
BOUNDARY SURVEY  
DUVAL COUNTY

*Handwritten:* 1355.4

RECEIVED

MAR - 6 2018

PLANNING & DEVELOPMENT



NOTES:  
FENCE OWNERSHIP NOT DETERMINED

TABLE:  
L1 N 79°00'00" E 70.00' (P)  
N 78°58'28" E 69.83' (M)

*Handwritten:* 100 288 0467

*Handwritten calculations:*  
2.25 x 30 = 67.5  
1.75/10 x 30 = 58.12  
60 x 70 = 4200  
3500 FT  
35%  
3923.43  
1375.20

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

WILLIAM E. LUCAS  
State of Florida Professional Surveyor and Mapper  
License No. 5782



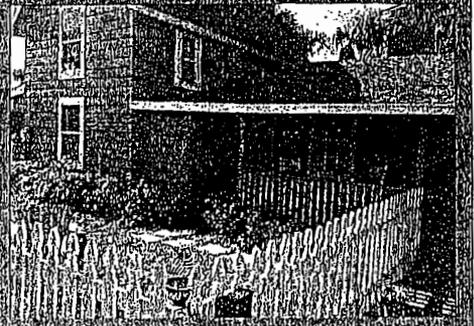
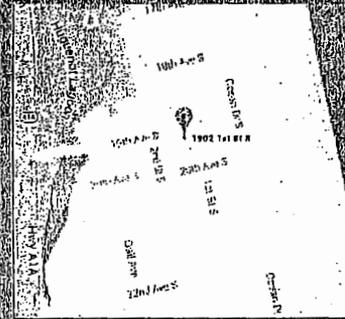
GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.



BOA #18-100045

Proposed

ORDERED BY:



