

Minutes of Board of Adjustment Meeting
held Tuesday, November 3, 2015, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd 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
Francis Reddington

Ex-parte Communications

There were no ex-parte communications.

Approval of Minutes

Mr. Loretta moved approval of the September 1 minutes. Motion was seconded by Mr. Moreland. Motion to approve minutes approved unanimously.

Correspondence

There was no correspondence.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

(A) Case Number: BOA 15-100180

Name of Applicant: Arthur and Laura Draga

Property Address: 2107 1st Street South

Motion to Approve: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve a request for a front yard of 15.2 feet in lieu of 20 feet required; for a southerly side yard of 2.5 feet and a northerly side yard of 6 feet in lieu of 10 feet required; for a rear yard of 6.8 feet in lieu of 30 feet required; and 70% lot coverage in lieu of 65% maximum to allow for a 3rd floor addition and substantial improvement to a multi-family dwelling.

Applicant: The applicant, Arthur Draga, 2107 1st Street South, stated that they had 3 kids and needed more room to grow. He stated that the property is already non-conforming. They would like to do an addition to their structure. Ms. Osewalt asked why they need more lot coverage since they were going up not out. Ms. Laura Draga, same address, stated that they were decreasing their lot coverage because they were planning to cut the slab in the back. What they were requesting were variances to move the structure closer to the property lines. She stated that they would like to put a covered parking area with a second floor balcony and third floor living space.

Mr. Loretta asked if it would stay multifamily. Ms. Draga stated yes. Mr. Loretta asked if they were putting garages on the bottom floor. She stated no. Mr. Loretta stated that it should be part of the request. Ms. Draga responded that there were 4 spaces but the space was limited. Mr. Draga stated that only the columns would be on the bottom floor for the 4 parking spaces.

Ms. Osewalt asked to clarify the lot coverage. Mr. Draga explained that they will be rebuilding the stairs because they are narrow. Ms. Osewalt asked what was the property in the rear. Ms. Braga responded that there was a triplex.

Mr. Loretta asked to explain why they requested 6.8 feet in the back instead of 11.8 feet. Ms. Braga responded that was probably in error. Mr. Moreland asked to clarify. Mr. Loretta stated that they were in error and it should not be 6.8 feet but rather the 11.8 feet – the dimensions were wrong on the plan. Mr. Loretta then stated that maybe he just read it wrong.

Mr. Loretta asked Mr. Hays to explain what the standard parking space was supposed to be for a multifamily structure. After Mr. Hays explained it, Mr. Loretta stated that they wouldn't be able to put them in without the side yard setbacks. Mr. Hays then clarified what constitutes a substantial improvement. Mr. Loretta asked if they could reduce the footprint. Mr. Draga stated that they would not need to expand the stairs which would reduce the side yard request.

Public Hearing:

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

Discussion:

Mr. Moreland stated that the hardship is that the lot is non-conforming. Mr. Loretta

stated that it was difficult to figure out what they were asking for because there was no clear plan to review. He added that if it was a tear down and rebuild it wouldn't be much different since it was so substantial. Mr. Cummings agreed that it was difficult to ascertain the true remodel and what it would do to the lot there and how it would affect the neighborhood.

Roll Call Vote: Ayes – Buck. Nays – Loretta, Cummings, Osewalt and Moreland. Motion denied 4-1.

(B) Case Number: BOA 15-100181

Name of Applicant: Theresa Stevens

Property Address: 16 and 18 30th Avenue South

Motion to Approve: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve a request for a front yard of 10.33 feet in lieu of 25 feet required; for an easterly side yard of 7.8 feet and a westerly side yard of 9 feet in lieu of 10 feet required; for a rear yard of 15 feet in lieu of 30 feet required; for 54% lot coverage in lieu of 35% maximum; and for driveway associated with one of the required spaces, all to allow for substantial improvement and construction of a non-conforming two family dwelling into a single family dwelling.

Applicant: The applicant's representative, Rich Farmer, 33 Fairway Lane, stated that the lot size was 4000 square feet and 10,000 square feet is required. They are not asking for anything that does not already exist on the site. They are actually decreasing the coverage by a very small amount. He stated that they are trying to build a single-family dwelling where there already exists a duplex.

Mr. Loretta asked what they were doing with the carports that already exist. Mr. Farmer provided the Board with elevation drawings.

Mr. Buck asked if they were going to connect the two portions of the lanai. Mr. Farmer stated that it will become a laundry room.

Mr. Loretta stated that he would like to add as shown and discussed – noting that if it went to a multistory structure it would be a problem.

Mr. Moreland asked if they could get it down to 50% or under. Mr. Farmer responded that they may be able to redo the driveway with less coverage by putting two strips as is, but that would only reduce it minimally.

Ms. Osewalt noted that the Board typically is hesitant to approve over 50% lot coverage. Mr. Farmer stated that is there already.

Public Hearing:

Debi Cunningham, 3001 1st Street South, stated that she was in favor of the proposed variance. She stated that it was in the best interest of the neighborhood for this to be turned into a single-family dwelling on a very small parcel.

Discussion:

Mr. Buck stated that this was a substandard lot, and even though this is over 50% coverage this would still be an improvement over what exists.

Mr. Loretta stated that any substantial improvements would have to come before the Board again.

Amended Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve a request for a front yard of 10.33 feet in lieu of 25 feet required; for an easterly side yard of 7.8 feet and a westerly side yard of 9 feet in lieu of 10 feet required; for a rear yard of 15 feet in lieu of 30 feet required; for 54% lot coverage in lieu of 35% maximum; and for driveway associated with one of the required spaces, all to allow for substantial improvement and construction of a non-conforming two family dwelling into a one-story single family dwelling as shown and discussed.

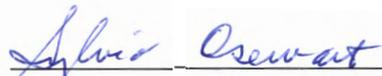
Roll Call Vote: Ayes - Moreland, Loretta, Osewalt, Buck, and Cummings. Motion approved unanimously.

Adjournment

There being no further business coming before the Board, Chairman Osewalt adjourned the meeting at 7:41 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:


Chairman

Date: 11/7/2016