



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Tuesday, March 20, 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** None

#### **CORRESPONDENCE**

#### **OLD BUSINESS**

**NEW BUSINESS**

- a. **Case Number:** **BOA 18-100013**  
Applicant/Owner: Richard A. Melkerson, Jr.  
Agent: Paul West  
Property Address: 1112 North 9<sup>th</sup> Street  
Parcel ID: 175128-0000  
Current Zoning: RS-1  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.3**, for a rear yard setback of 21.5 feet in lieu of 30 feet required; to allow a room addition over an existing rear yard patio of a single-family dwelling, for property **legally described** as Lot 28, Block 12, *Beach Homesites Unit Two*.  
  
Miscellaneous Info: Two previous variance requests (BZA# 51-92 and BOA# 04-100090).

Notes:

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- b. **Case Number:** **BOA 18-100015**  
Applicant/Owner: Artur and Laura Draga  
Property Address: 2107 South 1<sup>st</sup> Street  
Parcel ID: 179390-0000  
Current Zoning: RM-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(3)c.1**, for a front yard setback of 15.2 feet, in lieu of 20 feet required; **34-340(e)(3)c.2**, for a southerly side yard setback of 4.8 feet and a northerly side yard setback of 6 feet each, in lieu of 10 feet required; **34-340(e)(3)c.3**, for a rear yard setback of 10 feet in lieu of 30 feet required; **34-340(e)(3)e**, for 66.5% lot coverage, in lieu of 65% maximum, to allow a third floor addition and substantial improvement to an existing multi-family dwelling property **legally described** as Lot 11, Block O, *Permenters Replat South Pablo or Atlantic Camp Grounds, except for the West 5 feet thereof*.  
  
Miscellaneous Info: Two previous variance requests (BZA# 27-91 and BOA# 15-100180).

Notes:

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- c. **Case Number:** **BOA 18-100016**  
Applicant: Mark Darr  
Owner: Double D Construction, LLC  
Agent: John Denneen  
Property Address: 135 South 34<sup>th</sup> Avenue  
Parcel ID: 181550-0000  
Current Zoning: RS-1  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e.** for 44.7% lot coverage, in lieu of 35% Maximum, to allow construction of a new single family dwelling, for property **legally described** as the East 9.60 feet of Lot 15, All of Lot 16, and the West 10.00 feet of Lot 17, Block 6, *Atlantic Shores Ocean Front Section Division-B*.

Miscellaneous Info: No previous variance requests.

Notes:

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- d. **Case Number:** **BOA 18-100018**  
Applicant/Owner: Richard M. and Vivian M. Smith  
Property Address: 1924 North 1<sup>st</sup> Street  
Parcel ID: 175401-0000  
Current Zoning: RM-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)c.2,** for side yard setbacks of 6 feet each, in lieu of 10 feet required; **34-340(e)(1)c.3,** for a rear yard setback of 10 feet, in lieu of 30 feet required; **34-340(e)(1)f.,** for 54.2% lot coverage, in lieu of 35% maximum; **34-337(f)** for gravel vehicular use area in lieu of concrete or asphalt paving, to allow construction of a two-family dwelling, for property **legally described** as the South 31.00 feet of the East 85.00 feet of Lot 2, and the North 25.00 feet of the East 85.00 feet Lot 3, Block 192, *Ocean Villa*.

Miscellaneous Info: No previous variance requests.

Notes:

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- e. **Case Number:** **BOA 18-100019**  
Applicant/Owner: Dr. Thomas Walls and Laura Matheny Walls  
Property Address: 115 South 34<sup>th</sup> Avenue  
Parcel ID: 181555-0000  
Current Zoning: RS-1  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e.**, for 39% lot coverage, in lieu of 35% Maximum, to allow a deck addition to an single family dwelling, for property **legally described** as Lot 20, Block 6, *Atlantic Shores Ocean Front Section Division-B*.  
  
Miscellaneous Info: No previous variance requests.

Notes:

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- f. **Case Number:** **BOA 18-100022**  
Applicant/Owner: Laura Lybrand  
Agent: Scott Andrews  
Property Address: 1634 Westwind Drive  
Parcel ID: 179761-0150  
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 11 feet in lieu of 20 feet required; for 34-338(e)(1)e., for 55.5% lot coverage, in lieu of 35% maximum; to allow a screen porch addition to a single-family dwelling, for property **legally described** as Lot 10, *Ocean Pond, Unit Two*.  
  
Miscellaneous Info: No previous variance requests.

Notes:

- g. Case Number: BOA 18-100023**
- Applicant/Owner: John and Lori Morris
- Property Address: 602 North 9<sup>th</sup> Street
- Parcel ID: 174243-0000
- Current Zoning: RS-2
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)(2), for a total side yard setback of 13.75 feet in lieu of 15 feet required; for 34-337(e)(1)(e), for 40% lot coverage, in lieu of 35% maximum; 34-337(e)(1)(g), for an accessory structure setback of 1 foot in lieu of 5 feet required; 34-337(f), to allow a turf block driveway, in lieu of paved; to allow for construction of a new single-family dwelling, for property **legally described** as Lot 7, Block 70 *Replat of Pablo Beach North*.**

Miscellaneous Info: One previous variance request (BOA# 08-100169).

Notes:

**PLANNING DEPARTMENT REPORT** The next scheduled meeting is **Tuesday, April 3, 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.*



# APPLICATION FOR VARIANCE

BOA No. 18-100013

HEARING DATE 3-20-2018

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

JAN 24 2018

## APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Richard A. Melkersen, Jr Telephone: 904 629 7577  
 Mailing Address: 1112 9th Street N. E-Mail: melkyjr@comcast.net  
Jacksonville Beach FL 32250  
 Agent Name: Paul West Viridian Builders Telephone: 904 626 9090  
 Mailing Address: 593 Margaret Street E-Mail: paulwest1@comcast.net  
Neptune Beach, FL 32266  
 Landowner Name: Richard Melkersen Telephone: \_\_\_\_\_  
 Mailing Address: 1112 9th Street N. 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.

Ref # 175128-000

## VARIANCE DATA

Street address of property and/or Real Estate Number: 1112 9th Street North  
 Legal description of property (Attach copy of deed): 21-34 28-25-29E Beach Homesite  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). LOT 28 BLK 12  
Storm Damage Roof, Replacing existing structure that was removed due to age and weather. Keep existing footprint previous poured addition in rear of property. Reducing rear yard set back.  
 Applicant's Signature: Richard A. Melkersen Date of Application: 1-24-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: \_\_\_\_\_  
 CODE SECTION (S): 34-336 (EX1) c-3 for a rear yard setback of 21.5', in lieu of 30' required to allow a room addition over an existing rear yard patio of a single-family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100013

**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	Home was purchased with existing addition structure was removed due to age + weather
Special circumstances and conditions do not result from the actions of the applicant.	Yes	RECEIVED
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	JAN 24 2016 PLANNING & DEVELOPMENT
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 property owners have been granted variance for lot coverage AND REAR YARD SETBACK
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Just Replacing existing roof and putting addition back
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	

10/20/92

Ref BOA#  
18-100013

Regular meeting of the Board of Adjustment held on Tuesday, October 20, 1992 at 7:30 P.M. in the Council Chambers of the Community Center Building.

Call to order The meeting was called to order by Chairman Ted Sorensen.

Roll Call Present: Brad Corwin, Guy Craig, Randy DeLoach, Ted Sorensen  
Absent: Bobby Jolley  
Also present was J. Lawrence Cooper, Building Official.

Approve minutes The minutes of the previous meeting were approved as written.

50-92 Gladden Ben R. Gladden, 609 7th Avenue North, variance request for rear setback of 5' in lieu of 30' required (existing setback for present residence.)

Motion to appr. Mr. Craig moved to approve, seconded by Mr. Corwin.  
Mr. Gladden stated he wants to add a bedroom and bath. The existing house was built on the rear of the lot. He purchased the lot next door in order to build this addition. There are two large trees in front and he does not want to remove these trees. The addition will be in line with the present house.  
No one in the audience wished to speak on this matter. There is a 12 foot alley behind the property.

Roll call vote Roll call vote resulted in all ayes.

~~51-92 McKinney~~ Catherine E. McKinney, 1112 North 9th Street, variance request for side setback of 5.8' in lieu of 10' for garage addition.

Motion to appr. Mr. Craig moved to approve, seconded by Mr. Corwin.  
Mrs. McKinney would like to build a garage on the side of her house in order to have protection for her car. They will tear out the old driveway and pour a new one.  
Jerry Murphy lives just south of this property and has no objection to this variance.  
Dave Kurts lives just north of this property and does not object to this variance.

Roll call vote Roll call vote resulted in all ayes.

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52-92 Peet Fred Peet, 837 15th Avenue South, variance request for rear setback of 7' in lieu of 30' required to connect detached garage to house.

Motion to appr. Mr. Craig moved to approve, seconded by Mr. Corwin.  
Mr. Peet would like to add more living space to his house and would like to have living space by attaching the garage to the house.  
Mr. Craig said this is already an existing setback since the garage is in place at this time.  
Mr. Sorensen said if this is enclosed and is attached to the house then the garage is no longer an accessory structure.  
Mr. DeLoach asked if the garage would be living space.  
Mr. Peet answered "no".  
No one in the audience wished to speak on this matter.  
Mr. Corwin is concerned about the garage, now an accessory structure, remaining a garage.

Second withdrawn Mr. Corwin withdrew his second to the original motion.

Motion to appr. Mr. Corwin moved to approve the rear setback subject to not converting the garage into living space, seconded by Mr. DeLoach. Vote resulted in 3 ayes, 1 nay by Mr. Sorensen.

Ref: BOA #  
18-100013

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Received by (Please Print Clearly) <b>R.A. Melkerson</b>	B. Date of Delivery <b>4-13</b>
1. Article Addressed to:		C. Signature <b>X</b>	
April 7, 2004  Richard A. Melkerson, Jr. 1112 N. 9 <sup>th</sup> Street Jacksonville Beach, FL 32250		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
RE: Case No. # BOA 04-1 1112 N. 9 <sup>th</sup> Street		D. Is delivery address different from item 1? If YES, enter delivery address below:	
Dear Mr. Melkerson:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Article Number (Copy from service label) <b>7099 3400 0000 1886 1280</b>		3. Service Type <input type="checkbox"/> Certified Mail <input checked="" type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
PS Form 3811, July 1999		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
Domestic Return Receipt		102595-99-M-1789	

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on April 6, 2004 to consider your variance application.

As indicated in the application, the request was for the following:

- 34-336 (e)(1) c.2: for a northerly side of 3.6 feet in lieu of 5.8 feet required
- 34-336 (e)(1) e for 40% lot coverage in lieu of 35% maximum

To allow for improvements to a single-family dwelling.

The results of the meeting were; *amended and approved for:*

- 34-336 (e)(1) c.2: for a northerly side of 3.6 feet in lieu of 5.8 feet required
- 34-336 (e)(1) e for 40% lot coverage in lieu of 35% maximum

With the conditioned that the variances are limited to the site plan presented.

You are required to apply for a building permit for this project. A copy of the building permit application, as well as a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

Please remove the public hearing notice posted on you regarding this variance, please feel free to call me at (9

Sincerely,

Jonathan Hays  
Building Official

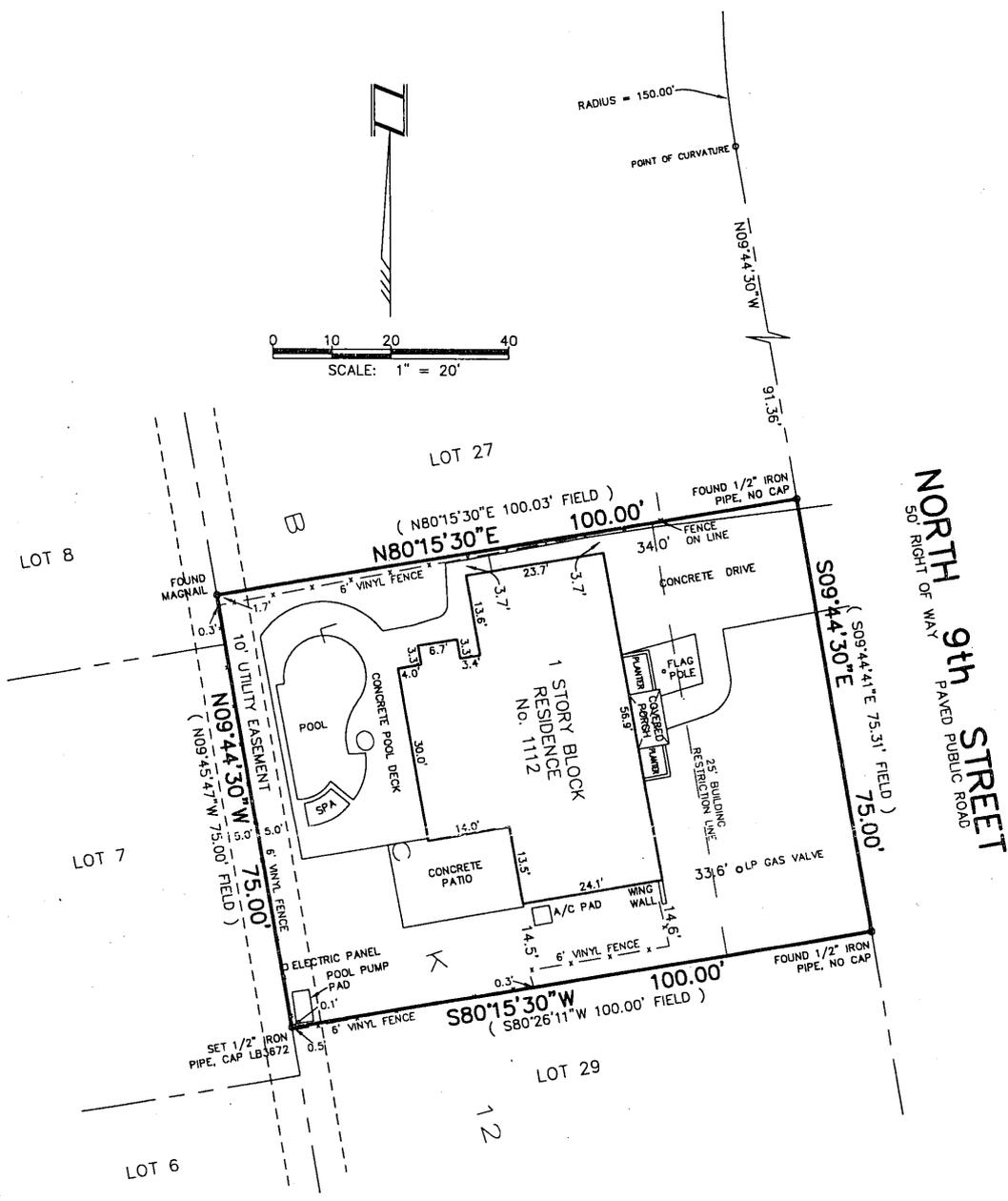
JCH/LP

U.S. Postal Service <b>CERTIFIED MAIL RECEIPT</b> <small>(Domestic Mail Only, No Insurance Coverage Provided)</small>	
Article Sent to: <b>04-100090</b>	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee <small>(Endorsement Required)</small>	
Restricted Delivery Fee <small>(Endorsement Required)</small>	
Total Postage & Fees \$	
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No.; or PO Box No.	
City, State, ZIP+4	

EXISTING

# MAP SHOWING SURVEY OF

LOT 28, BLOCK 12, BEACH HOMESITES - UNIT TWO AS RECORDED IN PLAT BOOK 21, PAGES 34 AND 34A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



NORTH 9th STREET  
50' RIGHT OF WAY  
PAVED PUBLIC ROAD

- NOTES
1. THIS IS A BOUNDARY SURVEY.
  2. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 28, BLOCK 12, BEING NORTH 80°15'30" EAST AS PER PLAT.
  3. 25 FOOT BUILDING RESTRICTION LINE AS PER PLAT.