PROPERTY ADDRESS: 1902 FIRST STREET SOUTH JACKSONVILLE BEACH, FLORIDA 32250

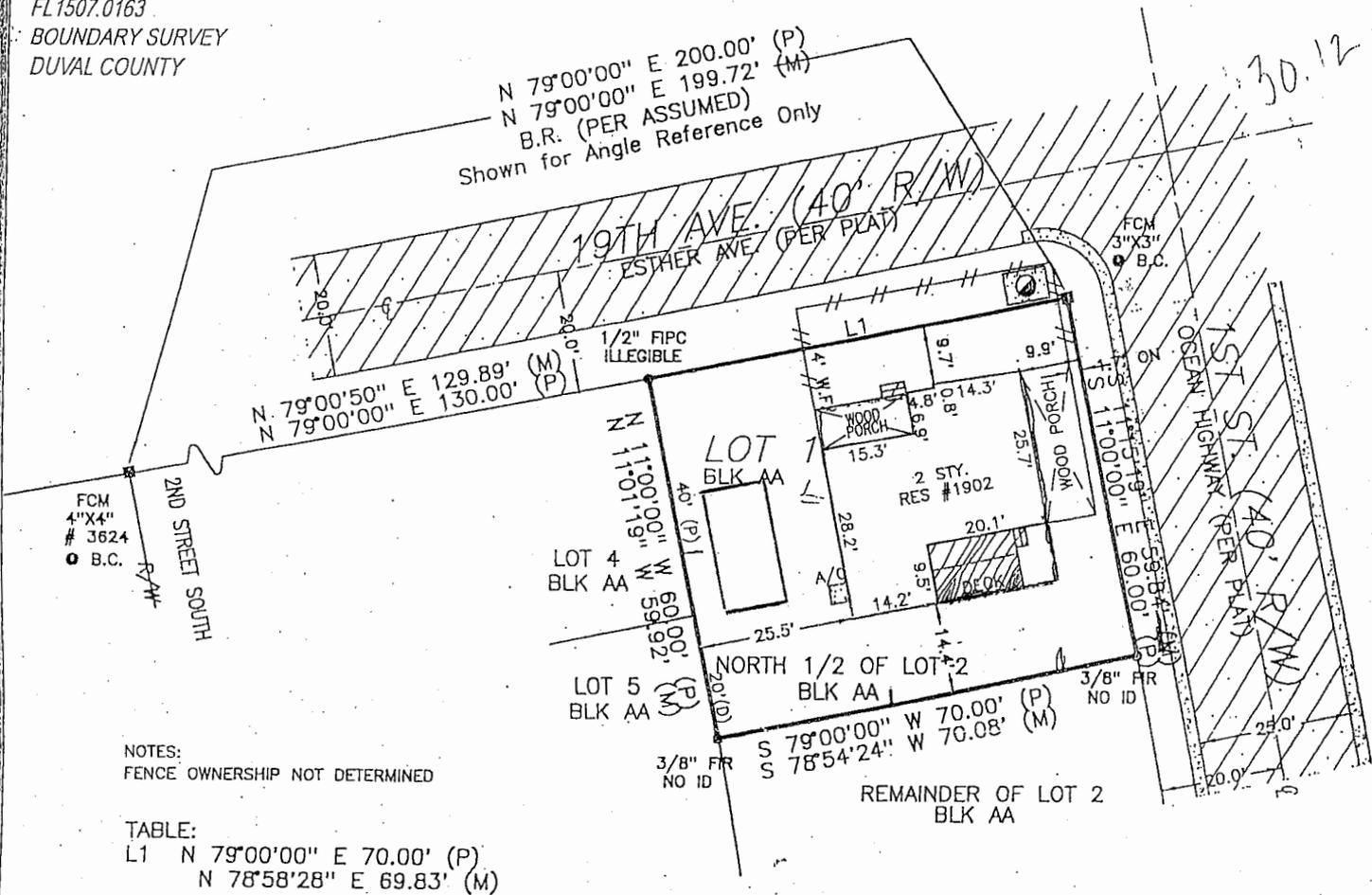
SURVEY NUMBER: FL1507.0163

FIELD WORK DATE: 7/17/2015

REVISION DATE(S): (REV.0 7/10/2015):

FL1507.0163  
BOUNDARY SURVEY  
DUVAL COUNTY

N 79°00'00" E 200.00' (P)  
N 79°00'00" E 199.72' (M)  
B.R. (PER ASSUMED)  
Shown for Angle Reference Only



NOTES:  
FENCE OWNERSHIP NOT DETERMINED

TABLE:  
L1 N 79°00'00" E 70.00' (P)  
N 78°58'28" E 69.83' (M)

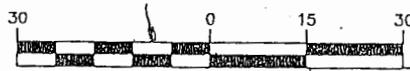
RECEIVED

MAR - 6 - 2018

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

WILLIAM E. LUCAS  
State of Florida Professional Surveyor and Mapper  
License No. 5782

PLANNING & DEVELOPMENT



GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.





# APPLICATION FOR VARIANCE

BOA No. 18-100046  
HEARING DATE 4-17-2018

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  
MAR - 6 2018

PLANNING & DEVELOPMENT

## APPLICATION INFORMATION

Applicant Name: RAYMOND Kletzing Telephone: 904-246-3130  
 Mailing Address: 3080 2nd St. South E-Mail: Kletzing@att.net  
JACKSONVILLE BEACH FL 32250

Agent Name: CHRISTOPHER WHITE, Esq Telephone: 904-777-7777  
 Mailing Address: 1837 Hendricks Ave E-Mail: white@harriseguidi.com  
JACKSONVILLE FL 32207

Landowner Name: RAYMOND A. Kletzing Trust Telephone: 904-246-3130  
 Mailing Address: 3080 2nd St South E-Mail: Kletzing@att.net  
JACKSONVILLE BEACH FL 32250

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: 7 2nd Av. South, Tax Bck Fl 32250  
 Legal description of property (Attach copy of deed): South 1/3 of East 1/2 of Lot 4 Block 11 Pablo Bck S  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Demolish existing two family home with no off street parking and erect new single family home with off street parking on the existing footprint. Hardship results because lot of record is nonconforming.

Applicant's Signature: Raymond Kletzing Date of Application: 3/6/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: CBD \* RS-3 S.F. Conditional Use FLOOD ZONE: A0

CODE SECTION (S): Section 34-338 (e)(1)C1 for a front yard setback of 1 ft. 120 20ft. required  
Section 34-338 (e)(1)C2 for a side yard setback of 2.6 ft. 120 5ft required and corner side yard of 0.75 ft. 120 10' required for a total side yard setback of 3.3 ft. 120 15ft required.  
Section 34-338 (e)(1)C for 63% Lot coverage 120 35% maximum to allow construction of a new single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-1000/fe

**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

**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.

MAR - 6 2018

PLANNING & DEVELOPMENT

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	21x125 lot with two story structure built in 1989
Special circumstances and conditions do not result from the actions of the applicant.	No	Applicant has owned property since Oct '86 in its current state.
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.	No	Applicant proposes to build a new single family home on the existing footprint.
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	Nonconforming lot of record Applicant would not be able to build a reasonable structure without relief.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant wishes to build a new structure that would not exceed the current structures footprint.
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	Applicants proposed structure will be less intensive (density)

EXHIBIT "A"

The South 21.0 feet of the East 1/2 of Lot 4, Block 11, PABLO BEACH SOUTH, as recorded in Plat Book 3, page 28, together with land lying East of, adjacent to and between the Easterly projections of the North and South lines of said South 21.0 feet of the East 1/2 of Lot 4, to the erosion control line of the Atlantic Ocean.

