

Minutes of Board of Adjustment Meeting  
held Tuesday, October 20, 2015, at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida



**Call to Order**

The meeting was called to order by Chairman Osewalt.

**Roll Call**

Tom Buck  
Joseph Loretta  
John Moreland  
Sylvia Osewalt Chairman  
Scott Cummings Vice-Chairman

Alternates:

Jeff Truhlar *Absent*  
Francis Reddington

**Ex-parte Communications**

There were no ex-parte communications.

**Approval of Minutes**

Mr. Moreland moved approval of the minutes of May 5, and July 21, seconded by Mr. Cummings. Motion approved unanimously.

**Correspondence**

There was no correspondence.

**OLD BUSINESS:**

**(A) Case Number: BOA 15-100167**

**Name of Applicant:** Daniel Caywood

**Property Address:** 413 South 10<sup>th</sup> Avenue

**Motion to Approve:** It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve a request for total side yards of 13.7 feet in lieu of 15 feet and for 45% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling.

**Applicant:** The agent for the applicant, David Law, 546 Blackfin Court, stated that he

was representing the owner. Tracy Caywood, 413 10<sup>th</sup> Avenue South, stated that Mr. Law could be their representative. Mr. Law stated that they are trying to add a floor, with a cantilevered balcony being the only intrusion.

Mr. Moreland asked if there was a very large easement. Mr. Loretta stated it is because of the way the road wrapped around the property. Mr. Buck asked about the intrusion. Mr. Law stated that they liked to work on cars so they needed to enclose the garage.

Mr. Loretta asked if any pavement in the backyard was new. Mr. Law stated no. Ms. Osewalt asked if it was now a non-conforming lot. Mr. Law stated that it was.

**Public Hearing:**

There was no one present to speak in favor of, or in opposition to, the request.

**Discussion:**

Mr. Moreland stated that the lot was substandard and this seemed like a reasonable request.

**Roll Call Vote:** Ayes - Moreland, Cummings, Osewalt, Loretta, and Buck. Motion approved unanimously.

**NEW BUSINESS:**

**(A) Case Number: BOA 15-100173**

**Name of Applicant:** Cauley Bullard

**Property Address:** 410 South 1<sup>st</sup> Street

**Motion to Approve:** It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve a request for a 15.8 foot front yard in lieu of 20 feet required and for a 4.1 foot wide side yard in lieu of 10 feet required to allow for improvements to a multi-family dwelling unit.

**Applicant:** The applicant, Cauley Bullard, 410 South 1<sup>st</sup> Street, stated that the original plans don't show the existing balconies. They are trying to bring the property into compliance and will build side balconies.

Mr. Loretta asked if the HOA had reviewed it. Mr. Bullard stated that they approved the request.

In response to a question from Mr. Cummings, Mr. Bullard explained the proposed balconies in more detail.

**Public Hearing:**

There was no one present to speak in favor of, or in opposition to, the request.

**Discussion:**

Mr. Loretta stated that no one was there to complain about blocking their view. Mr. Moreland added that this seemed to be a reasonable request.

**Roll Call Vote:** Ayes - Moreland, Cummings, Osewalt, Loretta, and Buck. Motion approved unanimously.

**(B) Case Number: BOA 15-100174**

**Name of Applicant:** Brian & Jaclyn Taylor

**Property Address:** 1020 22<sup>nd</sup> Street North

**Motion to Approve:** It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve a request for a rear yard of 17.7 feet in lieu of 30 feet required to allow for an addition to a single-family dwelling.

**Applicant:** The applicant, Jaclyn Taylor 1020 22<sup>nd</sup> Street North, stated that the property is situated on the back half of a small lot with 5 large trees in the front yard. She noted that the family was growing and they would like to expand to the back on one floor. Ms. Taylor explained this would be a room, not a deck.

**Public Hearing:**

There was no one present to speak in favor of, or in opposition to, the request.

**Discussion:**

Mr. Moreland stated that the hardship was the house placement on a substandard lot.

**Roll Call Vote:** Ayes - Moreland, Cummings, Osewalt, Loretta, and Buck. Motion approved unanimously.

**(C) Case Number: BOA 15-100176**

**Name of Applicant:** Lynn Hileman

**Property Address:** 4021 Ponte Vedra Blvd.

**Motion to Approve:** It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve a request for 70 feet at the building line in lieu of 90 feet required to allow for creation of two new buildable lots.