THE PROPERTY SHOWN HEREON LIES 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.

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

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DEC 11 2017  
17-2230  
PLANNING & DEVELOPMENT

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JAN 24 2018  
18-100013  
PLANNING & DEVELOPMENT

  
 DONN W. BOATWRIGHT, P.L.S. 2295  
 FLORIDA LIC. SURVEYOR AND MAPPER No. LS 3295  
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: \_\_\_\_\_  
 DRAWN BY: SWC  
 FILE: 2017-1381

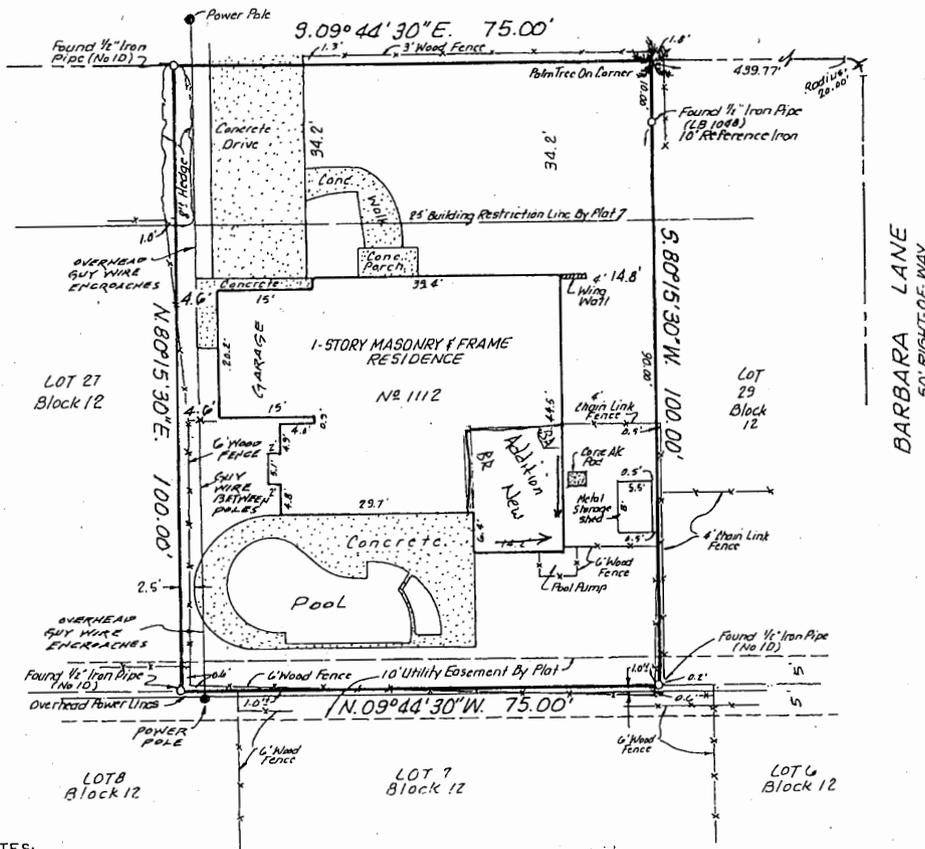
**BOATWRIGHT LAND SURVEYORS, INC.**  
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: OCTOBER 6, 2017  
 SHEET 1 OF 1

MAP SHOWING BOUNDARY SURVEY OF:  
 LOT 28, BLOCK 12, BEACH HOMESITES UNIT TWO, AS RECORDED IN PLAT BOOK  
 21, PAGES 34 AND 34A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY,  
 FLORIDA.

NINTH (9th) STREET NORTH

50' RIGHT-OF-WAY



NOTES:

BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF 9th STREET NORTH AS BEING N.80°15'30\"/>

THERE MAY BE RESTRICTION LINES OR EASEMENTS THAT AFFECT THIS PROPERTY BY ZONING OR RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY THAT ARE NOT SHOWN ON THIS SURVEY.

THIS PROPERTY LIES IN FLOOD ZONE "X" BY FLOOD MAPS REVISED 4/17/1989, COMMUNITY PANEL NO. 120078 0001 D.

I HEREBY CERTIFY TO: RICHARD A. MELKERSON, JR.; MORTGAGE SOURCE, INC.; BUSCHMAN, AHERN, PERSONS & BANKSTON; COMMONWEALTH LAND TITLE INS. CO.

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE.



1103 SOUTH THIRD STREET  
 JACKSONVILLE BEACH, FLORIDA 32250  
 (904) 249-7261 FAX (904) 241-1252

THIS MAP OF SURVEY IS NOT VALID AND MAY BE USED FOR INFORMATIONAL PURPOSES ONLY UNLESS IT IS SIGNED AND HAS THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED LAND SURVEYOR WHOSE NAME IS PRINTED HEREON.

*H. Bruce Durden*  
 PROFESSIONAL LAND SURVEYOR NO. 1674 FLORIDA  
 H. BRUCE DURDEN, SR.

DATE: MAY 8, 1997  
 SCALE: 1"=20'

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JAN 24 2018  
 18-100013  
 PLANNING & DEVELOPMENT

P.D. 1200 F



# APPLICATION FOR VARIANCE

BOA No. 18-100015  
HEARING DATE 3/20/2018

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  
JAN 29 2018

PLANNING & DEVELOPMENT

## APPLICATION INFORMATION

Applicant Name: Artur and Laura Draga Telephone: 904-891-8238  
 Mailing Address: 2107 1st Street S. E-Mail: arturdraga@gmail.com  
Jacksonville Beach, FL 32250  
 Agent Name: n/a Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: (applicant) 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: 2107 1st Street S. 179390-0000  
 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). Strict application of zoning standards will not allow for a useable dwelling (the existing structure does not meet the standards). Applicants are requesting variances that would accomodate an upper story addition. The front (west) and side (south) would be the same distance from lot lines as the existing structure, and a 10' setback would be needed at the rear (east).

Applicant's Signature: [Signature] Date of Application: 1/29/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: X  
 CODE SECTION (S): A-340 (e)(3) C-1 for a front yd setback of 15.2' in lieu of 20' required;  
(e)(3) C-2 for a southerly side yd setback of 4.8' and a northerly side yd setback  
of 6', each in lieu of 10' required;  
(e)(3) C-3 for a rear yd setback of 10', in lieu of 30' required;  
(e)(3) P. for 66.5% lot coverage, in lieu of 65% maximum, to allow a  
third floor addition and substantial improvement to an existing multifamily  
dwellling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100015

**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.

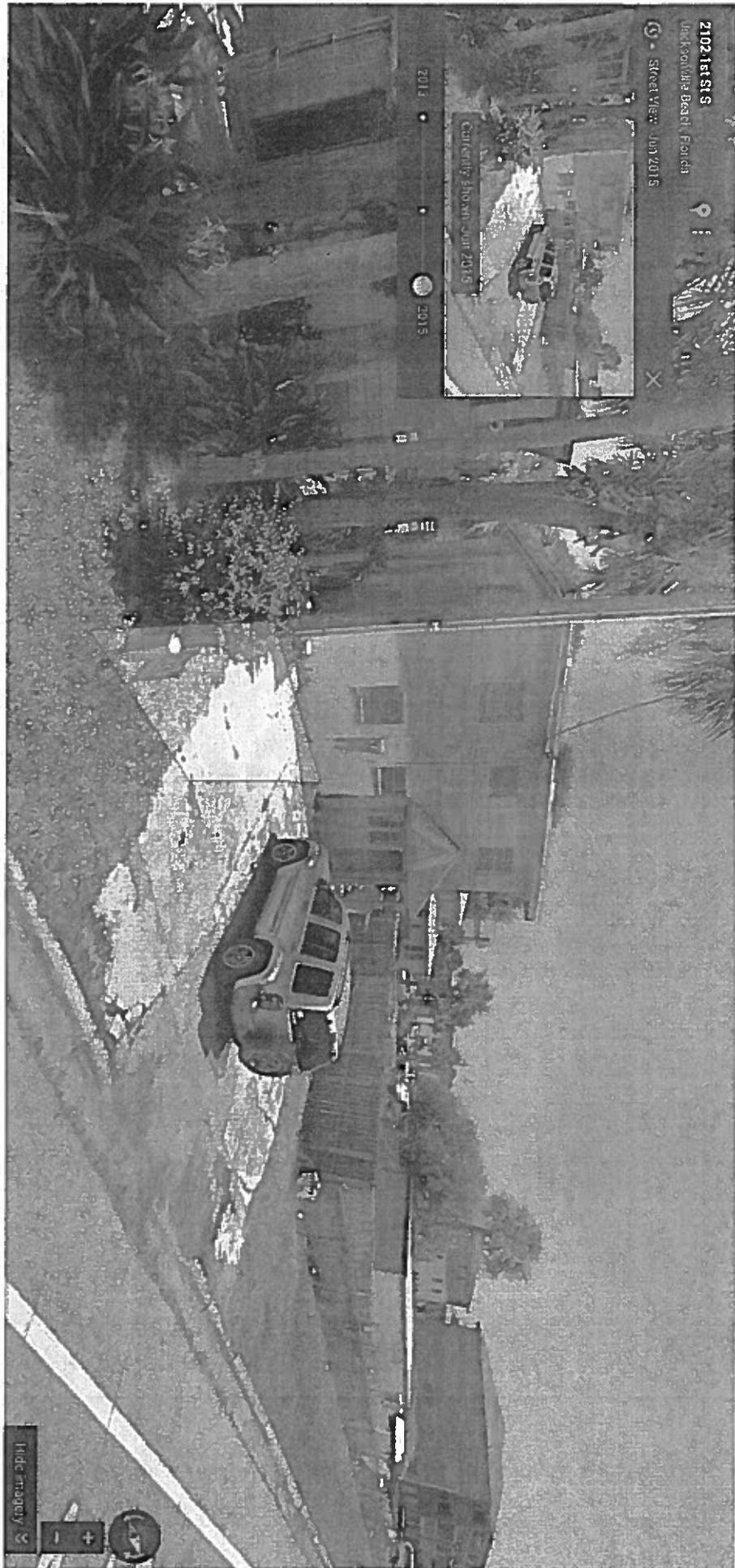
<b>Standard</b>	<b>Applies? Yes/No</b>	<b>Circumstances/ Explanation</b>
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes.	The house, constructed in 1958, sits on a very small (substandard) lot 40' x 65' (per survey) or 40'x 70' (per plat) with existing nonconforming setbacks on all yards.
Special circumstances and conditions do not result from the actions of the applicant.	Yes.	No actions have been taken by the applicant to create special circumstances or conditions.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes.	Similar variances have been granted for other irregular parcels.  RECEIVED JAN 29 2018  PLANNING & DEVELOPMENT
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 strict application of the code to this property will not allow for a useable dwelling. Other nearby parcels have been granted variances yielding similar distances to the property line.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes.	The best and most reasonable use of the parcel is for residential use. Grant of the variance will allow for substantial improvement to the character (beauty) and functionality of our home.
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.	There will be no adverse effects for neighbors. The proposed improvements will be a gigantic improvement for the neighborhood.

BOA #  
18-100015

RECEIVED

JAN 29 2018

PLANNING & DEVELOPMENT



2107/2109 1st St S existing (Google map)

BOA # 18-100015

RECEIVED

JAN 29 2018

PLANNING & DEVELOPMENT

Results returned will not exceed 1000  
Narrow search criteria if needed

Search

Display Labels by:  
 Real Estate Number  Property Owner

City

Zipcode

Property Address

Property Owner

Real Estate Number

Search by:  
 Parcel  Address  Street  Park

Search

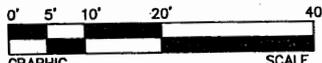
MY NEIGHBORHOOD

Home Layers Tools Basemaps About



2107/2109 1st St S - existing (COI.NET MADE)

**MAP SHOWING BOUNDARY SURVEY OF**  
**LOT 11, BLOCK 0, G.M. EDWARDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN**  
**PLAT BOOK 9, PAGE 44, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

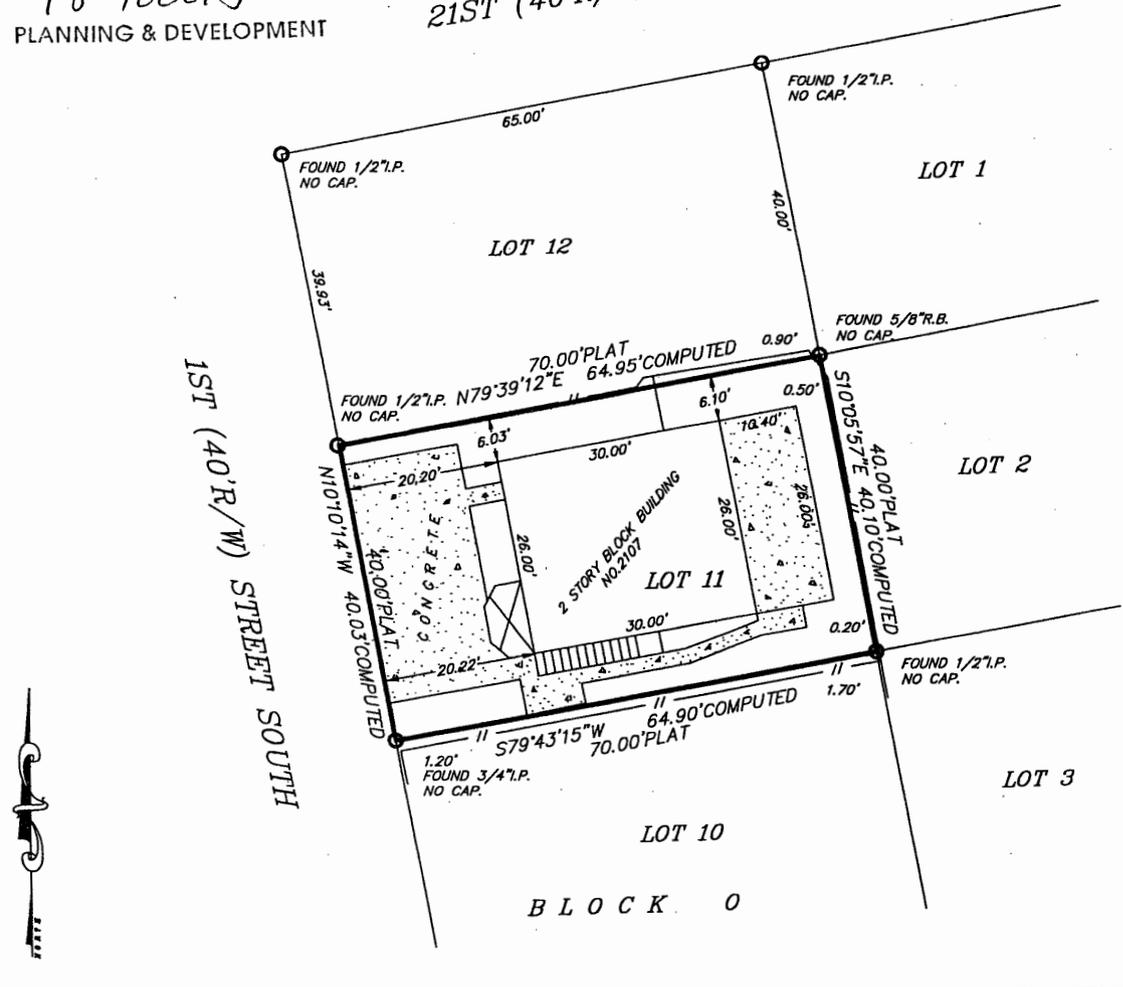


NOTES:  
 SCALE 1"=20'  
 1. BEARINGS SHOWN HEREON ARE ASSUMED.  
 2. BEARING OF N 10°14'W OF 1ST STREET SOUTH HELD FIXED.  
 3. FIELD WORK 07-11-15

**RECEIVED**

JAN 29 2018  
 18-100015  
 PLANNING & DEVELOPMENT

**21ST (40'R/W) AVENUE SOUTH**



**ANTHONY PAUL O'NEIL** 7749 NORMANDY BOULEVARD #145-305  
 JACKSONVILLE, FLORIDA 32221  
 PHONE (904)-626-5138 ROONEYSONS@AOL.COM

I HEREBY CERTIFY TO : *RICHARD T MOREHEAD TITLE & ESCROW INC. ARTUR & LAURA K. DRAGA*

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON;  
 ZONE X PANEL 12031C0419H DATE 06-03-13 / DUVAL COUNTY, FLORIDA.