RECEIVED

MAR - 6 2018

18-100046

PLANNING & DEVELOPMENT

86-108195  
Oct 15 3 27 PM '86

FILED AND RECORDED IN PUBLIC  
SCALES OF DALLAS COUNTY, FLA.

CLERK OF COUNTY COURT

# City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

Ref. BOA #18-10004ee

June 17, 1997

Celeste Harrison  
1535 San Marco Blvd  
Jacksonville, FL 32207

RE: Case No. BOA 43-97  
7 and 9 S. 2nd Avenue

Dear Ms. Harrison:

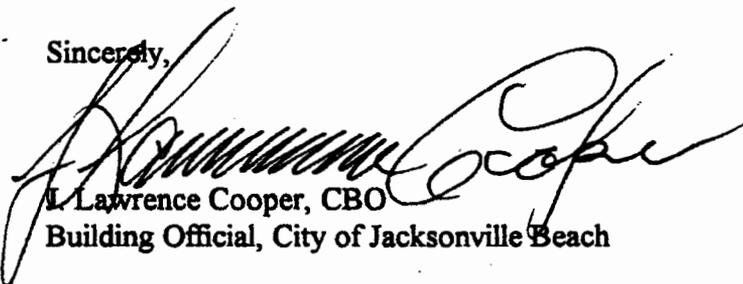
The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. June 3, 1997 to consider your variance application.

As indicated in the application, the request was for a variance to allow no additional parking in lieu of three (3) off-street parking spaces required for the conversion of a downstairs apartment into an office, in the Central Business District. This request was granted with the restriction that it be used for Health Services only.

You are required to apply for a building permit for this project. A copy of the building permit application is attached, please complete and submit the application along with two copies of your plans and two copies of your survey to our office before you begin work on this project.

If you have any questions regarding this variance, please feel free to call me at (904)247-6235.

Sincerely,



L. Lawrence Cooper, CBO  
Building Official, City of Jacksonville Beach

JLC/bkc

Attachment



CERTIFIED MAIL RECEIPT# 7017 0660 0000 0986 8767

December 12, 2017

Ref. BOA #18-10004ce

Mr. Raymond A. Kletzing  
3080 2<sup>nd</sup> Street South  
Jacksonville Beach, FL 32250

RE: **Planning Commission Case: PC# 52-17**  
**Conditional Use Application** for a proposed single-family dwelling on property located in the *Central Business District: CBD* zoning district, located at 7 2nd Avenue South.

The City of Jacksonville Beach Planning Commission met on Monday, December 11, 2017 in Council Chambers to consider your **Conditional Use Application** for a proposed single-family dwelling on property located in the *Central Business District: CBD* zoning district, pursuant to Section 34-345(d)(9) of the Jacksonville Beach Land Development Code, for property located at 7 2nd Avenue South.

The request was Approved.

Please remove the public notices posted on the property. Please provide a copy of this letter when submitting building permits or other applications. Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP  
Senior Planner