**Applicant:** The applicant, Lynn Hileman, 712 N. 2<sup>nd</sup> Street, stated that the neighborhood consists of 50 and 70 foot-wide lots. By dividing this lot he will still have enough square footage and will meet all requirements, except for building-line width.

Mr. Moreland stated that this was the biggest lot along Ponte Vedra Blvd.

**Public Hearing:**

Ms. Nina Adams, 4011 Ponte Vedra Blvd., stated that she lives right next door and is opposed to the proposed application. She stated that there was no hardship here.

Mr. George Adams, 4011 Ponte Vedra Blvd., stated that there was no hardship here, and he was concerned that the lots would be too small for the area.

Mr. Terry Simmons, 4110 Ponte Vedra Blvd., stated that the lots in this area were large and this would not fit in with this neighborhood. The smaller lots were platted well before the zoning code was adopted. He stated that these would be the two narrowest lots in the neighborhood and this would really hurt the neighborhood.

Mr. Hileman refuted the statements, stating that he met lot size.

**Discussion:**

Mr. Buck stated that they couldn't make a 100 foot lot and a 44 foot lot, so when they platted they ended up with 144 feet for this lot.

Mr. Cummings added that the change would make it obtrusive for this size. Mr. Moreland stated that he thought he could make adequate profit with the existing size.

**Roll Call Vote:** Nays – Cummings, Moreland, Loretta, Buck, and Osewalt. Motion denied unanimously.

**(D) Case Number: BOA 15-100177**

**Name of Applicant:** Joseph Kenney

**Property Address:** 220 & 214 9<sup>th</sup> Avenue North and 215 & 218 8<sup>th</sup> Avenue North

**Motion to Approve:** It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve a request for a front yard of 15 feet on 2<sup>nd</sup> and 3<sup>rd</sup> floors in lieu of 20 feet required; for a rear yard of 13 feet on 2<sup>nd</sup> and 3<sup>rd</sup> floor in lieu of 30 feet required; for 73% lot coverage in lieu of 65% maximum; for parking area setback of 1.5 feet in lieu of 5 feet minimum on the avenues; and for 21 on-site parking spaces in lieu of 22 parking spaces required to allow for an 11 unit multi-family dwelling on each two-lot parcel 3 & 4 and 9 & 10.

**Applicant:** The applicant, Daryl Grubbs, 1912 Nightfall Drive, Neptune Beach, stated that they were downzoning from a commercial district to residential. Going with residential standards creates practical difficulties. The use is less intensive but the more stringent conditions of residential makes it difficult to convert the parcel to residential. He noted that the property next to them have 100% coverage on the commercial parcel, and more dense residential coverage on the other side.

Mr. Buck asked about parking. Mr. Grubbs stated they would be providing 21 spaces instead of 22, and would provide 4 parking spaces on the road. Mr. Cummings noted that anyone could park there. Mr. Moreland stated that on weekends there probably would not be any vacant spaces.

Mr. Moreland stated that he thought that they could make a nice profit by elimination of 2 units in each building.

Mr. Buck asked the number of bedrooms. Mr. Grubbs responded 2 bedrooms with 1 being 3 bedrooms.

Mr. Loretta stated that he was concerned with the 1.5 foot setback. Mr. Grubbs noted that they planned to mitigate through plantings. Mr. Loretta stated that any sidewalk there would be on the right of way. Mr. Loretta stated that they would need at least 4 feet to make it look ok.

Ms. Osewalt noted that they had issues with drainage and parking. Mr. Grubbs responded that post drainage would be the same as pre-drainage. Mr. Grubbs also noted they will be providing a total of 8 spaces.

Mr. Loretta requested that the densities be reduced for him to be comfortable with the proposal.

**Public Hearing:**

There was no one present to speak in favor or in opposition to the request.

**Discussion:**

Mr. Buck stated that the target market was young adults and there will be more vehicles expected than what was designed for.

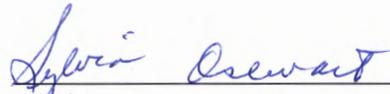
**Roll Call Vote:** Nays - Moreland, Cummings, Osewalt, Loretta, and Buck. Motion denied.

**Adjournment**

There being no further business coming before the Board, Mr. Loretta adjourned the meeting at 7:46 P.M.

Submitted by: Amber Maria Lehman  
Senior Secretary

Approval:

  
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Chairman

Date: 1/7/2016