P.O.C.—POINT OF COMMENCEMENT	R.L.S.—REGISTERED LAND SURVEYOR	N—NORTH S—SOUTH E—EAST W—WEST
P.O.B.—POINT OF BEGINNING	PROP.—PROPOSED C/L—CENTER LINE	EX.—EXCEPTION TYP.—TYPICAL
P.C.—POINT OF CURVATURE	L.B.—LICENSE BUSINESS	F.F.—FINISH FLOOR EL.—ELEVATION
P.T.—POINT OF TANGENT	O.R.V.—OFFICIAL RECORDS VOLUME	BLK.—BLOCK FND.—FOUND
P.R.C.—POINT OF REVERSE CURVATURE	O.R.B.—OFFICIAL RECORDS BOOK	I.P.—IRON PIPE RB.—REBAR
P.C.C.—POINT OF COMPOUND CURVATURE	D.B.—DEED BOOK PG.—PAGE	CONC.—CONCRETE A/C—AIR CONDITIONER
P.I.—POINT IF INTERSECTION	P.B.—PLAT BOOK M.B.—MAP BOOK	ESMT.—EASEMENT ELEC.—ELECTRIC
P.C.P.—PERMANENT CONTROL POINT	CO.—COUNTY FL.—FLORIDA	B.R.L.—BUILDING RESTRICTION LINE
P.R.P.—PERMANENT REFERENCE POINT	AVE.—AVENUE ST.—STREET	F.Z.B.L.—FLOOD ZONE BOUNDARY LINE
R/W—RIGHT-OF-WAY CT.—COURT	C.B.D.—CHORD BEARING AND DISTANCE	APPROX.—APPROXIMATE EXIST.—EXISTING
L—ARC LENGTH R—RADIUS	COMP.—COMPUTED RAD.—RADIAL	A.K.A.—ALSO KNOWN AS N/F—NOW OR FORMERLY
Δ—DELTA ANGLE T—TANGENT	P—PLAT C—COMP. D—DEED	N.G.V.D.—NATIONAL GEODETIC VERTICAL DATUM

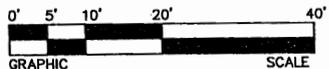
- SYMBOLS:**
- x — CHAIN LINK FENCE
  - \* — WOOD FENCE
  - w — WIRE FENCE
  - E — ELECTRIC LINE
  - ⊙ UTILITY POLE
  - ⊙ WELL
  - ⊠ ASPHALT
  - ⊠ OVERHEAD
  - ⊠ CONCRETE

JURISDICTIONAL WETLANDS WERE NOT LOCATED THIS SURVEY.  
 EASEMENTS OF RECORD WERE NOT PROVIDED FOR THIS SURVEY.  
 THIS SURVEY DOES NOT DETERMINE OWNERSHIP.  
 THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL

DENOTES CONCRETE MONUMENT  
 DENOTES IRON PIPE  
 SET—DENOTES SET 5/8" x 18" REBAR L.B.5684

DATE SIGNED 07-13-15  
*Anthony Paul O'Neil*  
**ANTHONY PAUL O'NEIL PSM 5684**

MAP SHOWING BOUNDARY SURVEY OF LOT 11, BLOCK 0, G.M. EDWARDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



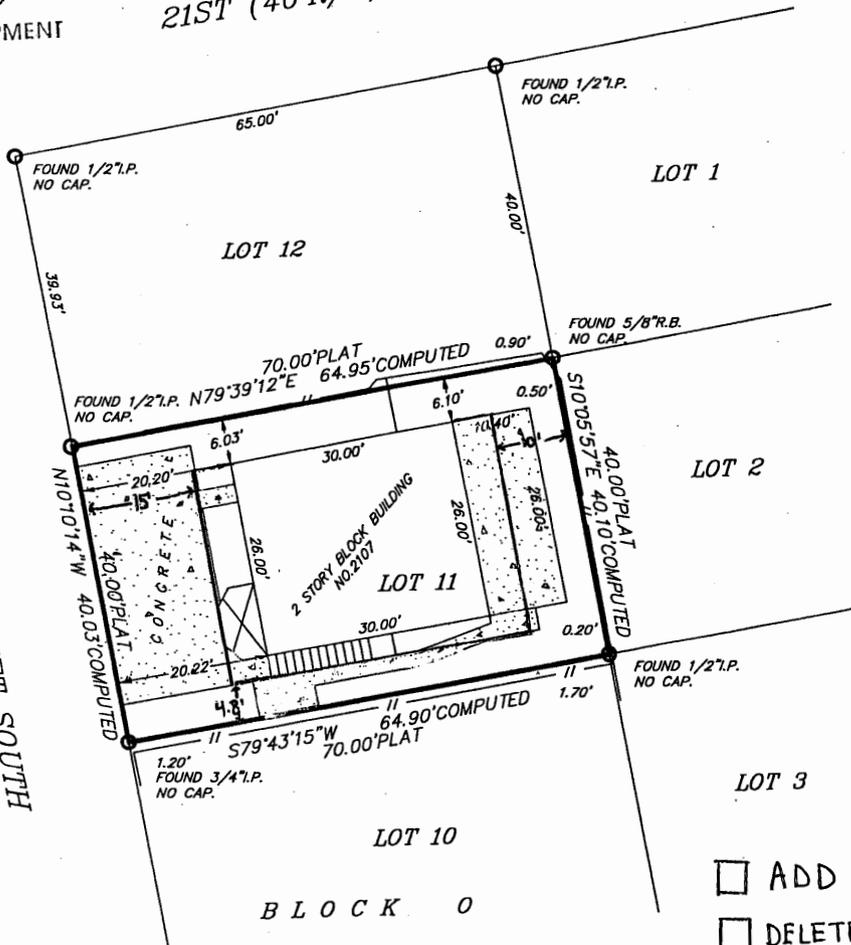
NOTES:  
 SCALE 1"=20'  
 1. BEARINGS SHOWN HEREON ARE ASSUMED.  
 2. BEARING OF N 10°14'W OF 1ST STREET SOUTH HELD FIXED.  
 3. FIELD WORK 07-11-15

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JAN 29 2018  
 18-100015  
 PLANNING & DEVELOPMENT

21ST (40'R/W) AVENUE SOUTH

1ST (40'R/W) STREET SOUTH



ADD  
 DELETE

ANTHONY PAUL O'NEIL

7749 NORMANDY BOULEVARD #145-305  
 JACKSONVILLE, FLORIDA 32221  
 PHONE (904)-626-5138 ROONEYSONS@AOL.COM

I HEREBY CERTIFY TO : RICHARD T MOREHEAD TITLE & ESCROW INC. ARTUR & LAURA K. DRAGA

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON:  
 ZONE X PANEL 12031C0419H DATE 06-03-13 / DUVAL COUNTY, FLORIDA.

P.O.C.-POINT OF COMMENCEMENT	R.L.S.-REGISTERED LAND SURVEYOR	N-NORTH S-SOUTH E-EAST W-WEST	P.S.M.-PROFESSIONAL SURVEYOR/MAPPER
P.O.B.-POINT OF BEGINNING	PROP.-PROPOSED C/L-CENTER LINE	EX-EXCEPTION TYP.-TYPICAL	J.E.A.-JACKSONVILLE ELECTRIC AUTHORITY
P.C.-POINT OF CURVATURE	L.B.-LICENSE BUSINESS	F.F.-FINISH FLOOR EL.-ELEVATION	P.R.M.-PERMANENT REFERENCE MONUMENT
P.T.-POINT OF TANGENT	O.R.V.-OFFICIAL RECORDS VOLUME	BLK.-BLOCK FND.-FOUND	BLVD.-BOULEVARD LA.-LANE
P.R.C.-POINT OF REVERSE CURVATURE	O.R.B.-OFFICIAL RECORDS BOOK	I.P.-IRON PIPE RB.-REBAR	RD.-ROAD No.-NUMBER SEC.-SECTION
P.C.C.-POINT OF COMPOUND CURVATURE	D.B.-DEED BOOK PG.-PAGE	CONC.-CONCRETE A/C-AIR CONDITIONER	TWP.-TOWNSHIP RING-RANGE
P.I.-POINT IF INTERSECTION	P.B.-PLAT BOOK M.B.-MAP BOOK	ESMT.-EASEMENT ELEC.-ELECTRIC	P.L.S.-PROFESSIONAL LAND SURVEYOR
P.C.P.-PERMANENT CONTROL POINT	CO.-COUNTY FL.-FLORIDA	B.R.L.-BUILDING RESTRICTION LINE	NO UNDERGROUND LOCATIONS LOCATED THIS SURVEY
P.R.P.-PERMANENT REFERENCE POINT	AVE.-AVENUE ST.-STREET	F.Z.B.L.-FLOOD ZONE BOUNDARY LINE	
R/W-RIGHT-OF-WAY CT.-COURT	C.B.D.-CHORD BEARING AND DISTANCE	APPROX.-APPROXIMATE EXIST.-EXISTING	
L-ARC LENGTH R-RADIUS	COMP.-COMPUTED RAD.-RADIAL	A.K.A.-ALSO KNOWN AS N/F-NOW OR FORMERLY	
Δ-DELTA ANGLE T-TANGENT	P-PLAT C-COMP. D-DEED	N.G.V.D.-NATIONAL GEODETIC VERTICAL DATUM	

- SYMBOLS:  
 -x- CHAIN LINK FENCE  
 -w- WOOD FENCE  
 -w- WIRE FENCE  
 -E- ELECTRIC LINE  
 ○ UTILITY POLE  
 ⊙ WELL  
 [ ] ASPHALT  
 [ ] OVERHEAD  
 [ ] CONCRETE

JURISDICTIONAL WETLANDS WERE NOT LOCATED THIS SURVEY.  
 EASEMENTS OF RECORD WERE NOT PROVIDED FOR THIS SURVEY.  
 THIS SURVEY DOES NOT DETERMINE OWNERSHIP.  
 THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL

DATE SIGNED 07-13-15  
 ANTHONY PAUL O'NEIL PSM 5684



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Jacksonville, Florida  
904.525.8620

Documents for  
**Draga Residence**  
2107 1st Street, S  
Jacksonville Beach, FL  
32250

Floor  
Plan

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NO.	DATE	BY	DESCRIPTION

Design  
Development  
PRELIMINARY  
NOT FOR  
CONSTRUCTION

**A1.1**

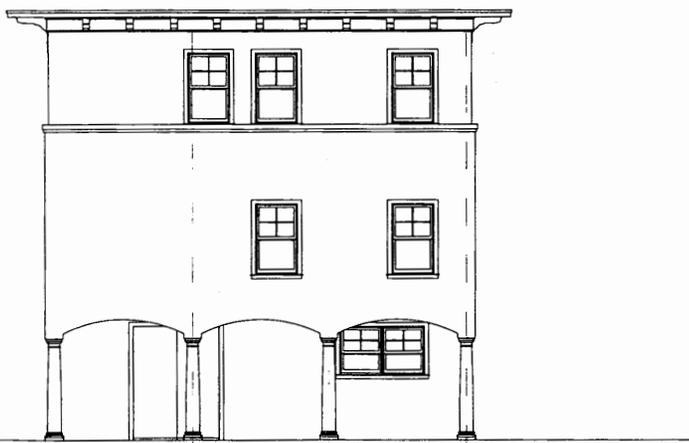
Date: xx-xx-xx



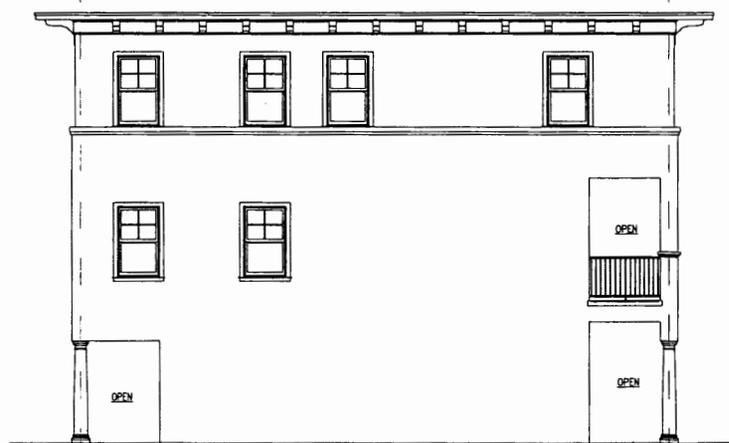
**A** West Elevation  
1/4" = 1'-0"



**B** South Elevation  
1/4" = 1'-0"



**C** East Elevation  
1/4" = 1'-0"



**D** North Elevation  
1/4" = 1'-0"

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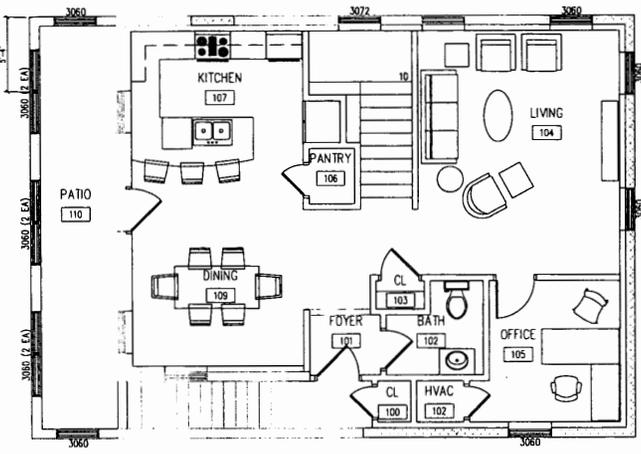
Documents for  
**Draga Residence**  
2107 1st Street, S  
Jacksonville Beach, FL  
32250

Floor Plan

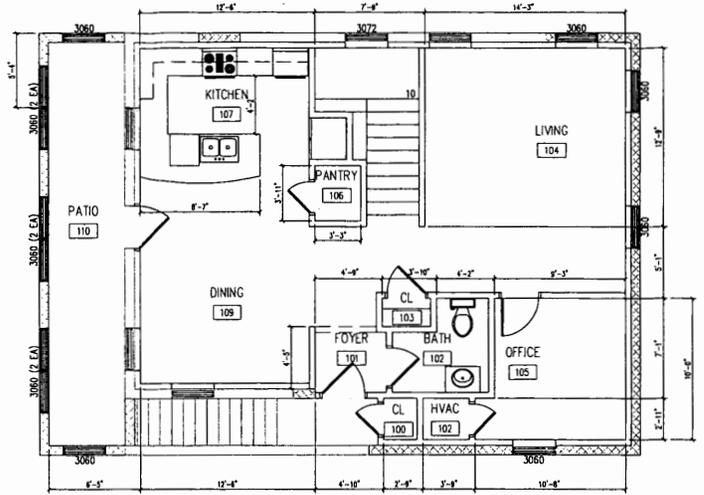
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Design Development  
PRELIMINARY  
NOT FOR  
CONSTRUCTION

