



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Tuesday, June 19, 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  
Alternates: Francis Reddington  
Lucas Snyder

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

**APPROVAL OF MINUTES**      None

**CORRESPONDENCE**      None

**OLD BUSINESS**      None

**NEW BUSINESS**

**a. Case Number:      BOA 18-100090**

Applicant:                      Atkins Builders, Inc.

Owner:                              Andrew Cone

Agent:                                John Atkins

Property Address:      1100 South 4<sup>th</sup> Street

Parcel ID:                        176716-0000

Current Zoning:            RS-3

Motion to Approve:    **City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(2)c.2**, for a southerly side yard setback of 7.5 feet and a northerly side yard setback of 5 feet for the south units, and a southerly side yard setback of 5 feet, and a northerly corner side yard setback of 7.5 feet, for the north units, all in lieu of 10 feet required; **34-338(e)(2)c.3**, for a rear yard setback of 20 feet, in lieu of 30 feet required; for **34-338(e)(2)f.**, for 52.8% lot coverage on south units, and 49.2% on the north units, in lieu of 35% maximum; **34-338(e)(2)h.**, for an accessory structure (walkway) setback of 1 foot, in lieu of 5 feet required; to allow for 2 new, two-family dwellings, for property legally described as *Lots 1 and 2, Block 115, Oceanside Park*.

Miscellaneous Info:    No previous variance requests.

Notes:

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**b. Case Number:      BOA 18-100097**

Applicant/Owner:        Geoff and Caitlin Klug (nee Feikle)

Property Address:        521 Patricia Lane

Parcel ID:                        175038-0000

Current Zoning:            RS-1

Motion to Approve:    **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2**, for a side yard setback of 4 feet, in lieu of 10 feet required; for a garage addition to an existing single family dwelling, for property legally described as *Lot 4, Block 6, Beach Homesites, Unit One*.

Miscellaneous Info:    No previous variance requests.

Notes:

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- c. **Case Number:** **BOA 18-100100**
- Applicant/Owner: Deborah Usselman
- Agent: Ron Keiser, Impact Enclosures, Inc.
- Property Address: 3148 St. Johns Boulevard
- Parcel ID: 180942-0010
- Current Zoning: RS-2
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.3.**, for a rear yard setback of 19 feet, in lieu of 30 feet required; to enclose an existing patio at an existing single-family dwelling for property legally described as *Lot 12, Block 14, Jacksonville Beach Heights*.
- Miscellaneous Info: One previous variance request (BOA# 128-2000).

Notes:

**PLANNING DEPARTMENT REPORT** The next scheduled meeting is **Tuesday, July 3, 2018**.

There are five (5) 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. 18-100090

HEARING DATE 6-19-18

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

## REQUIRED DOCUMENTATION

1. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
5. Completed application.

APR 30 2018

PLANNING & DEVELOPMENT

## APPLICATION INFORMATION

Applicant Name: Atkins Builders, Inc. Telephone: (904) 465-3749  
 Mailing Address: PO Box 51262 E-Mail: atkinsbuilders@hotmail.com  
Jacksonville Beach, Fl. 32240

Agent Name: John Atkins Telephone: (904) 465-3749  
 Mailing Address: 286 S. 1st St. E-Mail: \_\_\_\_\_  
Jacksonville Beach, Fl. 32250

Landowner Name: Andrew Cone Telephone: \_\_\_\_\_  
 Mailing Address: 3104 Purington Ave. E-Mail: \_\_\_\_\_  
Fort Worth, Teaxs. 76103

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: 1100 S. 4th St.  
 Legal description of property (Attach copy of deed): Lot 1 and 2, Block 115 Oceanside Park, plat book 8, page 13.  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Lots are in RS-3 Zoning that provides for only 35% lot coverage. Single family attached homes are limited to 35% Lot is only 100 feet deep. Most if not all buildings in the immediate area do not comply with all setbacks.

Applicant's Signature: \_\_\_\_\_ Date of Application: 4/30/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X  
 CODE SECTION(S): Section 34-338(e)(2)c.2 for a southerly side yard setbacks of 7.5' and a northerly side yard setback of 5' for the south units, and a southerly side yard setback of 5' and a northerly corner side yard setback of 7.5' for the north units, all in lieu of 10' required.  
(e)(2)c.3 for a rear yard setback of 20' in lieu of 30' required.  
(e)(2)f. for 52.8 % lot coverage on south units and 49.2 % on the north units > 35% maximum  
(e)(2)h. for an accessory structure (walkway) setback of 1' > 5' required  
to allow for 2 new, 2 Family dwellings.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100090

**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 depth.  RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	No	APR 30 2018  PLANNING & DEVELOPMENT
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	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	
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.