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

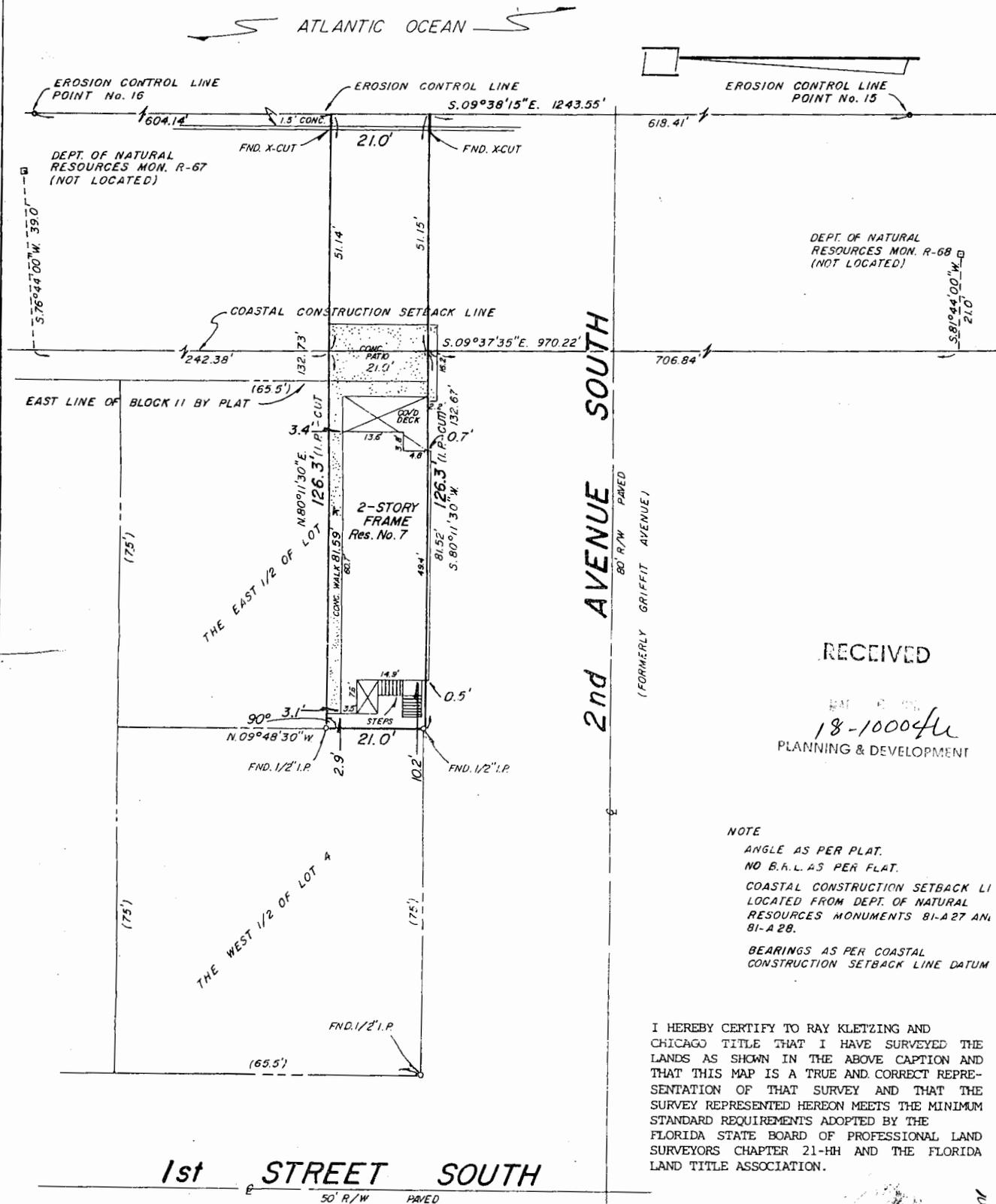
Planning@jaxbchfl.net

www.jacksonvillebeach.org



THE SOUTH 21.0 FEET OF THE EAST 1/2 OF LOT 4, BLOCK 11, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3 PAGE 28, TOGETHER WITH THE LAND LYING EAST OF, ADJACENT TO AND BETWEEN THE EASTERLY PROJECTIONS OF THE NORTH AND SOUTH LINES OF SAID SOUTH 21.0 FEET OF THE EAST 1/2 OF LOT 4, TO THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN.

THESE BEING THE SAME LANDS AS THOSE DESCRIBED AS THE SOUTH 1/3 OF THE EAST 1/2 OF LOT 4, BLOCK 11, PABLO BEACH SOUTH ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK AR PAGE 270 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



RECEIVED

18-10004u  
PLANNING & DEVELOPMENT

NOTE  
ANGLE AS PER PLAT.  
NO B.A.L. AS PER PLAT.  
COASTAL CONSTRUCTION SETBACK LI  
LOCATED FROM DEPT. OF NATURAL  
RESOURCES MONUMENTS 81-A27 AND  
81-A28.  
BEARINGS AS PER COASTAL  
CONSTRUCTION SETBACK LINE DATUM