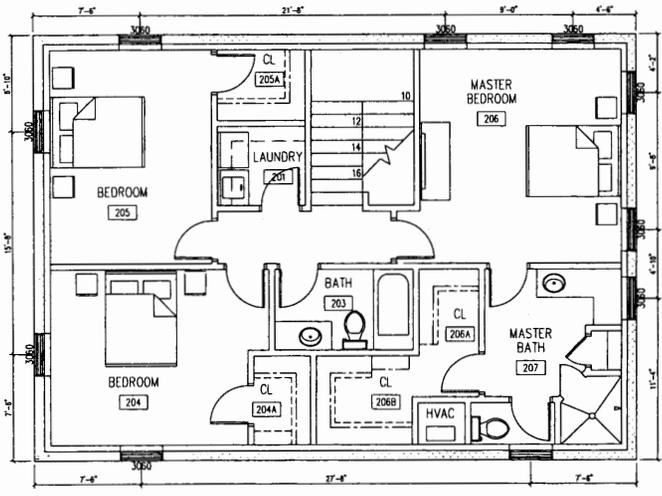
**ID-1**  
Date: xx-xx-xx



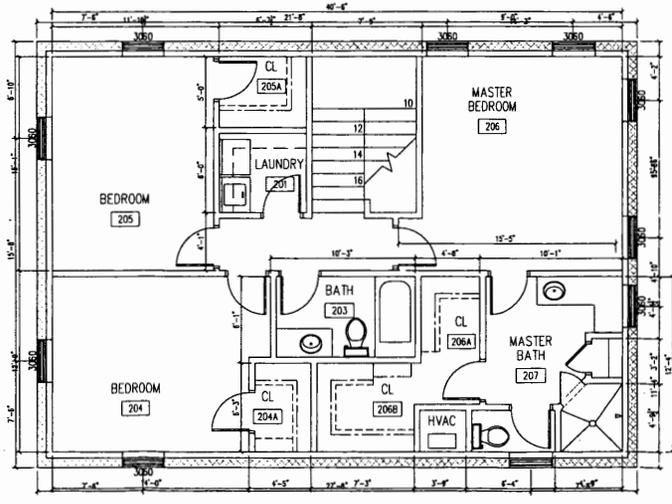
**A Main Level Floor Plan**  
1/4" = 1'-0"



**B Main Level Dimension Plan**  
1/4" = 1'-0"

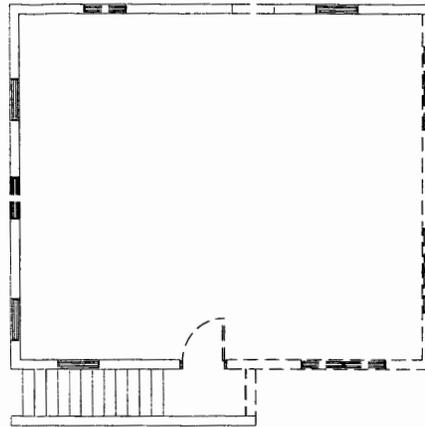


**C Second Level Floor Plan**  
1/4" = 1'-0"



**D Second Level Dimension Plan**  
1/4" = 1'-0"

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18-100015  
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Ⓐ Main Level Demolition Plan  
1/4" = 1'-0"



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Documents for  
**Draga Residence**

2107 1st Street, S  
Jacksonville Beach, FL  
32250

Floor  
Plan

Ⓐ This drawing is an informational drawing and does not constitute a contract. It is intended for informational purposes only, and the user or recipient shall be responsible for obtaining all necessary permits and approvals. All rights reserved.

Design  
Development  
PRELIMINARY  
NOT FOR  
CONSTRUCTION

**ID-2**  
Date: xx-xx-xx

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18-100015

PLANNING & DEVELOPMENT



# APPLICATION FOR VARIANCE

BOA No. 18-100016  
HEARING DATE 3-20-2018

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**

JAN 29 2018

## APPLICATION INFORMATION

PLANNING & DEVELOPMENT

<b>Applicant Name:</b> <u>Mark Darr</u>	<b>Telephone:</b> <u>(904) 607-2090</u>
<b>Mailing Address:</b> <u>99 S Roscoe Blvd</u> <u>Ponte Vedra bch 32082</u>	<b>E-Mail:</b> <u>Markdarr@aol.com</u>
<b>Agent Name:</b> <u>John Denneen</u>	<b>Telephone:</b> <u>(904) 237-4598</u>
<b>Mailing Address:</b> <u>1254 Neck rd</u> <u>Ponte Vedra Bch 32082</u>	<b>E-Mail:</b> <u>john@denneenconstruction.com</u>
<b>Landowner Name:</b> <u>Double D Construction LLC</u>	<b>Telephone:</b> <u>(904) 607-2090</u>
<b>Mailing Address:</b> <u>99 s Roscoe</u> <u>Ponte Vedra Bch</u>	<b>E-Mail:</b> <u>markdarr@aol.com</u>

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: 135 34th ave S *Ref 181550-0000*

Legal description of property (Attach copy of deed): the east 9.60 feet of lot 15, all of lot 16 and west 10.00 feet of lot 17, Block 6, Atlantic Shores Ocean Front

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 in Question is a non conforming lot at 8700SF the applicant is requesting a lot coverage of 45% in leu of 35% to be able to construct 2 story SFH with pool. All set backs remain 25' front 10' sides 30' rear

Applicant's Signature: *Mark Darr* Date of Application: 1/18/18

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

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X

CODE SECTION (S): 34-336(e)(1) e to 44-79 lot coverage, in lieu of 35% maximum, to allow construction of a new single-family dwelling

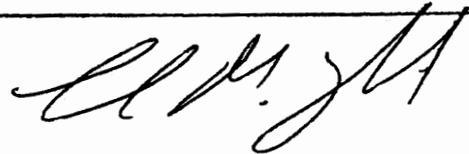
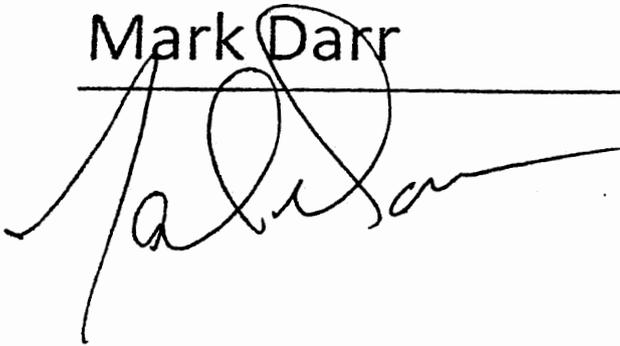
# Denneen

1254 Neck Road, Ponte Vedra Beach, FL 32082  
904-834-3701 CBC 1258652 [www.denneenconstruction.com](http://www.denneenconstruction.com)

I Mark Darr appoint John Denneen as my representative for the variance application for 135 34<sup>th</sup> Ave S

Mark Darr

Notary



Cassandra M. English



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JAN 29 2018

PLANNING & DEVELOPMENT

*Thank you for choosing Denneen Construction!*

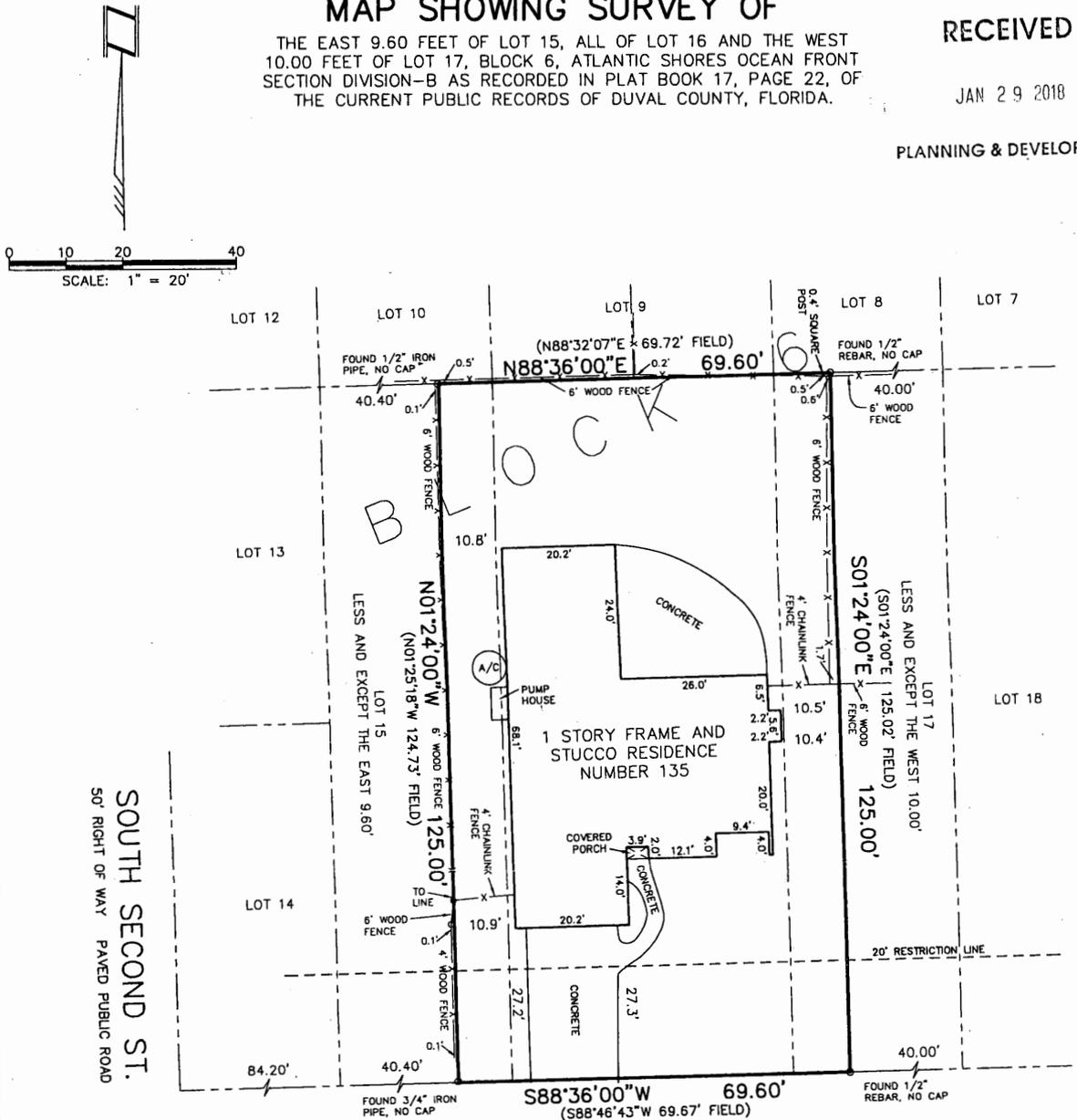
# MAP SHOWING SURVEY OF

THE EAST 9.60 FEET OF LOT 15, ALL OF LOT 16 AND THE WEST 10.00 FEET OF LOT 17, BLOCK 6, ATLANTIC SHORES OCEAN FRONT SECTION DIVISION-B AS RECORDED IN PLAT BOOK 17, PAGE 22, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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SOUTH SECOND ST.  
50' RIGHT OF WAY PAVED PUBLIC ROAD

34TH AVE. SOUTH  
(FORMERLY ALHAMBRA)  
50' RIGHT OF WAY PAVED PUBLIC ROAD

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
  2. BEARINGS BASED ON THE EAST PROPERTY LINE BEING S01°24'00"E AS PER PLAT.
  3. BUILDING RESTRICTION LINES AS PER PLAT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF DOUBLE D CONSTRUCTION LLC; BARTLETT TITLE SERVICES LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND BARTLETT & FAULKNER PA.

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

  
  
 DONN W. BOATWRIGHT, PLS No. 295  
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295  
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: \_\_\_\_\_  
 DRAWN BY: PGP  
 FILE: 2017-1270

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

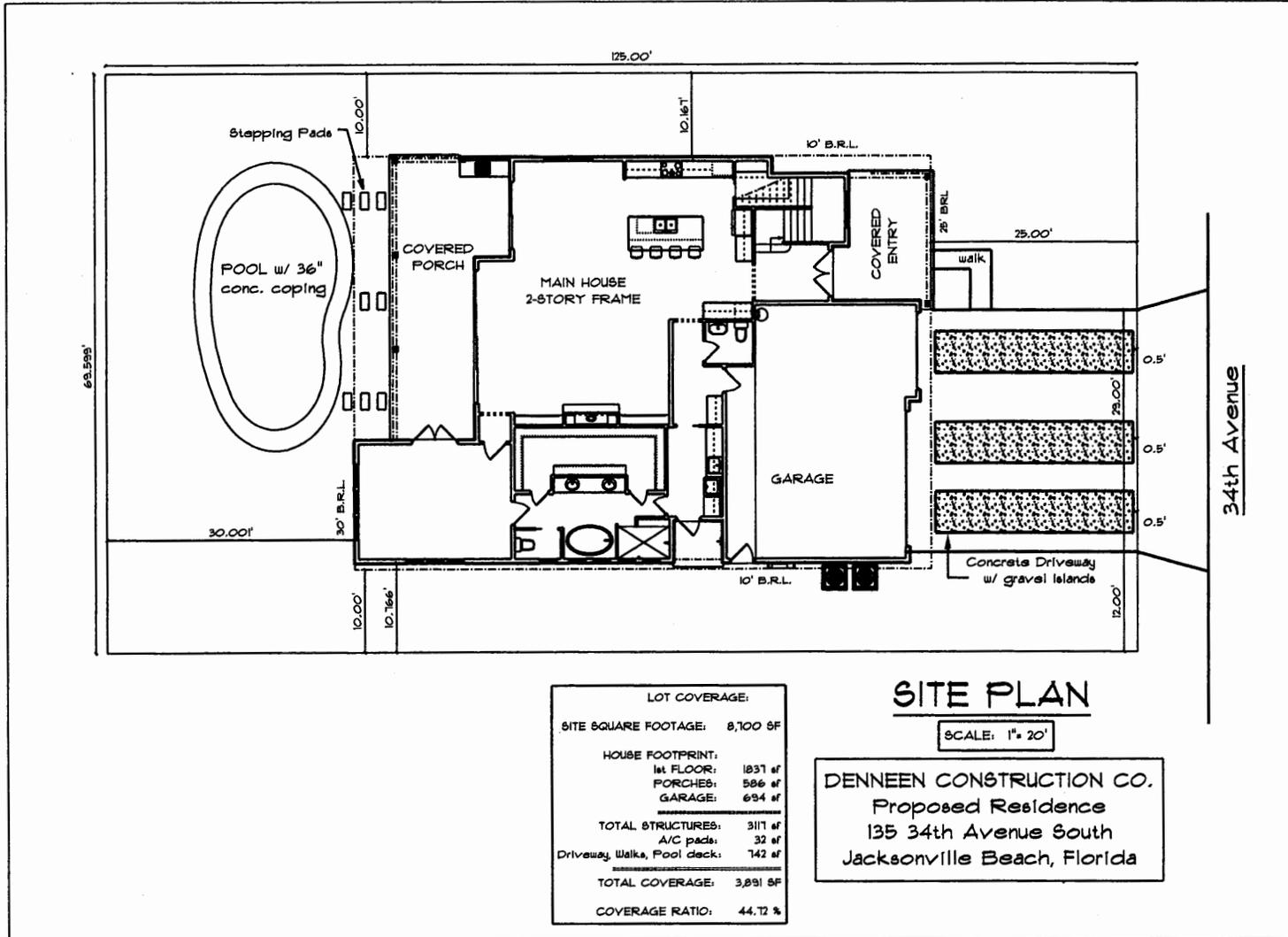
DATE: SEPTEMBER 6, 2017  
 SHEET 1 OF 1



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PLANNING & DEVELOPMENT



March 10, 2018

City of Jacksonville Beach

Department of Planning and Development

Board of Adjustments

11 North Third Street

Jacksonville Beach, FL 32250

RE:Case Number: BOA 18-100018

Location: 1924 North 1<sup>st</sup> Street

Hearing date: March 20, 2018

Property Owners: Richard and Vivian Smith

TO: Board of Adjustment

As neighbors of The Smith's we have been made aware of the variance request made by the above referenced property and would like to state that we have NO objections to the request being made. We feel that the plans being requested will further enhance our neighborhood and look forward to the improvements that these changes will bring to our community. Please take our APPROVAL of this project in consideration for your decision in the request for the variance.