Watson Realty Corp. REALTORS®

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APR 30 2018

18-100090

PLANNING & DEVELOPMENT

April 26, 2018

This is notification that ATKINS Builders, inc. and/or John Atkins has permission to submit for variance for 1100 4<sup>th</sup> Street, S. Jacksonville Beach, FL 32250.

Andrew C. Cone

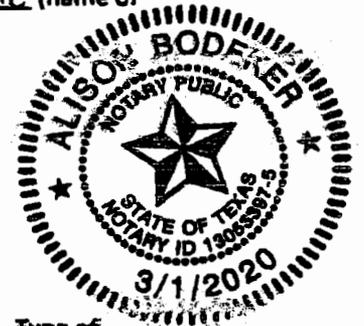
Texas

STATE OF ~~FLORIDA~~ COUNTY OF Dallas The foregoing instrument was acknowledged before me this 27 (numeric date) day of April (month), 2018 (year), by Andrew C. Cone (name of person acknowledging).

Signature of Notary

(Seal)

Public Print, Type/Stamp Name of Notary



Personally known: \_\_\_\_\_ OR Produced Identification: X Type of

Identification Produced: Tx Driver License

**Section 34-338**

(e)(2)c.2. for a southerly side yard setback of 7.5 feet and a northerly side yard setback of 5 feet for the south units, and a southerly side yard setback of 5 feet and a northerly corner side yard setback of 7.5 feet for the north units, all in lieu of 10 feet required;

(e)(2)c.3 for rear yard setbacks of 20 feet in lieu of 30 feet required;

(e)(2)f. for 52.8% lot coverage in lieu of 35% maximum for the south units, and 49.2% lot coverage in lieu of 35% maximum for the north units; and

(e)(2)h. for an accessory structure (walkway) setback of 1 foot in lieu of 5 feet required;

To allow the construction of two new two-family dwellings.

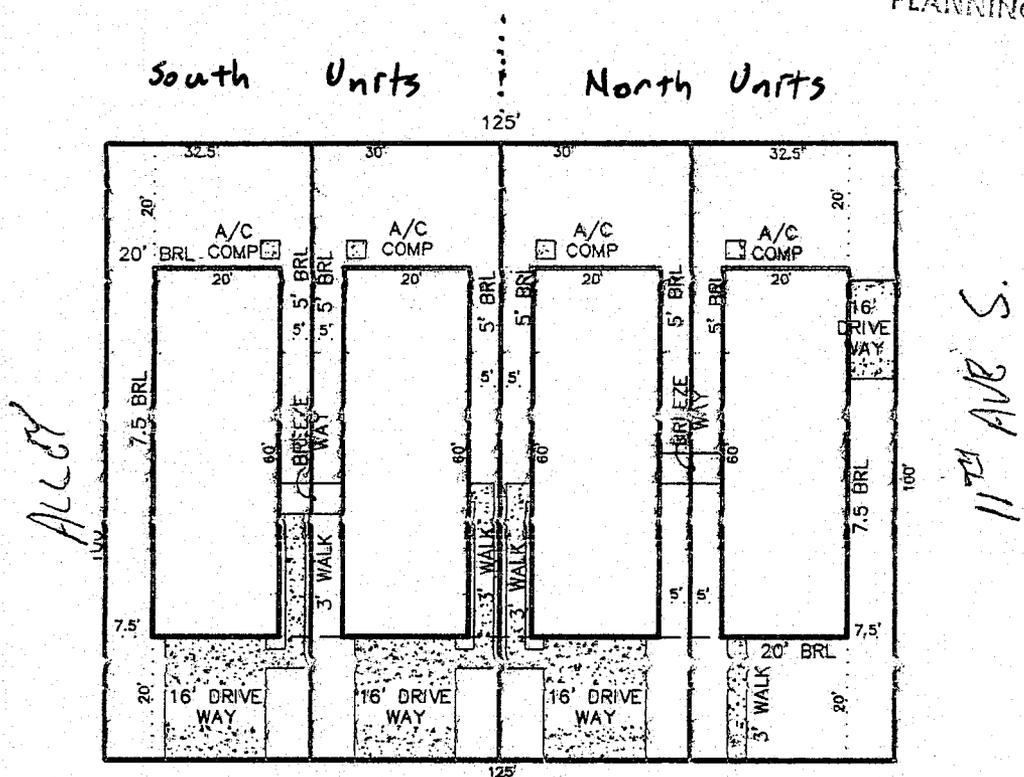
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18-100090