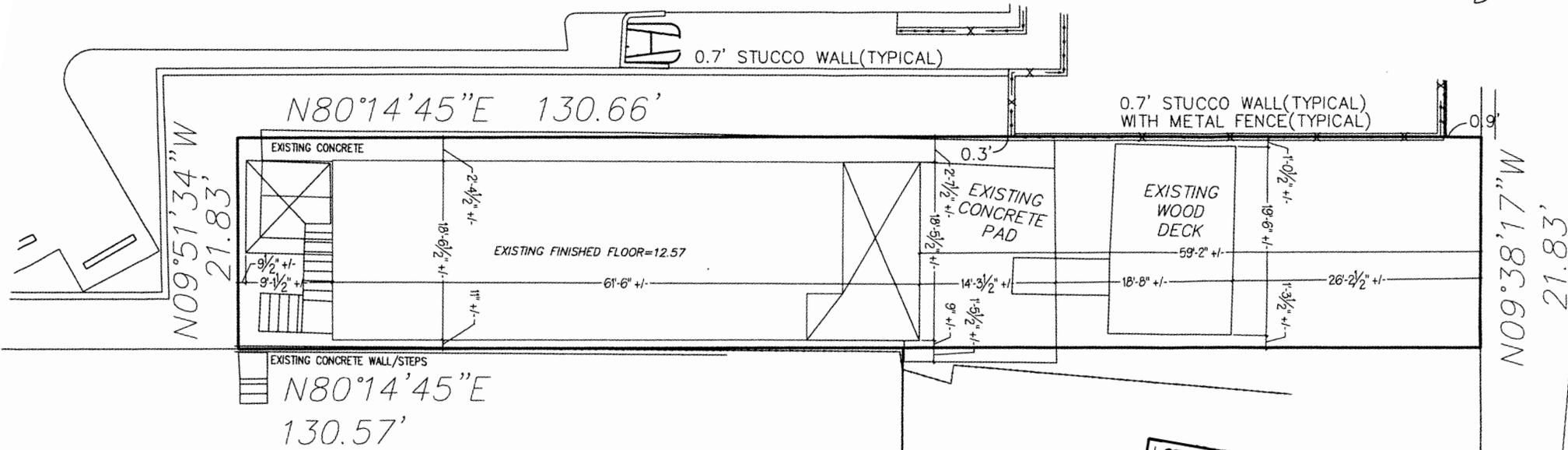
I HEREBY CERTIFY TO RAY KLETZING AND CHICAGO TITLE THAT I HAVE SURVEYED THE LANDS AS SHOWN IN THE ABOVE CAPTION AND THAT THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM STANDARD REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS CHAPTER 21-HH AND THE FLORIDA LAND TITLE ASSOCIATION.

RECHECK FEBRUARY 2, 1987  
COASTAL CONSTRUCTION SETBACK LINE LOCATED OCT. 1, 1986  
I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "B" AS SHOWN ON THE FLOOD HAZARD BOUNDARY MAP FOR JACKSONVILLE BEACH, FLORIDA.

THIS SURVEY NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL OF SURVEYOR SIGNED HEREON

W. BOATWRIGHT  
DONN W. BOATWRIGHT, STATE OF FLORIDA REG. LAND SURVEYOR No. 3295

Existing



EXISTING ARCH SITE PLAN 1"=10'

# SECOND (2ND) AVENUE SOUTH

(FORMERLY GRIFFITH AVENUE) 80' RIGHT-OF-WAY  
PAVED PUBLIC ROAD

LOT COVERAGE - EXISTING	
TOTAL LOT SQ FT = 2,850 (2421 PER TAX ROLL)	
35% MAX = 997.5 MAX SQ FT	
FOOTPRINT OF BLDG	TOTAL SQ.FT.
TOTAL BUILDING	1,224 SQ.FT.
CONCRETE PAD	1,224 SQ.FT.
STAIRS	270 SQ.FT.
WOOD DECK	43 SQ.FT.
TOTAL COVERED AREA	2,761 SQ.FT.
TOTAL 64% LOT COVERAGE	