If you have any questions, feel free to contact us.

Sincerely,

*Eric and Jane Harris*

116 19<sup>th</sup> Ave North Unit #501

Jacksonville Beach, FL 32250

904-612-9172 or 904-612-9682

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MAR 12 2018

PLANNING & DEVELOPMENT



# APPLICATION FOR VARIANCE

BOA No. 18-100018  
HEARING DATE 3-20-2018

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.

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JAN 31 2018

## APPLICATION INFORMATION

PLANNING & DEVELOPMENT

**Applicant Name:** Richard M. Smith and Vivian M. Smith **Telephone:** (904) 504-9390  
**Mailing Address:** 1924 1st Street North Jacksonville Beach FL 32250 **E-Mail:** rsmit6185@yahoo.com

**Agent Name:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Landowner Name:** Richard M. Smith and Vivian M. Smith **Telephone:** (904) 343-3471  
**Mailing Address:** 1924 1st Street North Jacksonville Beach FL 32250 **E-Mail:** ems32211@yahoo.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.

RE# 175401-0000

## VARIANCE DATA

Street address of property and/or Real Estate Number: 1924 1st Street North Jacksonville Beach FL

Legal description of property (Attach copy of deed): The South 31ft. of the East 85 ft. of lot 2, and the North 25 ft. of the East 85 ft. of lot 3, Block 192, Ocean Villa

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). RM-2 The lot of record is non conforming at 56'x85'. The existing triplex is below grade resulting in flooding. The existing structure was built in 1934 and has structural integrity issues. Requesting a North side yard set back of 6' in lieu of 10', a South side yard set back of 6'in lieu of 10', and a rear yard set back of 10'in lieu of 30', and a front setback of 20'. 54.2% lot coverage in lieu 35%, gravel drive in lieu of concrete. To allow for the construction of a new two family dwelling, to replace the existing triplex.

Applicant's Signature: Richard M. Smith Vivian M. Smith Date of Application: 1-31-18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: \_\_\_\_\_  
 CODE SECTION (S): 34-340(EX) C-2 for side yard setbacks of 6' each, in lieu of 10' required;  
(EX) C-3 for a rear yard setback of 10', in lieu of 30' required;  
(EX) F. for 54.2% lot coverage, in lieu of 35% maximum;  
34-373 (F) for gravel vehicular use area in lieu of concrete or asphalt  
paving, to allow construction of a two-family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100018

**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	Lot is undersized in width and depth. 56'x85'. The building is below grade resulting in frequent flooding. The existing house was built in 1934 and has structural issues.
Special circumstances and conditions do not result from the actions of the applicant.	No	No modifications were made to the dimensions of the lot.
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	Many, if not all properties in the area do not comply with setbacks or lot coverage.
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 variances have been granted to several of the other parcels in the same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The requested variance is the minimum variance that will allow for the construction of a reasonably sized two-family 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.	Yes	Granting of the variance will actually enhance the surrounding properties and be an asset to the community and would be in-compliance with neighboring properties.

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JAN 31 2018

Ref. BOA# 18-100018

11-1-88

BZA# 69-88

APPLICATION FOR VARIANCE

Chairman Board of Adjustment  
City of Jacksonville Beach  
15 North 3rd Street  
Jacksonville Beach, Florida 32250

ZONING DISTRICT RM7

Dear Sir:

I, Yenetha G. Fields of 1924 1st St. N.

Jax Beach having a identifiable financial  
interest in real property located at 1924 1st St N

Jacksonville Beach, FL, legally described  
as Shown in documents attached

request a variance from the provisions of Sec.(s) 34-10.05 A1  
7' front setback of 8'7" in lieu of 20' required  
of the Zoning Ordinance to wit: I would like to

put the deck shown on page 42, "Home  
Plans for Outdoor Living" out from my living room  
upstairs for my own enjoyment of life. My <sup>to the north</sup>

The reason for my request is: neighbor, Mr. Williams, has  
his whole house out as far as I would go + I believe  
he + Mr. Williams - to the South - would allow this.

I have received and read a copy of the Circumstances and Condi-  
tions required for the granting of a variance and have appended  
to this request the documentation required.

10/5/88  
DATE

Yenetha G. Fields  
SIGNATURE

354 5652 - W  
249-3056 - H  
PHONE #

- Attachments:
- (1) Proof of ownership or financial interest.
  - (2) Property survey or dimensioned drawing, scale 1" = 10' indicating requesting variances.
  - (3) Plan to scale of the proposed structures/construction.

Note - could be used for fire escape

P.S. My review, and other information, indicate the  
City is encroaching on my property for the  
sidewalk -- not that I mind, of course.

Ref. BOA# 18-100018

BOARD OF ZONING AND ADJUSTMENT  
CITY OF JACKSONVILLE BEACH

MEMORANDUM OF ACTION, CASE NO. BZA \_\_\_\_\_

The Board of Zoning at their meeting of \_\_\_\_\_,

19\_\_, considered the (application) (appeal) of \_\_\_\_\_

\_\_\_\_\_ (name) of \_\_\_\_\_ (address)

and decided as follows:

The (application) (appeal) was

\_\_\_\_\_ Granted

\_\_\_\_\_ Granted with stipulations attached thereto as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Denied for following reasons: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

The application was carried over to the meeting of Next  
Schedule Meeting, 19\_\_ and must be (reposted) (readvertised), prior  
to the next meeting.

The action of the Board was (unanimous (aye), (nay) vote.

DATE 11-1-88

Acting David E. [Signature]  
CHAIRMAN

# MAP SHOWING BOUNDARY SURVEY OF

THE SOUTH 31.00' OF THE EAST 85.00' OF LOT 2,  
AND THE NORTH 25.00' OF THE EAST 85.00' OF LOT 3 BLOCK 192  
OCEAN VILLA

AS RECORDED IN PLAT BOOK 12 PAGES 37 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA  
CERTIFIED FOR: RICHARD M. SMITH; COASTLINE FEDERAL CREDIT UNION; OLD  
REPUBLIC NATIONAL TITLE INS., CO.; BLANKENSHIP LAW FIRM

P.L.

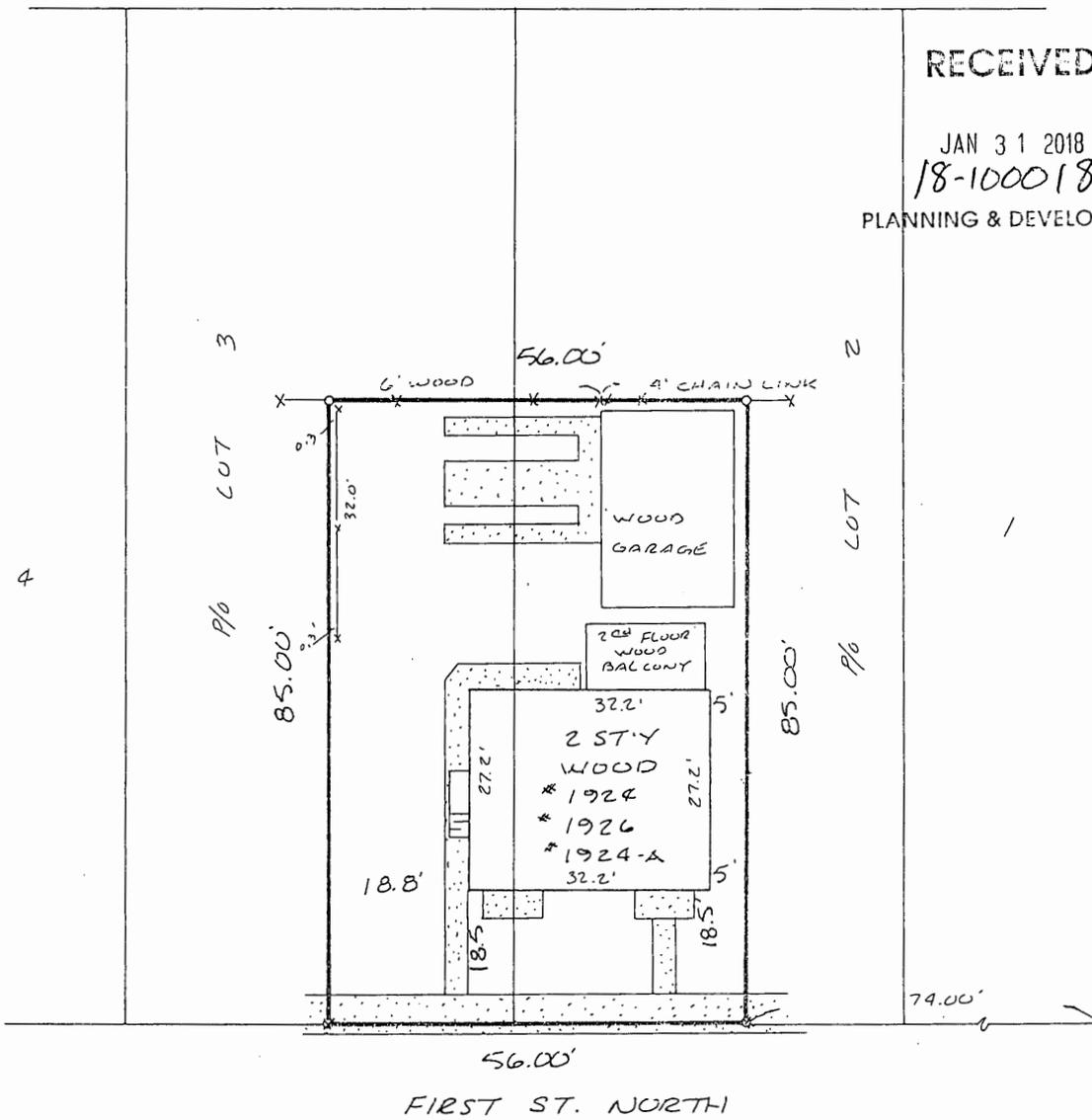
JACKSONVILLE BEACH  
TERRACE RB 15 PG 54  
12' ALLEY



RECEIVED

JAN 31 2018  
18-100018

PLANNING & DEVELOPMENT



THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 1 FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 4-17-89 AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

## TRI-STATE LAND SURVEYORS, INC.

8411 BAYMEADOWS WAY SUITE #2, JACKSONVILLE, FLORIDA 32256 (904) 731-7235

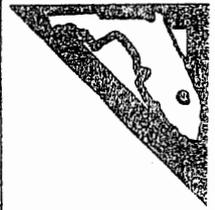
- LEGEND
- CONC. MON
  - IRON COR.
  - (SET WITH CAP # LS 4144)
  - X- FENCE
  - IRON COR. (FOUND)
  - ⊗ CROSS CUT
  - B.R.L. BUILDING RESTRICTION LINE
  - ESMT EASEMENT
  - R/W RIGHT-OF-WAY
  - COV. COVERED AREA
  - CENTERLINE
  - A/C AIR CONDITIONING PAD
  - (R) RADIAL DISTANCE
  - ▨ CONCRETE

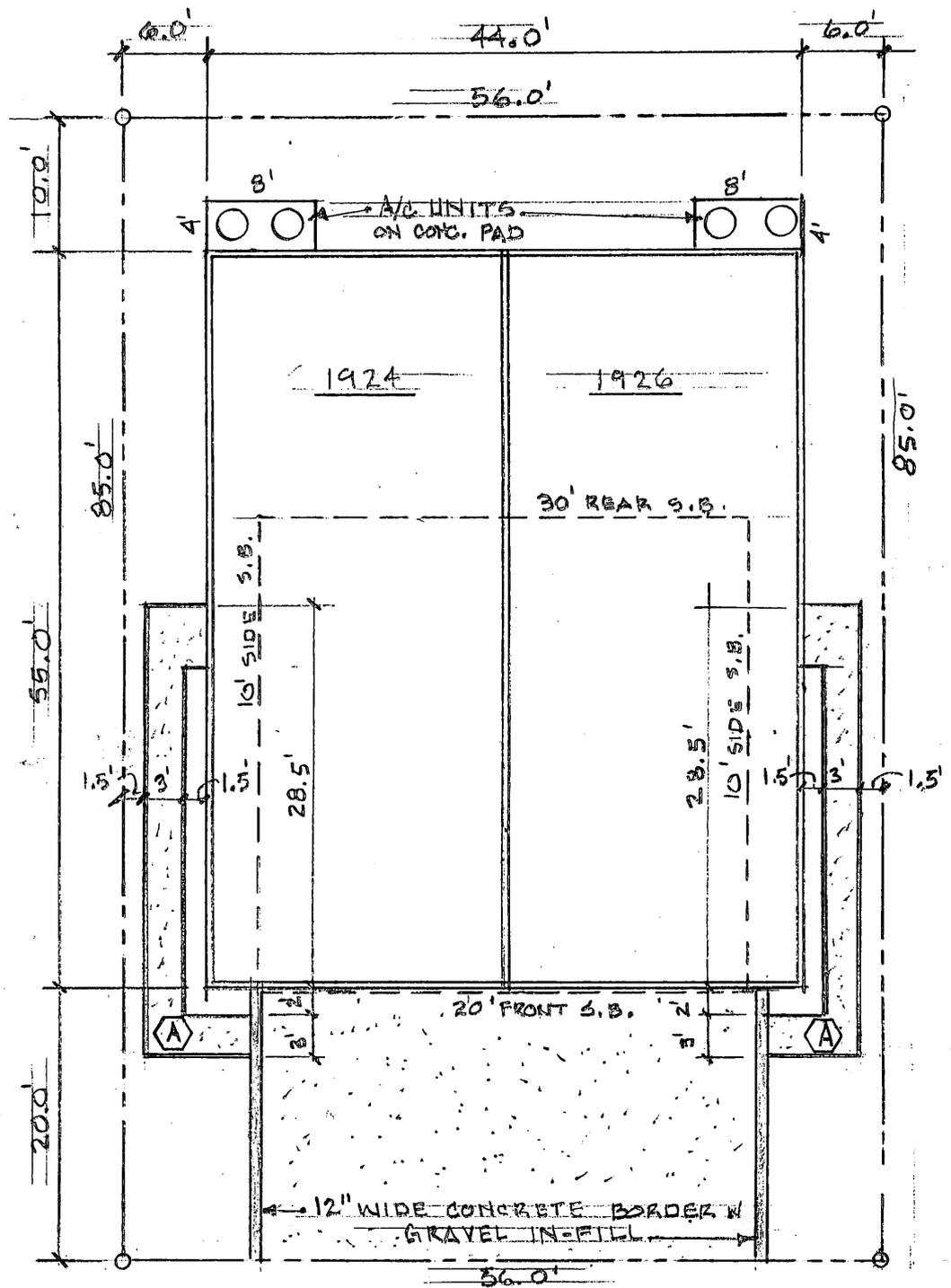
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 20'

DATE: 6-18-99

NO. 5814  
LARRY S. EDGEMOND, No. 4444  
GLENDA M. BROADSTREET, No. 5814  
REGISTERED SURVEYOR AND MAPPER,  
STATE OF FLORIDA (PLB #4921)





FIRST ST. NORTH

(A) 3' WIDE GRAVEL WALK W 8"X8" RAILROAD TIES BORDER.