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South Units North Units



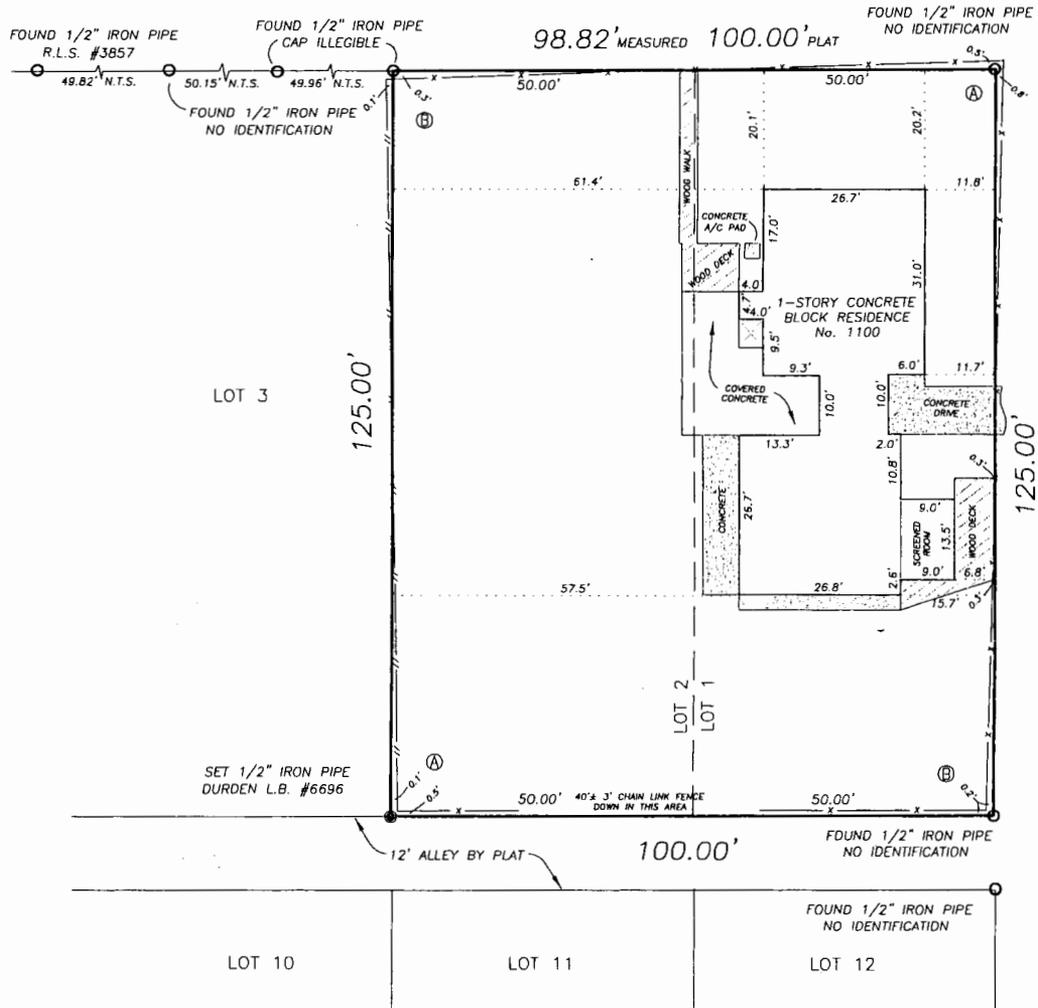
4TH ST. S. SCALE: 1"=30'

NORTH →

- LOT COVERAGE:
- LOT SIZE: 12500 S.F.
- BUILDINGS: 4800 S.F.
- DRIVES & WALKS: 1464 S.F.
- BREEZWAYS: 100 S.F.
- TOTAL IMPERVIOUS: 6364 S.F.
- % IMPERVIOUS: 50.9%

**MAP SHOWING BOUNDARY SURVEY OF:**  
 LOTS 1 AND 2, BLOCK 115, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

**11TH AVENUE SOUTH**  
 80' RIGHT-OF-WAY



**4TH STREET SOUTH**  
 50' RIGHT-OF-WAY

**NOTES:**  
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-H, REVISED JUNE 3, 2013  
 N.T.S. DENOTES NOT TO SCALE  
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 115  
 -X- DENOTES 3' CHAIN LINK FENCE EXCEPT AS NOTED  
 -//- DENOTES 0' WOOD FENCE EXCEPT AS NOTED  
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
 ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED

ANGLE TABLE

A =	89°50'00"
B =	90°10'00"

CERTIFIED TO:  
 ANDREW CONE

**DURDEN**  
 SURVEYING AND MAPPING, INC.  
 1825-B 3RD STREET NORTH  
 JACKSONVILLE BEACH, FLORIDA 32250  
 (904) 853-6822 FAX 853-6825  
 LICENSED BUSINESS NO 6696

**SURVEYOR'S NOTE:**  
 THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code.

*Bruce Durden Jr.*  
 FLORIDA REGISTERED SURVEYOR No. 4707  
 H. BRUCE DURDEN, JR.