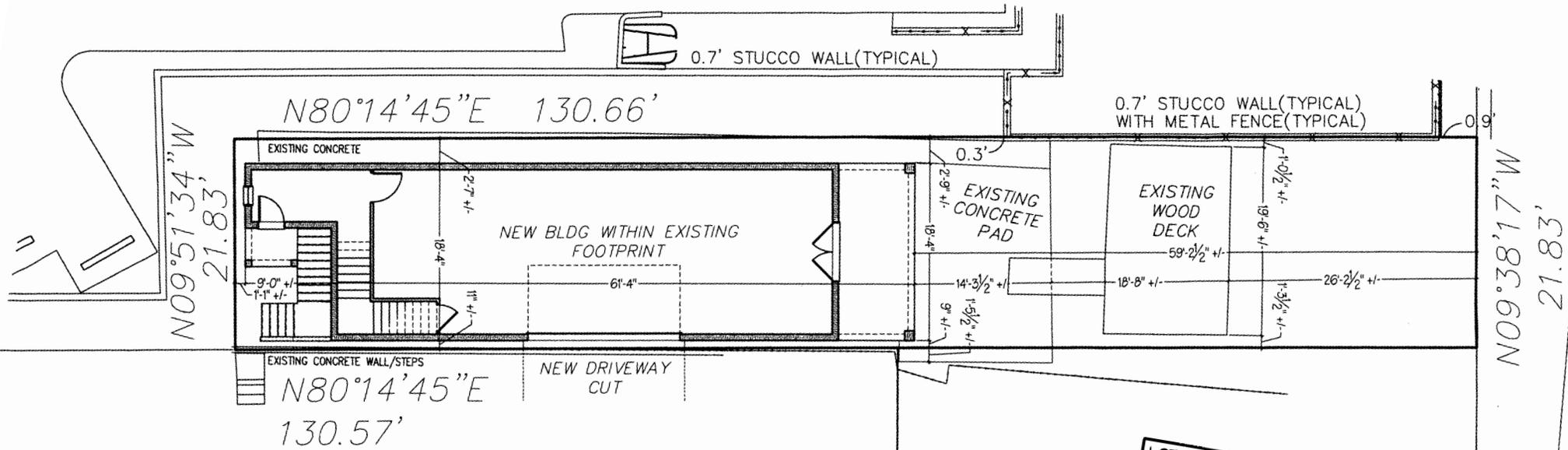
RECEIVED

MAR - 6 - 2018

18-100046

PLANNING & DEVELOPMENT

Kiloposea



PROPOSED NEW ARCH SITE PLAN 1"=10'

SECOND (2ND) AVENUE SOUTH  
 (FORMERLY GRIFFITH AVENUE) 80' RIGHT-OF-WAY  
 PAVED PUBLIC ROAD

FOOTPRINT OF BLDG		TOTAL	SQ.FT.
TOTAL BUILDING		1,206	SQ.FT.
EXISTING CONCRETE PAD (AS IS)		270	SQ.FT.
STAIRS (NEW)		95	SQ.FT.
EXISTING WOOD DECK (AS IS)		273	SQ.FT.
TOTAL COVERED AREA		1,804	SQ.FT.
TOTAL 63% LOT COVERAGE			

LOT COVERAGE - NEW  
 TOTAL LOT SQ FT = 2,850 (2,421 PER TAX ROLL)  
 35% MAX = 997.5 MAX SQ FT

RECEIVED  
 MAR - 6 2018  
 18-100046  
 PLANNING & DEVELOPMENT



# APPLICATION FOR VARIANCE

BOA No. 18-100047

HEARING DATE 4-17-18

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

MAR - 6 2018

### APPLICATION INFORMATION

Applicant Name: John Morrissey Telephone: 904.277.8017  
 Mailing Address: 4913 Suarez Bluff Rd E-Mail: agnesmorrissey@comcast.net  
Fernandina Beach, FL, 32034  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: Mr Robert Schoenborn Telephone: 904 614 - 2588  
 Mailing Address: 815 2nd Ave. N. E-Mail: \_\_\_\_\_  
Jacksonville Beach FL 32250

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

815-NORTH 2nd Avenue

Street address of property and/or Real Estate Number: 174062-0000  
 Legal description of property (Attach copy of deed): East 50' of Lot 6, Blk 39 Pablo Beach North, as recorded in Plat Book 3, Pages 28, of the current Public Records, Duval City.  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). This non-conforming lot is 6250 sf. - 16.6% smaller than the JRS 2 minimum lot size of 7500 sf - yet subject to the same setbacks and lot coverage restrictions as the larger, minimum lot. Also, this lot is 1/3 narrower than the standard lot width of 75', creating hardships in adhering to all the existing zoning restrictions and requirements. I am seeking a variance of A) no garage or carport, with gravel parking or B) no garage or carport w/ concrete parking strips.  
 Applicant's Signature: John Morrissey Date of Application: 3-6-2018

**THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE**

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S): Section 34-337 (e)(1)(d) for no garage or carport.  
Section 34-337 (e)(1)e for lot coverage of 37.8% 120 35% required.  
Section 34-3734 for a gravel parking area 120 paved. -OR-  
Section 34-337 (e)(1)(d) for no garage or carport  
Section 34-337 (e)(1)e for lot coverage of 39.2% 120 35% required to allow for the construction of a new single family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100047