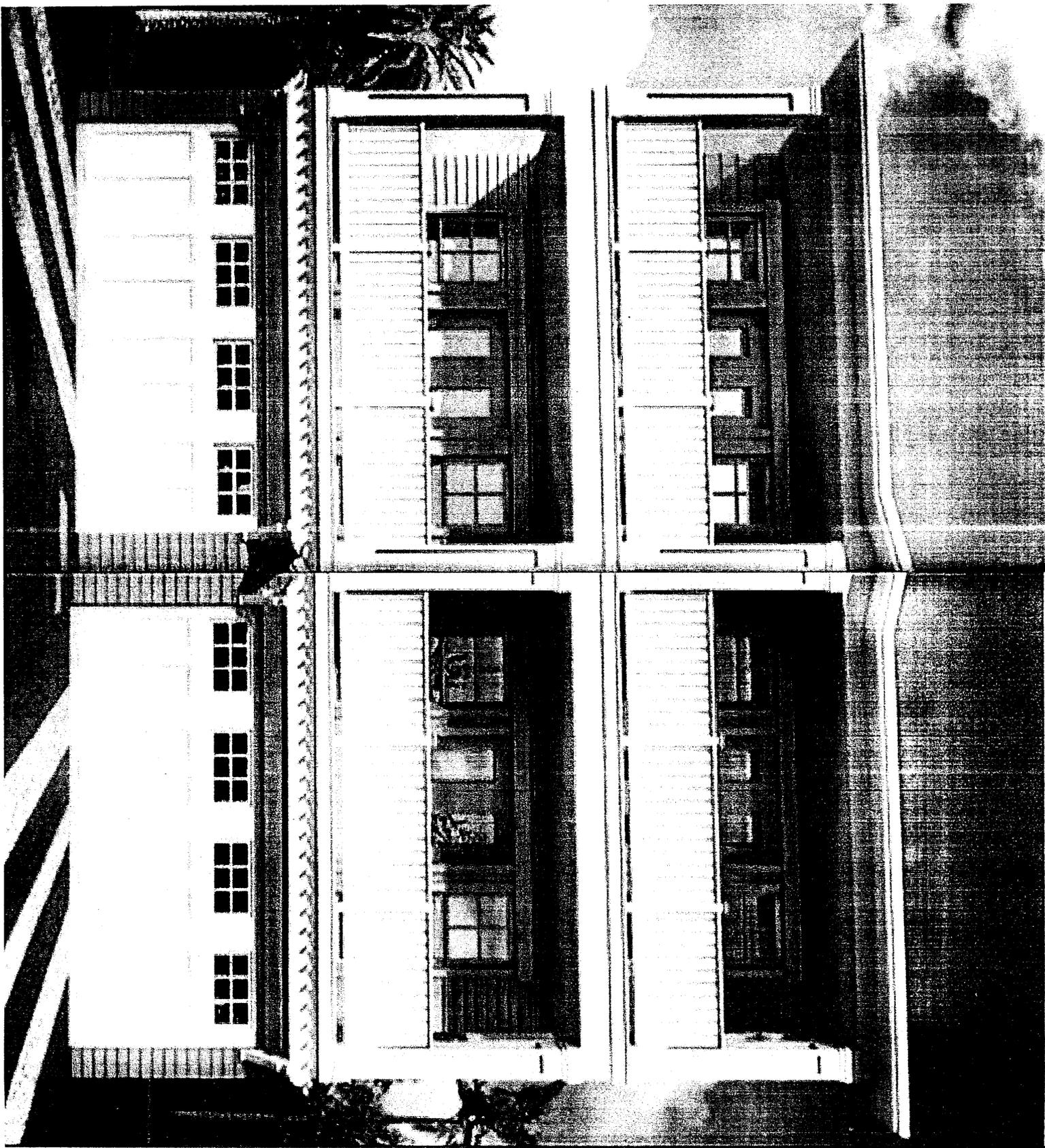
- ZONING RM-2 - DUPLEX 35% LOT COVERAGE
- LOT SIZE 4,760 S.F.
- PROPOSED LOT COVERAGE BUILDING 2420 S.F.
- ALL OTHER IMPERVIOUS 159 S.F.
- TOTAL COVERAGE 2,579 S.F.
- 2,579 S.F. ÷ 4760 S.F. = 54.2%

SMITH DUPLEX  
 1924 & 1926  
 FIRST ST. NORTH  
 JACKSONVILLE BEACH, FLA.

RECEIVED

JAN 31 2018  
 18-100018  
 PLANNING & DEVELOPMENT

Artist Rendition - Subject to Revisions 1924 1<sup>st</sup> Street North





# APPLICATION FOR VARIANCE

BOA No. 18-100019  
HEARING DATE 3-20-2018

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**

FEB - 1 2018

## APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Dr. Thomas Walls and Laura Matheny Walls Telephone: (904) 566-0839  
 Mailing Address: 115 34th ave s Jax Beach FL 32250 E-Mail: twsurf81@gmail.com

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: Dr. Thomas Walls and Laura Matheny Walls Telephone: (904) 566-0893  
 Mailing Address: 115 34th ave s Jax Beach FL 32250 E-Mail: twsurf81@gmail.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.

RE# 181555-0000

## VARIANCE DATA

Street address of property and/or Real Estate Number: 115 34th ave S Jacksonville Beach FL 32250

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). We would like to extend our existing patio by 11'. Our lot size is considered a non-conforming lot at 6250 sq ft. The minimum 30' rear yd step back does not consider our lot is almost 40% smaller than a conforming lot.

This restricts enjoyment of our backyard. By approving this variance and extension of our deck my wife and I can enjoy our backyard area with our 3 young sons. The variance will increase our total lot coverage to 41%, 3% more, on a non conforming lot.

Applicant's Signature: [Signature] Date of Application: 2/1/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X  
 CODE SECTION (S): 34-336(x) i.e. for 39% lot coverage in lieu of 35% maximum, to allow a deck addition to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-108019

**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.	Yes	Non conforming lot
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Home and lot were bought as is. Non conforming lot. 6250 sq ft compared to conforming at 10000 sq ft.
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	No special privileges will be provided by approval that have not been approved in the past for similar circumstances.
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	Many surrounding lots have approved variances for lot coverage and rear step backs.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">FEB - 1 2018</p> <p style="text-align: center;"><b>PLANNING &amp; DEVELOPMENT</b></p>
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	

# PLOT PLAN OF

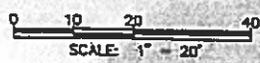
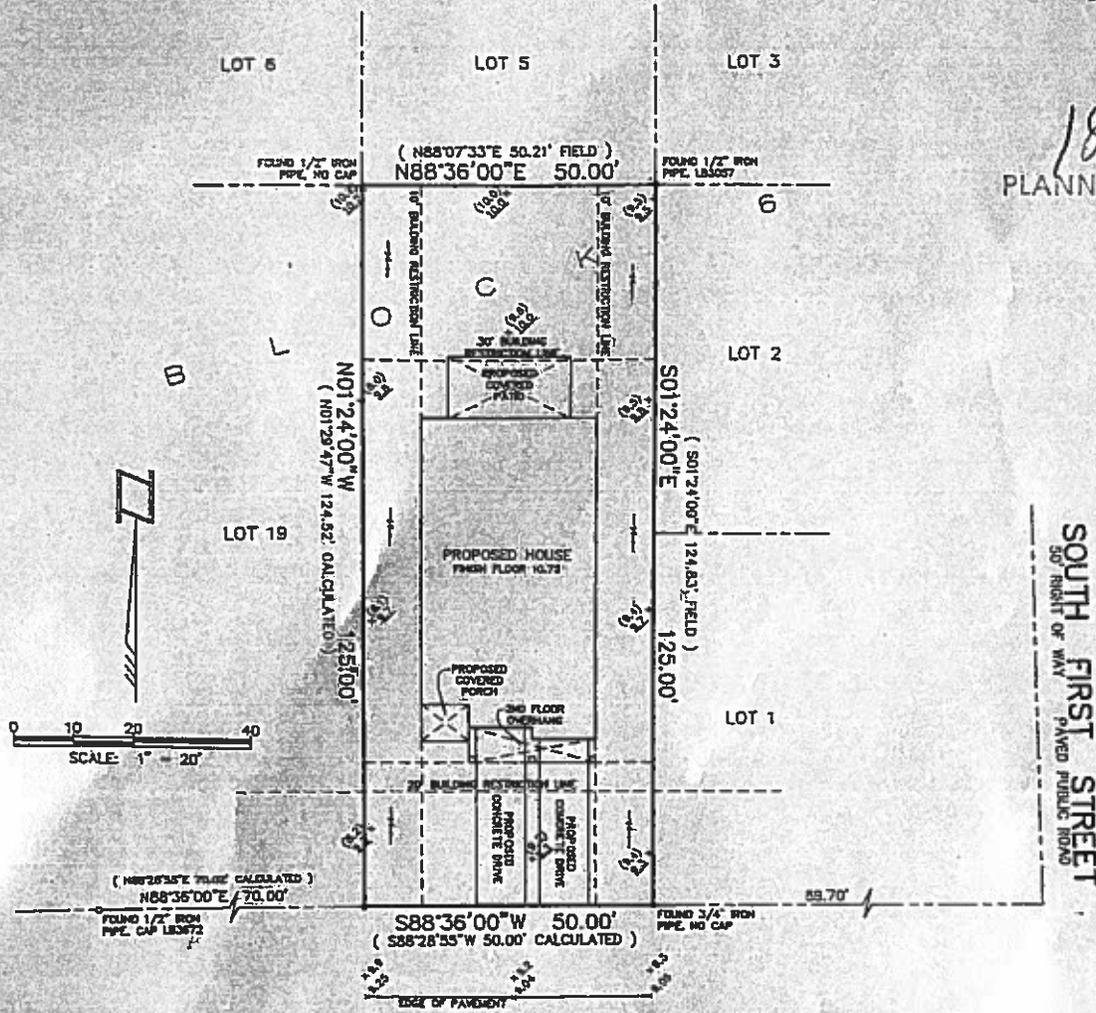
LOT 20, BLOCK SIX (6) ATLANTIC SHORES OCEAN FRONT, SECTION DIVISION-B, AS RECORDED IN PLAT BOOK 17, PAGE 22 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

FEB - 1 2018

18-100019

PLANNING & DEVELOPMENT



34th AVENUE SOUTH  
(FORMERLY ALHAMBRA STREET)  
50' RIGHT OF WAY PAVED PUBLIC ROAD

SOUTH FIRST STREET  
50' RIGHT OF WAY PAVED PUBLIC ROAD

- NOTES
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
  2. BEARINGS ARE BASED ON THE EAST LINE OF LOT 20, BLOCK 6, BEING SOUTH 01°24'00" EAST, AS PER PLAT.
  3. 20 FOOT BUILDING RESTRICTION LINE AS PER PLAT.
  4. IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
  5. BENCH MARK: FOUND MAG NAIL AND DISK IN SOUTHWEST SIDE OF WOOD POWER POLE IN SOUTHWEST INTERSECTION OF 32ND AVENUE SOUTH AND OCEAN DRIVE. ELEVATION = 11.00 N.G.V.D. 1929 DATUM.

BENCH MARK:  
FOUND MAG NAIL AND DISK LB3672 IN SOUTH EDGE OF PAVEMENT.  
ELEVATION = 9.13 N.G.V.D. 1929.

RECEIVED

SEP - 1 2015  
15-1466

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. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF  
TCL, INC.; 115 34th AVENUE SOUTH TRUST; 9191  
RG SKINNER PKWY JACKSONVILLE, FL 32256.

*(Signature)*  
DONN W. BOATWRIGHT, PLS  
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.

ADDED TOPOGRAPHY AND PLOT PLAN - AUGUST 27, 2015

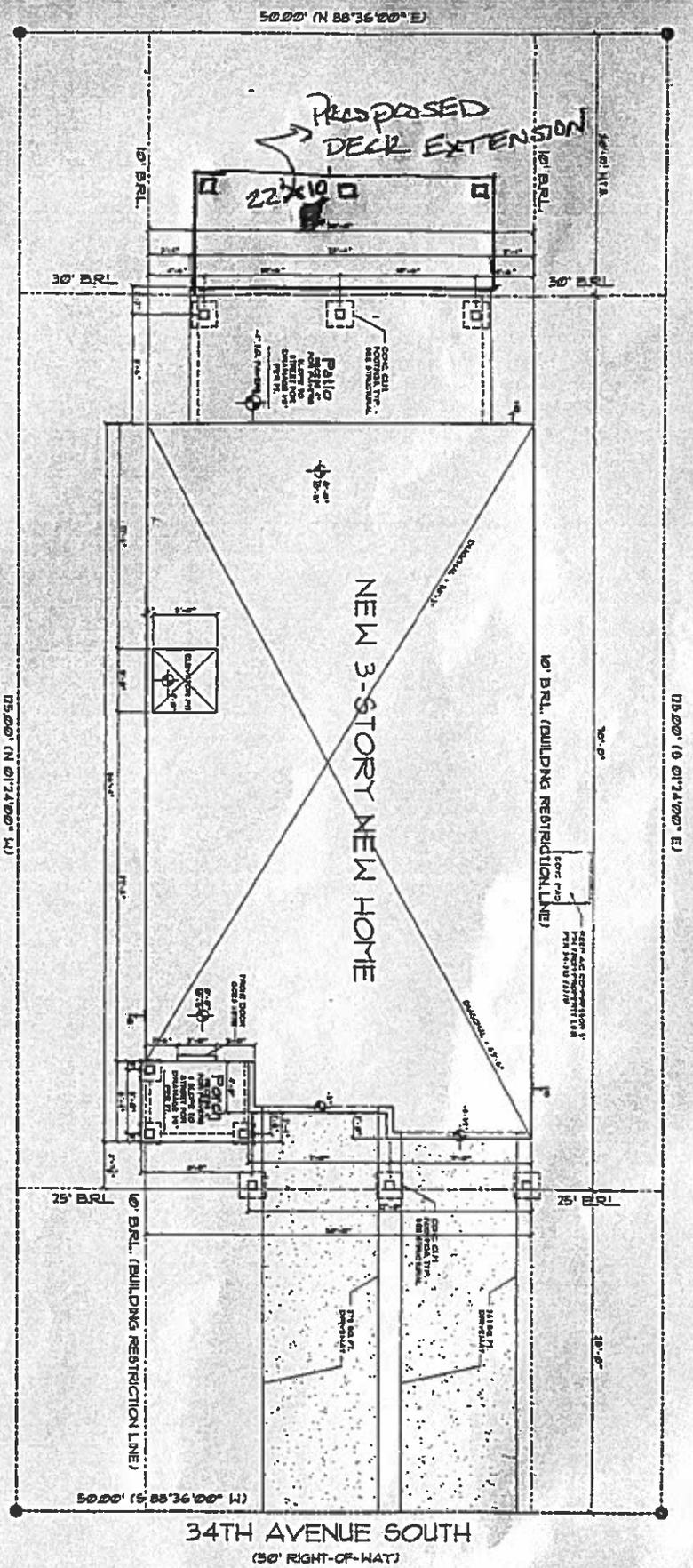
CHECKED BY: \_\_\_\_\_  
DRAWN BY: POP  
FILE: 2015-1059

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

DATE: JULY 1, 2015  
SHEET 1 OF 1

R 2015-1059

RECEIVED  
 FEB - 1 2018  
 18-100019  
 PLANNING & DEVELOPMENT



**FOUNDATION SURVEY**  
 A FOUNDATION SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR TO DETERMINE THE EXISTING FOUNDATION CONDITIONS AND TO VERIFY THE ACCURACY OF THE SITE PLAN INFORMATION. THE SURVEYOR SHALL PROVIDE A WRITTEN REPORT TO THE ARCHITECT.