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APR 30 2018  
 18-100090

PLANNING & DEVELOPMENT

SIGNED MARCH 9, 2018  
 SCALE: 1" = 20'  
 WORK ORDER NUMBER: 18147

B-9269



# APPLICATION FOR VARIANCE

BOA No. 18-100097

HEARING DATE 6-19-2018

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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MAY - 4 2018

PLANNING & DEVELOPMENT

### APPLICATION INFORMATION

**Applicant Name:** Geoff Klug and Caitlin Klug (nee Feikle) **Telephone:** (305) 725-5893  
**Mailing Address:** 521 Patricia Lane **E-Mail:** cfeikle@gmail.com  
Jacksonville Beach, FL 32250

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

**Landowner Name:** Geoff Klug and Caitlin Klug (nee Feikle) **Telephone:** (305) 586-1095  
**Mailing Address:** 521 Patricia Lane **E-Mail:** cfeikle@gmail.com  
Jacksonville Beach, FL 32250

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

### VARIANCE DATA

Street address of property and/or Real Estate Number: 521 Patricia Lane

Legal description of property (Attach copy of deed): Copy of deed attached - Attachment 1

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). See Attachment 2

Applicant's Signature: *Geoff Klug* Date of Application: 5/3/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

**CURRENT ZONING CLASSIFICATION:** RS-1 **FLOOD ZONE:** X

**CODE SECTION (S):** Section 34-336(e)(1)c.2 for a sideyard setback of 4' ILO 10' required for a garage addition to an existing single family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100097

**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	See Attachment 2
Special circumstances and conditions do not result from the actions of the applicant.	Yes	See Attachment 2
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	See Attachment 2
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	See Attachment 2
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	See Attachment 2
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	See Attachment 2

BDA#18-100097

Attachment 2

Variance Application

Geoff Klug and Caitlin Klug (nee Feikle), 521 Patricia Lane, Jacksonville Beach, FL

**JUSTIFICATION FOR VARIANCE**

- a. Irregular shape of the property leads to the extraordinary circumstance that the front property width, being significantly narrower in the front, doesn't allow for the set-back to be met.
- b. The existing structure does not meet the current set back criteria. The proposed addition only encroaches a minimal amount more into the required setback, approximately 3 ft (resulting in a minimum setback of approximately 5 ft).

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**STANDARD / EXPLANATION TABLE**

MAY - 4 2018

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The parcel of land is of a unique shape, resulting in a narrow front property line. The shape also precludes locating the garage in the rear of the house. The shape of the lot is beyond our control as it was platted many decades ago.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The proposed action would not result in adverse impact to the subject or adjacent properties and their use. Approval of the request would allow us to add on to our home to make the property reasonably consistent in size and character with other homes in the vicinity and same zone.
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	The proposed variance is similar in scope and magnitude to multiple other structures (and recent variances) in the same zoning district. As there are numerous garages of similar size and positioning, it will not alter the essential character of the neighborhood. Approval of the request would not conflict with any other aspects of the City of Jacksonville Beach Zoning Ordinance to my knowledge.
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	Yes	The location of the required variance is the side property line for the proposed garage. Attached garages are common in the surrounding area. The proposed garage location is the minimum footprint necessary for a functional garage (and notably largely contained in the existing footprint of the impervious drive way, thus minimizing the increase

PLANNING & DEVELOPMENT

Attachment 2  
Variance Application  
Geoff Klug and Caitlin Klug (nee Feikle), 521 Patricia Lane, Jacksonville Beach, FL

district, and would work an unnecessary hardship.		in impervious lot coverage percentage.) Approval of the request will allow us to add on to our house making it more desirable to live in personally and also for future potential owners.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The 'depth' of the garage is limited to 19 ft 3 in, which is a minimum depth for a functional garage (to accommodate full size vehicles) and the width of 19 ft is governed by holding a straight line from the existing side of the structure (and is also a minimum width to allow parking two vehicles.) The proposed garage will have a similar roof line and exterior finishes of the home to minimize any aesthetic concerns.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	The planned attached garage looks similar to the house. The proposed roof line and the exterior finishes will be the same as the house. Adjacent land and property owners will not be adversely affected, but conversely the proposed remodeling and addition to the existing structure will increase the value of the house and thus increase the average for the neighborhood.