**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.

MAR - 6 2018

**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 non conforming nature of this diminished lot size creates a hardship in complying with all zoning requirements
Special circumstances and conditions do not result from the actions of the applicant.	yes	platted lot of record
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	there are numerous houses w/o garages on the n. side of 2nd Ave N (including the house next door) Moreover, on the other side of the same street and the immediate neighboring streets, houses w/o garages/carpools are common though zoning may differ. The absence of a garage is clearly consistent w/ this neighborhood. Some gravel drives + parking areas are also present, including an example of recent construction one street over, on 3rd Avenue North. See attached
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	I noticed 9 houses on the n. side of 2nd Ave N without garages or carports. Disallowing this variance request would be denying this lot the same rights enjoyed by others on the same street and same zoning.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	Building a house w/ a covered garage and paved driveway on this non-conforming small lot would most likely necessitate a variance of some kind - additional lot coverage and/or diminished setbacks. I believe elimination of a covered garage and a professionally graded + installed gravel drive is a lesser variance.
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	The variances requested herein - elimination of garage/carport and gravel drive/parking area or alternately concrete parking strips is the minimum possible footprint and would clearly be less intrusive to the adjacent lots than smaller setbacks or more lot coverage, while also being entirely consistent with the existing character of the neighborhood.

March 5, 2018

I, Robert Schoenborn, owner of the property directly west of 815 2nd Ave N, RE # 174062-0000, authorize John Morrissey to apply for a zoning variance regarding this property.

ROBERT SCHOENBORN  
Robert Schoenborn 3/5/18



Signed before me on  
Stacy Tinker March 5th, 18  
3/5/18  
Doral

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MAR - 6 2018  
18-100047  
PLANNING & DEVELOPMENT

Existing

# MAP SHOWING BOUNDARY SURVEY OF

EAST 50 FEET OF LOT 6, BLOCK 39, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGES 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
JOHN P. MORRISSEY  
BRYAN C. GOODE III, P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LOT 6  
BLOCK 59

LOT 4  
BLOCK 59

LOT 3  
BLOCK 59

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MAR - 6 2018

18-100047  
PLANNING & DEVELOPMENT

12' ALLEY

L-1

50.00' (PLAT)

0.9'

0.7'

0.2'

0.4'

VACANT  
LOT 6  
BLOCK 39

L-1  
N 80°47'29" E  
49.94' (MEASURED)  
50.00' (PLAT)

125.00' (PLAT)

125.20' (MEASURED)

124.96' (MEASURED)

125.00' (PLAT)

LOT 5  
BLOCK 39

125.00' (PLAT)

0.7'

0.1'

LOT 9  
BLOCK 39

9TH STREET NORTH  
(50' RIGHT OF WAY)

N 09°23'53" W

S 09°27'33" E

50.00' (PLAT)

BLOCK  
CORNER

100.00' (PLAT)  
99.69' (MEASURED)

S 80°31'06" W  
50.08' (MEASURED)  
50.00' (PLAT)

2ND AVENUE NORTH  
(80' RIGHT OF WAY)  
(FORMERLY WILLARD AVENUE PER PLAT)

LEGEND:

- x — = FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT

PC = POINT OF CURVATURE

PRC = POINT OF REVERSE CURVATURE

SCHEME A  
no garage/carport  
gravel parking

L-1  
N 80°47'29" E  
49.94' (MEASURED)  
50.00' (PLAT)

RECEIVED

MAR - 6 2018. LOT 5  
BLOCK 39

18-100047

PLANNING & DEVELOPMENT

9TH STREET NORTH  
(50' RIGHT OF WAY)

BLOCK CORNER

100.00' (PLAT)  
99.69' (MEASURED)

50.00' (PLAT)

S 80°31'06" W  
50.08' (MEASURED)

50.00' (PLAT)

2ND AVENUE NORTH  
(80' RIGHT OF WAY)  
(FORMERLY WILLARD AVENUE PER PLAT)

LEGEND:

- x - = FENCE
- (---) = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE

NOTES:

1. BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 09°23'53" W ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE " X " AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120077, PANEL 0417 H.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION

JOB # 34578      DATE OF FIELD SURVEY: 2-19-18

SCALE: 1" = 20'



Ray Thompson  
SURVEYING, Inc.  
Going the DISTANCE for You

1825 University Boulevard West

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS SO PRESCRIBED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 4X2027, FLORIDA STATUTES.

Handwritten signatures and stamps, including a circular seal with the number 6146.