**SITE AREA COVERAGE**  
 THE TOTAL GROUND COVERED BY ALL BUILDINGS AND DECKS SHALL NOT EXCEED 40% OF THE TOTAL SITE AREA. THE TOTAL GROUND COVERED BY ALL BUILDINGS AND DECKS SHALL NOT EXCEED 40% OF THE TOTAL SITE AREA.

1 ARCHITECTURAL SITE PLAN  
 SCALE: 1/4" = 1'-0"



115 34TH AVENUE SOUTH  
 JACKSONVILLE BEACH, FL 32250  
 LOT 20, BLOCK 6  
 ATLANTIC SHORES OCEAN FRONT  
 SECTION DIVISION-B  
 DUVAL COUNTY, FLORIDA  
 PLAT BOOK: 17, PAGE: 22

Sheet No.  
**A01**  
 Last Plot Date: 3/10/18  
 C:\074

ARCHITECTURAL  
 SITE PLAN

**TRINITY SPEC HOME**  
 115 34th AVENUE SOUTH  
 JACKSONVILLE BEACH, FL 32250



**GAT**  
 GAT ARCHITECTS, P.A.  
 904 335-3333  
 904 335-3333  
 904 335-3333



# APPLICATION FOR VARIANCE

BOA No. 18-100022  
HEARING DATE 3-20-2018

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.

FEB - 5 2018

PLANNING & DEVELOPMENT

## APPLICATION INFORMATION

Applicant Name:	<u>Laura Lybrand</u>	Telephone:	<u>(904) 613-9137</u>
Mailing Address:	<u>1634 Westwind Dr. Jacksonville Beach, FL 32250</u>	E-Mail:	<u>Llybrand13@comcast.net</u>
Agent Name:	<u>Scott Andrews</u>	Telephone:	<u>904-200-2035</u>
Mailing Address:	<u>12582 Hidden Gardens Drive Jacksonville, Fl. 32258</u>	E-Mail:	<u>Scott.Colonial@aol.com</u>
Landowner Name:	<u>same</u>	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: 1634 Westwind Dr.  
 Legal description of property (Attach copy of deed): Lot 10, Ocean Pond, unit two  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Extremely small lot, privacy and protection from sun and being able to enjoy being outside

Applicant's Signature: Laura Lybrand Date of Application: 2-5-18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RS-3</u>	FLOOD ZONE: <u>X</u>
CODE SECTION (S): <u>34-338(271) c-3 for a rear yard setback of 11' in lieu of 20'</u>	
<u>(e)(1) &amp; 55-5% lot coverage in lieu of 35% maximum</u>	
<u>to allow a screened porch addition to a single family dwelling.</u>	

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. \_\_\_\_\_

**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	small lot
Special circumstances and conditions do not result from the actions of the applicant.		No actions have been taken
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	RECEIVED
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	FEB - 5 2018 18-100022 PLANNING & DEVELOPMENT
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	

FEB - 5 2018  
18-100022

City Council,

This is my second attempt to get a variance for a screened porch. I currently have a patio and decreased the size from the original proposal. I'm working with the contractor and we believe the reduction will meet the city's requirements.

At the previous meeting, my neighbor complained about noise coming from my property. I have signatures from neighbors to show there have been no other complaints of noise. The neighbors at 1620 Westwind are my immediate neighbors. Since they are renters, they didn't sign for no objection to the construction.

I verified the home owner immediately behind me on Osceola Ave. was against the construction as he felt the size of the porch would reduce his property value. I have not been able to reach him to discuss the reduction. The pictures I have included are his house. His windows look right in mine. The one from inside was taken from my porch. The covered/screened porch would give me privacy and block my view of this house that "grew" in my backyard. The original house was one story. I understand the concern for property value, but don't understand how my porch would decrease his value. Don't

I have a right to increase my property value?

I spoke to the neighbor next to the two story on Osceola Ave, which is to the right of my backyard. He said he hasn't heard any noise from my property and has no concern either way regarding the screened porch; however, he was not comfortable signing anything.

Please consider my hardship of an extremely small lot. I would enjoy being able to be outside with protection from the sun. I'm fair skinned and prone to sun cancer.

Thank you,  
Laura Lybrand

RECEIVED

FEB - 5 2018

18-100022

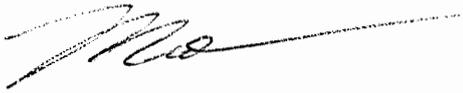
PLANNING & DEVELOPMENT

Neighbors,

My name is Laura Lybrand. My address is 1634 Westwind Drive. Someone has complained to the city council of Jacksonville Beach that noise from my property is disturbing. If you could please sign below confirming I have not disturbed you with any noise it would be greatly appreciated.

Signature

Address

  
Mark Rogers

1631 Westwind Dr  
32250

  
JACKSON P. MOTT

1620 westwind DR

  
Richard Lamp

1620 westwind Dr

  
Diana McGhee

1507 Osceola Ave  
32250

  
Ralph Scheiding

2505 Independence DR  
32250.

RECEIVED

FEB - 5 2018

18-100022

PLANNING & DEVELOPMENT

Neighbors,

My name is Laura Lybrand at 1634 Westwind Drive. I am seeking approval from the City of Jacksonville Beach to screen in my back patio. The roof will be insulated with screen walls. Please sign below if you have no objection to this construction. Thank you.

Signature

Address

  
Mark Rogers

1631 Westwind Dr.  
32250



1507 Osceola Ave  
32250

  
Ralph Scheduling

2505 Independence DR  
32250.

RECEIVED

FEB - 5 2018

18-100022

PLANNING & DEVELOPMENT



19-100022

RECEIVED

19-100022

PLANNING & DEVELOPMENT

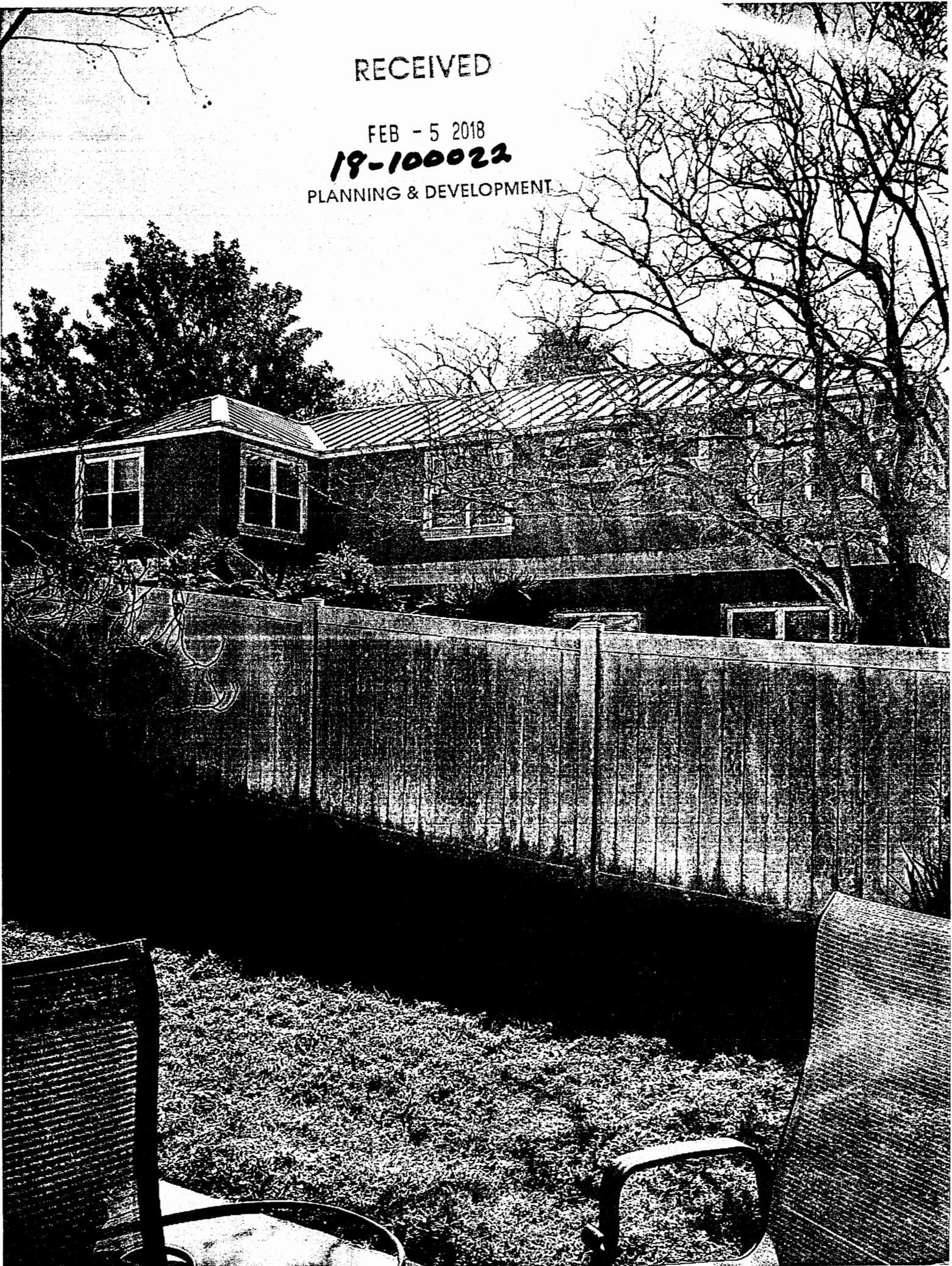


RECEIVED

FEB - 5 2018

**19-100022**

PLANNING & DEVELOPMENT



Ref. BDA#  
17-100022

MEMORANDUM

TO: Lester Griffis, City Manager  
FROM: Steven G. Lindorff, Planning and Development Director  
SUBJECT: Appeal of Denial of Setback Variances, Daniel T. Crisp, III, Miscellaneous Lots in Ocean Pond Subdivision  
DATE: August 13, 1990



=====

At their meeting on July 17, 1990, the Board of Adjustment met and held a public hearing on a request to reduce the side yards required for a "zero lot detached single family residential dwelling" in an RS-3 zone from 10 feet and 5 feet to 10 feet and 2 feet on 45 lots in Ocean Pond Subdivision located along America Avenue south of Seabreeze Avenue. As indicated on the application, the purpose of the request was "to harmonize the general intent and purpose of the ordinance ie., a zero lot line home is one in which one side is built on a side line of the lot."

A copy of the minutes of the Board of Adjustment meeting which summarizes the discussion leading to the denial of the variance request, along with other maps and documents, is attached. As noted, two residents of the City spoke against granting the request.

Zero lot line detached dwellings are permitted in the RS-3 zone by special exception. The special exception allows the reduction in minimum lot widths from 60 feet to 40 feet, but requires that the yards be a total of 15 feet with one yard to be not less than 5 feet. This latter setback is the same for all residential uses in the RS-3 zone whether single family, duplex, or zero lot line detached. The developer has previously been granted a rear yard setback variance from 30 feet required to 20 feet on most of the lots in the subdivision.

The appeal of the denied variance has been properly advertised and posted and is ready to be considered by the City Council at their regular meeting on August 20, 1990.

*Variances approved  
on appeal by City  
Council 8/20/90*

---





*City of*  
**Jacksonville Beach**



904 / 249-2381

ELEVEN NORTH THIRD STREET

JACKSONVILLE BEACH, FLORIDA 32250

Ref BOA#  
18-100022

August 19, 1987

Mr. Dan Crisp  
Crisp & Associates, Inc.  
9210 Cypress Green Drive  
Jacksonville, Florida 32216

Dear Mr. Crisp:

Your request for variance on property on America Avenue behind Nurse Care and Seabreeze Avenue for rear setbacks of 20' in lieu of 30' required on lots 1-13, 24-30, 43, 44, 45, 53 and 54 and side yard setbacks of 15' in lieu of 20' on lots 1, 17, 18, 31 and 66 was heard by the Board of Zoning and Adjustment at their meeting on August 18, 1987.

The variance was granted.

Sincerely,

*Mary Davis*

Mary Davis  
Recording Secretary

cc: file

*BOA# 32-87*



CERTIFIED MAIL# 7017 0660 0000 0995 3845

*Ref BOA# 18-100022*

January 25, 2018

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

Laura Lybrand  
1634 Westwind Drive  
Jacksonville Beach, FL 32250

RE: BOA# 17-100220  
1634 Westwind Drive  
(Lot 10, Ocean Pond Unit Two)

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, January 17, 2018, to consider your application for a variance from the requirements of the Land Development Code.

As indicated in the application, the request was for the following:

- Sec. 34-338(e)(1)c.3, for a rear yard setback of 8 feet, in lieu of 20 feet approved via BZA 30-87;
- Sec. 34-338(e)(1)e., for 57% lot coverage; in lieu of 35% maximum;

To allow a screened porch addition to a single-family dwelling.

The Board **denied** the request.

Please remove the public hearing notice posted on your property. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,

George Knight, CBO  
Building Department



Existing

Ref. Plat #  
18-100022

MAP SHOWING BOUNDARY SURVEY OF  
LOT 10 BLOCK - AS SHOWN ON MAP OF  
OCEAN POND UNIT TWO

AS RECORDED IN PLAT BOOK 44 PAGES 488-489 OF THE CURRENT PUBLIC RECORDS OF DUVAL CO., FLA.  
FOR: SCHAEFER & SONS ENTERPRISES

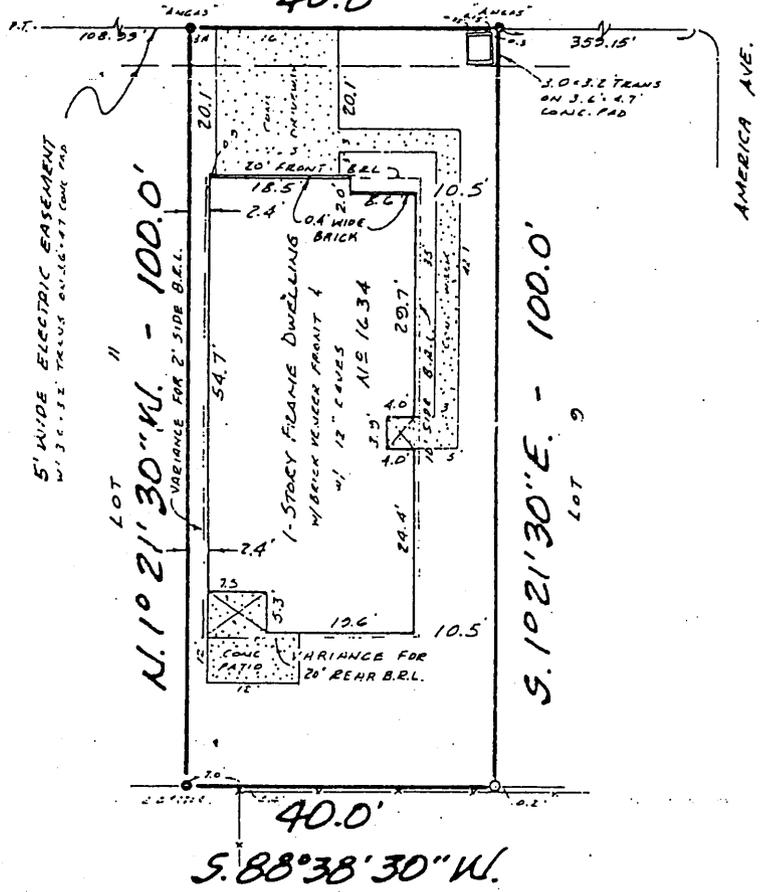
NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE ABOVE MENTIONED PLAT.