**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).

Response: Please see Attachment 3 for the existing boundary survey and Attachment 4 for the proposed construction on 11"x17" paper. Attachment 3, survey, is to scale on 17"x24" paper. Attachment 4, proposed, is to scale on 24"x36" paper. If preferred I can send both electronically for the City's use.

2. Proof of ownership (copy of deed or current property tax notification).

Response: Attachment 1 contains a copy of the deed. Note that the house was purchased prior to the marriage of Geoff Klug and Caitlin Klug (nee Feikle). Feikle is Caitlin Klug's maiden name.

3. If applicant is not owner, notarized written authorization from owner is required.

Response: Not applicable

4. Non-refundable processing fee of **\$250.00** (due at the time of application submittal).

Response: Check enclosed.

5. Completed application.

Response: See form and attachments.

**RECEIVED**

MAY - 4 2018



SCALE:

### GENERAL

1. ALL DIMENSIC FROM NEW W
2. WHERE DEMOI EXISTING-TO-REQUIRED TO
3. ALL WOOD IN

### SYMBOLS

-  BUILDING
-  DETAIL I
-  WALL SE
-  ROOM DI
-  DOOR NL
-  WINDOW
-  DATUM F

*Proposed*

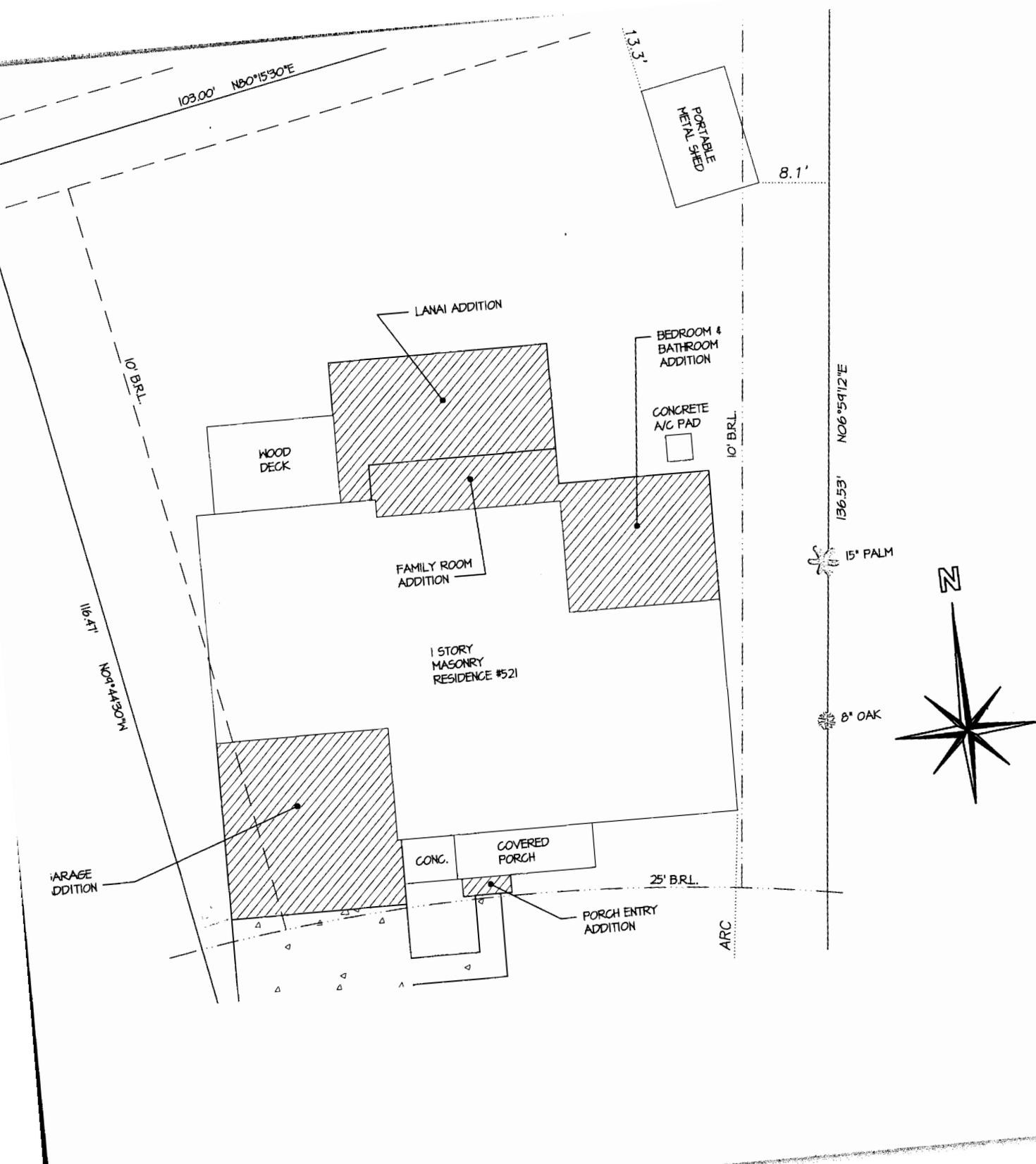
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MAY - 2 2018  
18-100097  
PLANNING & DEVELOPMENT