SCHEME B  
no garage/carport  
concrete parking  
strips

L-1  
N 80°47'29" E  
49.94' (MEASURED)  
50.00' (PLAT)

RECEIVED LOT 5  
BLOCK 39

MAR - 6 2018

18-100047

PLANNING & DEVELOPMENT

9TH STREET NORTH  
(50' RIGHT OF WAY)

BLOCK CORNER

100.00' (PLAT)  
99.69' (MEASURED)

50.00' (PLAT)

S 80°31'06" W  
50.08' (MEASURED)  
50.00' (PLAT)

2ND AVENUE NORTH  
(80' RIGHT OF WAY)  
(FORMERLY WILLARD AVENUE PER PLAT)

LEGEND:

- X - FENCE
- (---) - CONCRETE
- - SET 1/2" REBAR STAMPED PSM#6146
- - FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- - 4"x4" CONCRETE MONUMENT
- A/C - AIR CONDITIONER

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE

NOTES:

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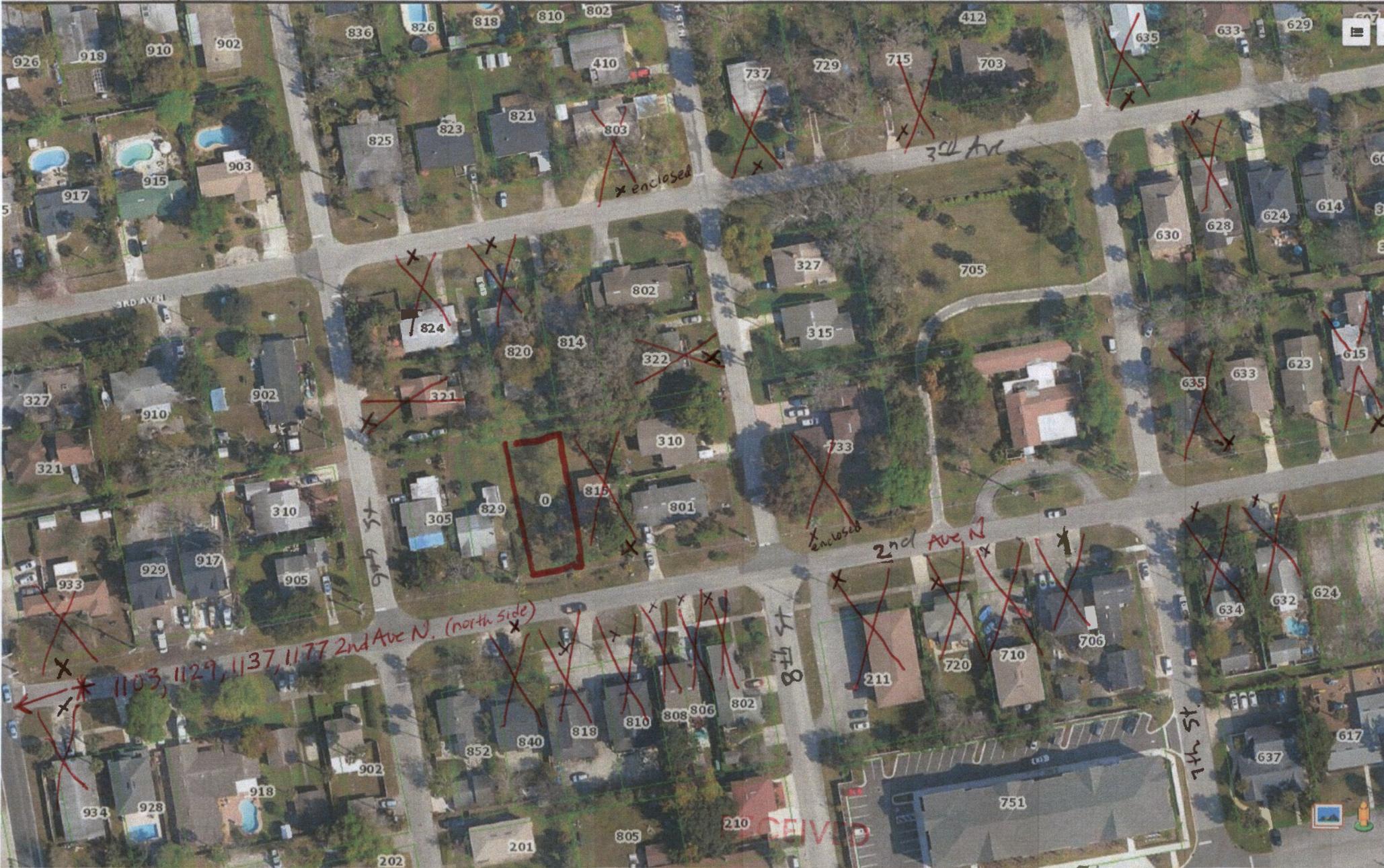
CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.02, FLORIDA STATUTES.

Handwritten signatures and dates.

\* 1103 2nd Ave N.  
1129 enclosed "  
1137 "  
1177 "

X = no garage/carport



ATTACHMENT

MAR - 6 2018  
18-100047  
PLANNING & DEVELOPMENT