CERTIFIED TO: 1) CHARLES M. & LISA M. LOSEE;  
2) GMAC MORTGAGE CORP. OF PA.; &  
3) METROPOLITAN TITLE & GUARANTY CO.

WESTWIND DRIVE

N. 88° 38' 30" E.

40.0'



RECEIVED

DEC - 5 2017

17-100220

PLANNING & DEVELOPM

CONSTITUTION CODE UNIT SIX  
P.B. 35, PG. 97

FINAL SURVEY DEC. 13, 1990  
FOUNDATION SURVEY NOV. 6, 1990

NOTE: FOUND ALL IRONS.  
NOTE: FOUND ALL IRONS.

I HEREBY CERTIFY THAT THIS SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 21HH-6, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES), AND FURTHER CERTIFY THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN ON THIS SURVEY

FLOOD CERTIFICATE: THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 120078 0002D, DATED 4-17-85, CITY OF JACKSONVILLE BEACH

CLARSON AND ASSOCIATES, INC.  
1843 HALDO AVE. JACKSONVILLE, FLA 32207

- LEGEND:
- CONCRETE MONUMENT
  - FOUND IRON
  - SET IRON - L.B. 1794
  - B.R.L. BUILDING RESTRICTION LINE
  - ∠ CENTRAL ANGLE
  - R RADIUS
  - A ARC DISTANCE
  - CH. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE

SURVEYED OCTOBER 25, 19 90  
SCALE: 1" = 20'

*Jose A. Hill*  
REGISTERED SURVEYOR NO 2361 FLA  
JOSE A. HILL

MAP SHOWING BOUNDARY SURVEY OF  
 LOT 10 BLOCK - AS SHOWN ON MAP OF  
OCEAN POND UNIT TWO

AS RECORDED IN PLAT BOOK 44 PAGES 48648A OF THE CURRENT PUBLIC RECORDS OF DUVAL CO., FLA.  
 FOR: SHIFFER & SONS ENTERPRISES

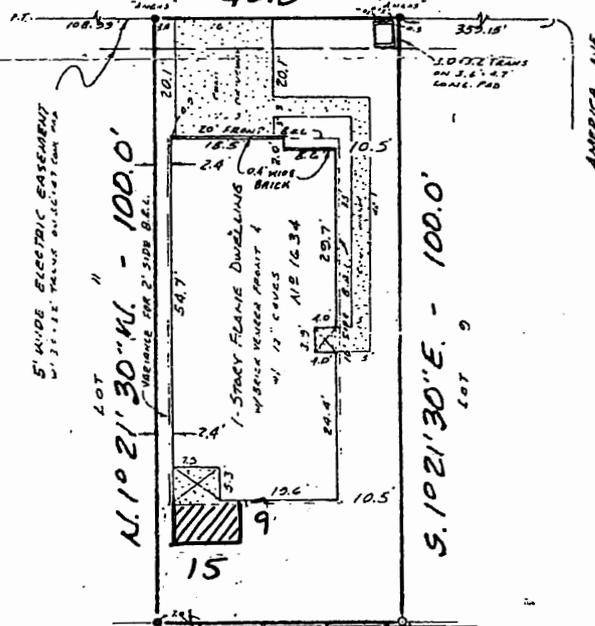
NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE ABOVE MENTIONED PLAT.

CERTIFIED TO: 1) CHARLES M. & LISA M. LOSEE;  
 2) GMAC MORTGAGE CORP. OF PA.; &  
 3) METROPOLITAN TITLE & GUARANTY CO.

WESTWIND DRIVE

N. 88° 38' 30" E.

40.0'



40.0'  
 S. 88° 38' 30" W.

CONSTITUTION COVE UNIT SIX  
 P.B. 35, PG. 97

RECEIVED

FEB - 5 2018  
 18-100022  
 PLANNING & DEVELOPMENT

*Proposed*

FINAL SURVEY DEC. 13, 1990  
 FOUNDATION SURVEY NOV. 6, 1990

NOTE: FOUND ALL IRONS.  
 NOTE: FOUND ALL IRONS.

I HEREBY CERTIFY THAT THIS SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 21HH-8, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES), AND FURTHER CERTIFY THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN ON THIS SURVEY

LEGEND:

- CONCRETE MONUMENT
- FOUND IRON
- SET IRON - L.A. 11M
- B.A.L. BUILDING RESTRICTION LINE
- ∠ CENTRAL ANGLE
- R RADIUS
- A ARC DISTANCE
- CH. CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.A.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE

FLOOD CERTIFICATE: THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 120078 DOORD, DATED 4-17-89 CITY OF JACKSONVILLE BEACH

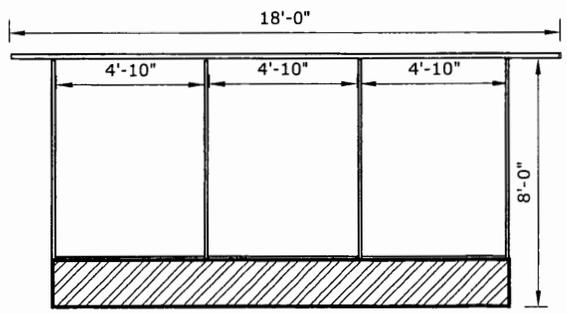
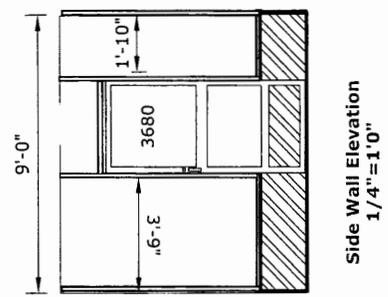
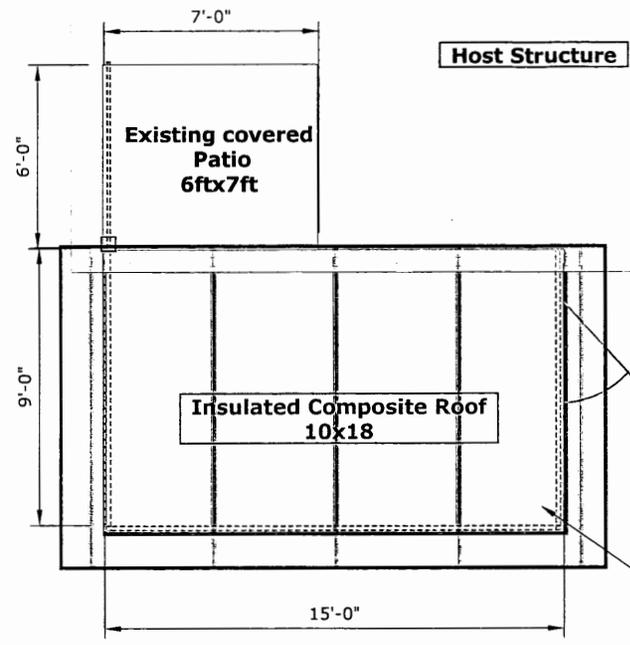
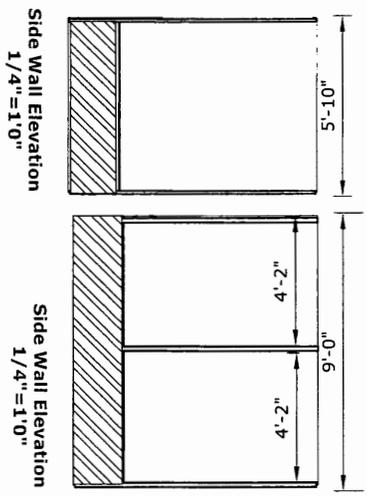
CLARSON AND ASSOCIATES, INC.  
 1843 HALDO AVE. JACKSONVILLE, FLA 32207.

*Jose A. Hill*  
 REGISTERED SURVEYOR NO E361 FLA  
 JOSE A. HILL

SURVEYED OCTOBER 25, 19 90  
 SCALE: 1" = 20'

*r.koposed*

**NAME:** Laura Lybrand  
**ADDRESS:** 1634 Westwind Dr. Jacksonville Bch, Fl. 32250  
**BUILDER:** Colonial Construction LLC



**Specs:**  
3in Insulated Composite Roof  
Bronze Aluminum Framed  
Screen Wall System  
16 in Bronze Aluminum  
Kickpanel  
Phifer Premium Charcoal  
Screen  
1-3680 Standard outswing door

New Concrete Slab 9x15

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**UPDATED MINUS 25%  
SLAB CHANGED FROM 11X18 TO 9X15**



# APPLICATION FOR VARIANCE

BOA No. 18-100023

HEARING DATE 3-20-2018

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**

FEB - 6 2018

## APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: JOHN & LORI MORRIS Telephone: 904-813-5353  
 Mailing Address: 211 JARDIN DE MER PL E-Mail: JOHNWMORRIS@BELLSOUTH.NET  
JACKSONVILLE BEACH 32250  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: SAME Telephone: ALT 904-226-1451  
 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: 602 9th St. N.  
 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). REBUILDING A ~~SOME~~ LARGER HOME W/ 2 SLIGHTLY LARGER FOOT PRINT, MULTI-LEVEL. WANT TO MOVE STAIRWAY OUT A LITTLE FROM LIVING SPACE AND ALLOW FOR A COVERED FRONT PORCH.

Applicant's Signature: [Signature] Date of Application: 2/6/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: \_\_\_\_\_

CODE SECTION (S): Section 34-337(e)(1)(2) for a total SY setback of 13.75' ILO 15' required.  
Section 34-337(e)(1)(e) for lot coverage of 40% ILO 35% maximum.  
Section 34-337(e)(1)(g) for an accessory structure setback of 1' ILO 5' required.  
Section 34-373(f) to allow turfblock driveway ILO paved. To allow for construction of a new single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100023

**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	LOT SIZE IS SMALL AND NARROW - MORE SO THAN MOST LOTS.
Special circumstances and conditions do not result from the actions of the applicant.	NOT REALLY	EXISTING HOUSE TO BE REBUILT - ENLARGING AND IMPROVING QUALITY OF STRUCTURE  RECEIVED
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	FEB - 6 2018  PLANNING & DEVELOPMENT
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	MANY HOMES IN THIS AREA EXTEND TO VERY NEAR THE PROPERTY LINES. NEED ALLOWANCE TO BE ABLE TO MOVE 2 <sup>ND</sup> & 3 <sup>RD</sup> FLOOR ACCESS STAIRS OUT, A LITTLE FROM LIVING SPACE. & ALLOW FOR COVERED
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	PORCH. INTERIOR STAIRWAYS TAKE UP A LOT OF SPACE - TRYING TO REMOVE THEM SLIGHTLY FROM LIVING AREA.
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	NO OTHER ADJACENT LAND WOULD BE AFFECTED

*City of*  
**Jacksonville Beach**



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

Ref BOA# 18-100023

December 3, 2008

Mr. John and Lori Morris  
1821 Azalea Drive  
Jacksonville Beach, FL 32250

RE: BOA 08-100169  
602 9<sup>th</sup> Street North

Dear Mr. and Mrs. Morris:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, December 2, 2008 to consider your variance application.

As indicated in the application, the request was for the following:

- 34-337 (e)(1)c.3, for a rear yard of 18 feet in lieu of 30 feet required

The results of the meeting were:

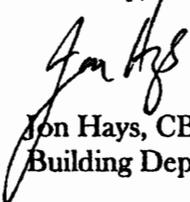
- Approved.

To allow for improvements to a single family dwelling.

You are required to apply for a building permit for this project. A copy of the building permit application, as well as a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 247-6235.

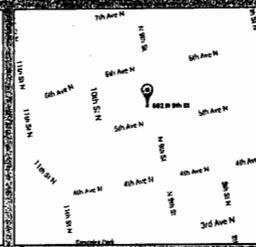
Sincerely,

  
Jon Hays, CBO  
Building Department

PREPARED BY:

# EXACTA

LAND SURVEYORS  
— Serving all of Florida —



PROPERTY ADDRESS: 602 9TH STREET N JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 1509.3005

FIELD WORK DATE: 11/17/2015

REVISION DATE(S): (REV.0 11/18/2015)

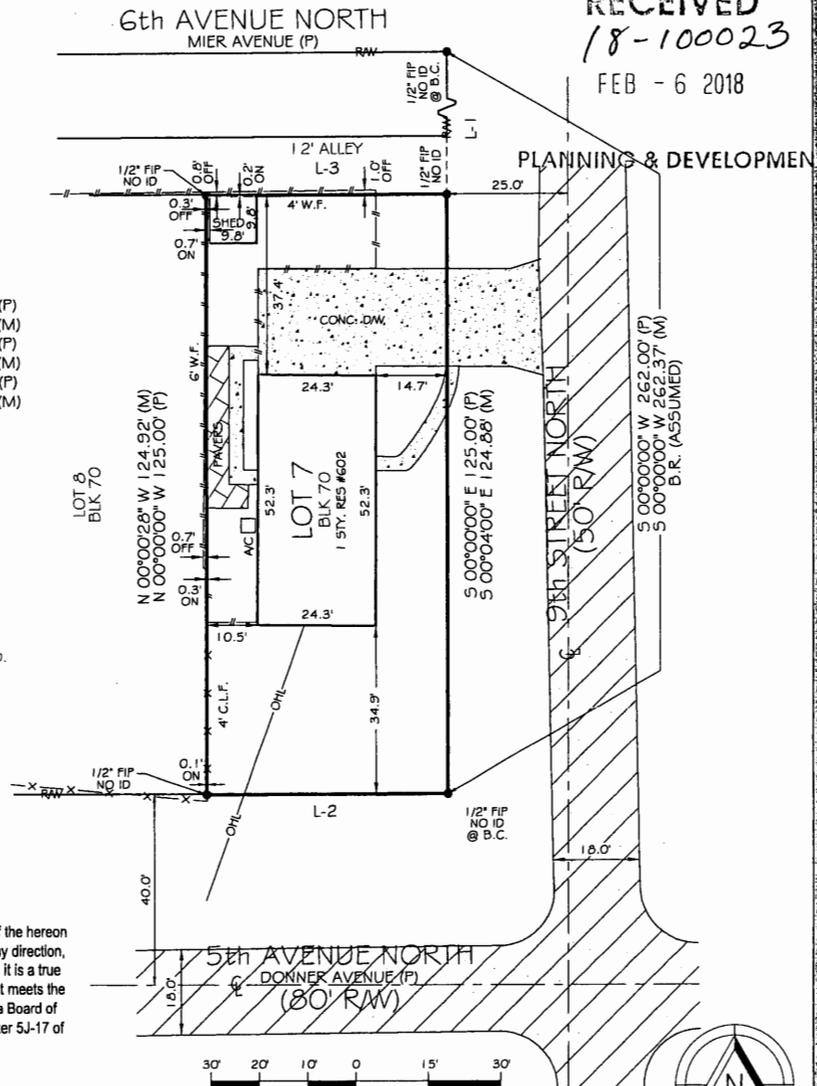
RECEIVED  
18-100023  
FEB - 6 2018

1509.3005  
BOUNDARY SURVEY  
DUVAL COUNTY

TABLE:

- L-1 5 00°00'00" W 137.00' (P)
- 5 00°03'38" W 137.49' (M)
- L-2 5 90°00'00" W 50.00' (P)
- 5 89°51'29" W 49.92' (M)
- L-3 N 90°00'00" E 50.00' (P)
- N 89°53'47" E 49.79' (M)

NOTES:  
FENCE OWNERSHIP NOT DETERMINED.



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.

Wesley B. Haas  
State of Florida Professional Surveyor and Mapper  
License No. 3708



GRAPHIC SCALE  
1 inch = 30 feet



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.  
Nothing hereon shall be Constructed to Give ANY Rights or Benefits to Anyone Other than those Certified.