### LIST

TO SCALE

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DI  
AI  
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# APPLICATION FOR VARIANCE

BOA No. 18-100100

HEARING DATE 6-19-18

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

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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**

MAY 11 2018

## APPLICATION INFORMATION

## PLANNING & DEVELOPMENT

Applicant Name: Deborah Lisselman Telephone: 904-220-2162  
 Mailing Address: 3148 Saint Johns Blvd E-Mail: lisse-deb@earthlink.net  
Jacksonville Beach FL 32250  
 Agent Name: Impact Enterprises Inc Ron Keiser Telephone: 904-853-1652  
 Mailing Address: 11667 Central Pkwy #219 E-Mail: impact@earthlink.com  
Jacksonville FL 32224  
 Landowner Name: Deborah Lisselman Telephone: 904-242-9735  
 Mailing Address: 3148 Saint Johns Blvd E-Mail: lisse-deb@earthlink.com  
Jacksonville Beach FL 32250

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

## VARIANCE DATA

Street address of property and/or Real Estate Number: 3148 Saint Johns Blvd. St. Johns Re# 180942-0010  
 Legal description of property (Attach copy of deed): lot 12 Block 14 Book 11 Page 40 Jacksonville Beach, FL  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). rear yard setback of 19 feet in lieu of 30 foot rear yard setback

Applicant's Signature: [Signature] Date of Application: 5-10-18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: BS-2 FLOOD ZONE: X  
 CODE SECTION (S): Section 34-337(e)(1)c.3 for a rear yard setback of 19' I10 30' required to enclose an existing patio at a single family dwelling.

**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.	<del>no</del> yes	Lot is smaller than the minimum lot size in the zoning district.
Special circumstances and conditions do not result from the actions of the applicant.	<del>no</del> yes	Applicant has made no alterations to property.
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	This 6000 s.f. will have 44% coverage. If it was the minimum 7500 s.f. it would be within the 35% maximum 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	Minimum parcel size in area is 7500 s.f. This parcel is 6000 s.f. Creating unnecessary hardship. Also the 30' setback creates hardship due to smaller dimensions of lot. 19' setback
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	Will allow homeowner to make use of concrete pad that is already installed on property.
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	Adjacent property has composite screen room as well and it will increase property value.

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

PHONE (904) 247-6231

FAX (904) 247-6107

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MAY 11 2018

18-100100

PLANNING & DEVELOPMENT

DATE: 4/11/18

PLAN REVIEW CORRECTIONS REPORT  
City of Jacksonville Beach  
11 NORTH 3RD STREET  
PH(904)247-6235 FAX 247-6107  
JACKSONVILLE BEACH FL 32250

PAGE 1

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APPLICATION NBR . . . : 18-00000814  
ADDRESS . . . . . : 3148 ST JOHNS BLVD  
APPLICATION DATE . . . : 4/09/18  
APPLICATION TYPE . . . : SCREEN ENCLOSURE  
-----

OWNER . . . . . : USSELMAN REV TRUST, DEBORAH  
3148 ST JOHNS BLVD  
JACKSONVILLE BEACH FL 32250

CONTRACTOR . . . . . : IMPACT ENCLOSURES, INC.  
11653 CENTRAL PKWY #219  
OFFICE MANAGER, IMPACT@GMAIL.COM  
JACKSONVILLE FL 32224

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AGENCY NAME: PLANS REVIEWER

DATE ACTION ACTION BY

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4/09/18 INFORMATION RECEIVED MEDFORD, CHANDRA  
application, survey, plans

4/11/18 E-MAIL CORRESPONDENCE MEDFORD, CHANDRA

4/11/18 PLANS ROUTED MEDFORD, CHANDRA  
APPLICATION, INCOMPLETE SURVEY, 2 SETS OF SEALED PLANS

4/11/18 INITIAL REVIEW COMPLETED KNIGHT, GEORGE  
VARIANCE REQUIRED FOR REAR YARD SETBACK OF 19FT IN LIEU OF  
30FT REQUIRED PER LDC SECTION 34-337(E)(1)C.3. PATIO SLAB  
CAN EXTEND INTO REQUIRED REAR YARD SETBACK, HOWEVER ONCE A  
ROOF IS ADDED, IT BECOMES PART OF THE PRINCIPLE STRUCTURE  
(REF LDC 34-392, ACCESSORY USES AND STRUCTURES, "...Where a  
building or portion thereof is attached to a building or  
structure containing such principal use, such building or  
portion thereof shall be considered as a part of a  
principal building and not an accessory building...")

RECEIVED

MAY 11 2018  
18-100100

PLANNING & DEVELOPMENT

Minutes of Regular Board of Adjustment held Tuesday, November 21, 2000 at 7:30 p.m., in the Council Chambers, City Hall, 11 North 3rd Street, Jacksonville Beach, FL.

\* \* \* \* \*

Call to Order The meeting was called to order at 7:30 p.m. by the Chairman, Lee Buck.

Roll Call Roll Call was as follows:

- Lee Buck
Randy DeLoach
Bettie Goodloe (absent)
Bobby Jolley
Terry McGill
Chris Lambertson: 1st Alternate
Rick Knight: 2nd Alternate

Steven Lindorff, Planning and Development Director, was present.

Minutes 11-08-00 It was moved by Mr. DeLoach, seconded by Mr. Jolley, and passed, to approve the minutes of the November 8, 2000 meeting as submitted.

Correspondence There was correspondence to be read with the appropriate case.

New Business

\* Item #128-2000
Garrison
Construction

#128-2000 Garrison Construction, Lots 11,12,13,14, Block 14, Jacksonville Beach Heights, 3180, 3148, 3116, 3084 St. Johns Blvd. - Motion for a request for 43% lot cover, in lieu of 35% maximum, to allow for new single family dwellings.

Gary Garrison Gary Garrison took the floor to address the Board. Mr. Garrison stated these lots are zoned RS-2 but do not conform to the RS-2 standards, creating the hardship. The RS-2 minimum lot area required is 7,500 sq.ft., each of these lots is 6,000 sq.ft. Mr. Garrison stated building within the 35% lot coverage requirement would only allow a 1,075 sq.ft. 1-story structure/2-car garage. With the 43% lot coverage variance this would allow for a 1,500 sq.ft. 1-story structure/2-car garage. Mr. Garrison added this plan is similar to other homes in the area.

There was a brief discussion about the option of building a 2-story structure or re-platting the 4 lots to 3 lots.

Public Hearing The Chairperson opened a public hearing and asked if anyone present wished to speak either in favor of or in opposition to the project?

Mr. Buck read a memo attached to the application, written in opposition to the project. The memo was from Karen J. Crews.

The Chairman asked if anyone wished to speak? Seeing no one, the Public Hearing was closed.

Discussion There was a brief discussion about the current lot coverage requirements.

Vote Roll call vote resulted in the following from the Board members: Buck-Yes, DeLoach-Yes, Jolley-Yes, McGill-Yes, Lambertson-Yes.

The variance was approved by unanimous vote.

Item #129-2000
Philip Keefer

#129-2000 Philip Keefer, Lot 14, Block 1, Atlantic Shores Ocean Front Section, Division A, 3423 South Ocean Drive - Motion for a request for a front yard of 11', in lieu of 25' required; for side yards of 7', in lieu of 10' required; for 47% lot coverage, in lieu of 35% allowed, to allow for a new single family dwelling.

Philip Keefer Philip Keefer took the floor to address the Board. Mr. Keefer stated the proposed plan is to demolish the existing house and rebuild, in the existing footprint, a 3 story structure/3-car garage.

There was discussion about the front yard set back request and it was suggested to amend that from 11' to 15' on the south, 21.5' on the north. The remaining areas of the footprint would remain as they exist. The applicant agreed to this modification.

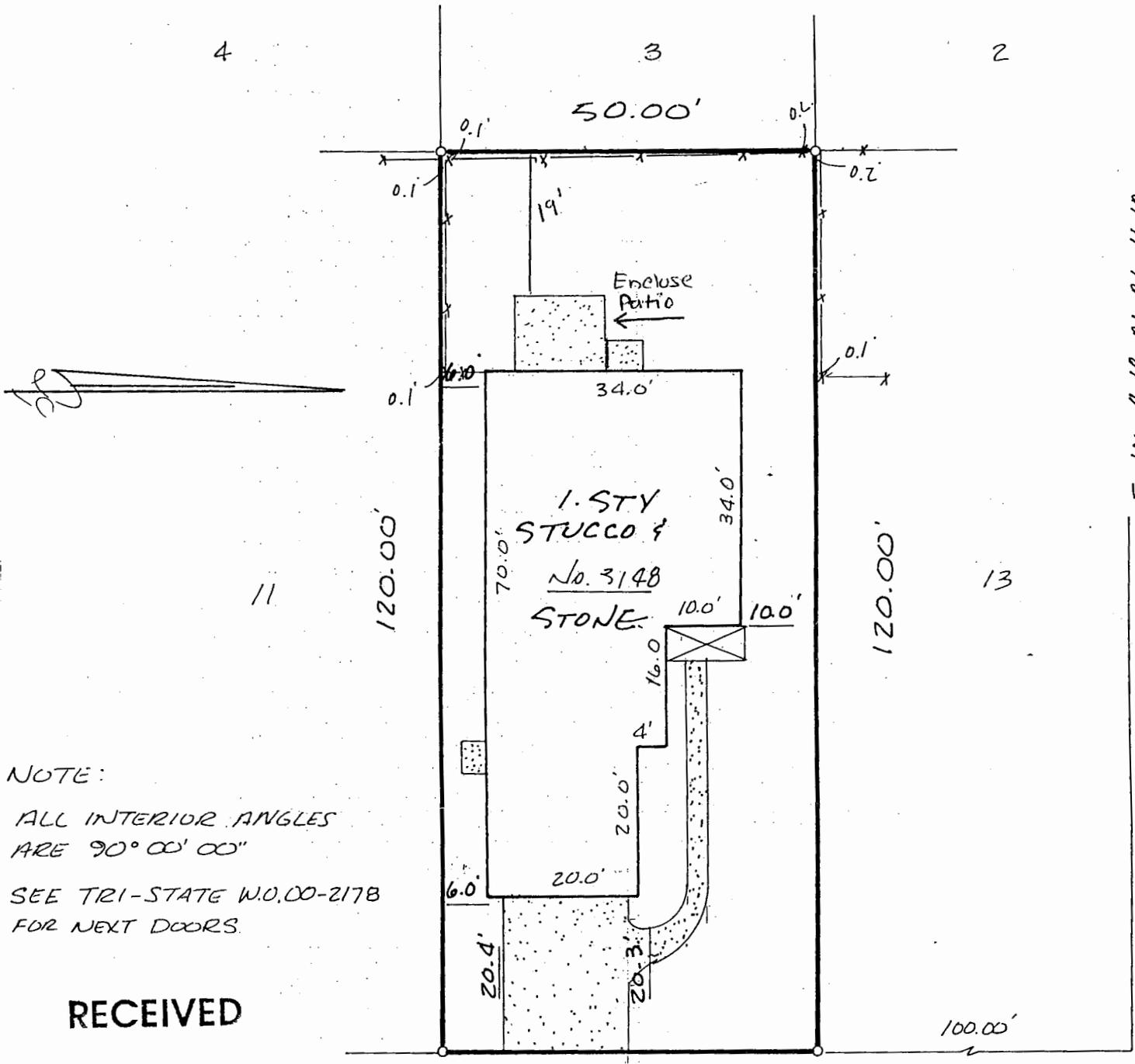


Proposed

# MAP SHOWING BOUNDARY SURVEY OF

LOT 12 BLOCK 14 AS SHOWN ON MAP OF  
JACKSONVILLE BEACH HEIGHTS

AS RECORDED IN PLAT BOOK 11 PAGES 40 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA  
CERTIFIED FOR: GARRISON CONST. INC. PEOPLES FIRST COMMUNITY  
BANK; STEWART TITLE INS. CO.



NOTE:  
ALL INTERIOR ANGLES  
ARE 90° 00' 00"  
SEE TRI-STATE W.O. 00-2178  
FOR NEXT DOORS.

**RECEIVED**

MAY 11 2018  
18-100100  
PLANNING & DEVELOPMENT

ST JOHNS (50' R/W) BLVD.

FINAL 4-18-01, 01-16-10  
REV. 1-16-01  
FOUND. W.O. 01-144 1-15-01

PONCE DE LEON ST.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP Z FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 8-15-89. 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
  - ESM'T EASEMENT
  - R/W RIGHT-OF-WAY
  - COV. COVERED AREA
  - ⊖ CENTERLINE
  - A/C AIR CONDITIONING PAD
  - (R) RADIAL DISTANCE
  - ▨ CONCRETE

BEARINGS BASED ON LINE AS SHOWN

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.

LARRY G. EDDY, P.A.S. No. 844  
GLENN M. BROADSTREET, P.S.M. No. 5814

REGISTERED SURVEYOR AND MAPPER,  
STATE OF FLORIDA (LB #4921)

SCALE: 1" = 20'

DATE: 11-21-00

