



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Tuesday, September 18, 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), Scott Cummings, Francis Reddington  
Alternates: Lucas Snyder

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

**APPROVAL OF MINUTES**      None

**CORRESPONDENCE**      None

**OLD BUSINESS**      None

**NEW BUSINESS**

- a. Case Number: BOA 18-1001542**  
Applicant/Owner: David Stellato  
Property Address: 15 Fairway Road  
Parcel ID: 179655-0000  
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 6.1 feet, in lieu of 10 feet required; to allow a garage addition to a single-family dwelling for property legally described as Lot 20, *Mission Hills Unit No. 2*.  
  
Miscellaneous Info: No previous variance requests.

Notes:

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- b. Case Number: BOA 18-100155**  
Applicant/ Owner: Mary and Tom Weiss  
Property Address: 202 South 21<sup>st</sup> Avenue (aka 2102South 2<sup>nd</sup> Street)  
Parcel ID: 179396-0000  
Current Zoning: RM-2 to RS-3 Standards  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.3**, for a rear yard setback of 12 feet, in lieu of 30 feet required; for an existing un-permitted covered patio, and 34-338(e)(1)g., for an accessory structure setback of 2 feet in lieu of 5 feet required; for expanding an existing un-permitted patio and 34-338(e)(1)e., for 65% lot coverage, in lieu of previously approved 50% lot coverage, for a patio addition to an existing single family dwelling for property legally described as Lot 1, Block Q, *Permenters Replat of Atlantic Camp Grounds*.  
  
Miscellaneous Info: Three previous variance requests (BOA# 12-2004, BOA# 14-100149, and BOA# 14-100181) and one conditional use application (PC# 25-14).

Notes:

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- c. **Case Number:** **BOA 18-100156**  
Applicant/Owner: Donald R. Gibson, Jr.  
Property Address: 115 North 9<sup>th</sup> Avenue  
Parcel ID: 179383-0600  
Current Zoning: RM-2 to RS-3 Standards  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.2**, for a corner side yard setback of 6.9 feet, in lieu of 10.6 feet required and 34-338(e)(1)c.3; for a rear yard setback of 6 feet, in lieu of 30 feet required; and 34-338(e)(1)e., for 46.6% lot coverage; to enlarge and attach an existing garage to an existing single-family dwelling for property legally described as Lot 1, Block 102, *Pablo Beach North*.
- Miscellaneous Info: Two previous variance application (BOA# 13-100097 and BOA# 13-100186) and one conditional use application (PC# 17-13).

Notes:

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**PLANNING DEPARTMENT REPORT** The next scheduled meeting is **Tuesday, October 2, 2018**.

There are four (4) scheduled case.

**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.*



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

#### EX-PARTE COMMUNICATION

APPROVAL OF MINUTES      None

CORRESPONDENCE      None

OLD BUSINESS      None



# APPLICATION FOR VARIANCE

BOA No. 18-100154  
HEARING DATE 9-18-2018

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. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

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AUG - 6 2018

## APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: DAVID STELLATO Telephone: 904-580-2162  
 Mailing Address: 15 FAIRWAY ROAD E-Mail: DAVE STELLATO @GMAIL.COM  
JACKSONVILLE BEACH FL 32250

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

Landowner Name: DAVID STELLATO Telephone: 904-580-2162  
 Mailing Address: 15 FAIRWAY ROAD E-Mail: DAVE STELLATO @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 Real Estate Number: 15 FAIRWAY ROAD 1796550000  
 Legal description of property (Attach copy of deed): ATTACHED  
 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 PAGE 1

## AFFIDAVIT

I, DAVID STELLATO, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

DAVID STELLATO  
PRINT APPLICANT NAME

8-6-2018  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 6th day of August, 2018 by David Michael Stellato who is personally known to me or has produced FLDL as identification.



**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100154

**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.	no	<p><b>RECEIVED</b></p> <p>AUG - 6 2018</p>
Special circumstances and conditions do not result from the actions of the applicant.	no	<p>PLANNING &amp; DEVELOPMENT</p>
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	Surrounding houses have similar setbacks of 6 feet. Furthermore, the variance would not deter from the look of these surrounding houses.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The proposed square footage of the garage will allow for relocation of mechanicals currently in the living area of the house. It would also allow all vehicles and yard equipment to be stored out of view.
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	Rather than building a large storage shed or garage in the backyard, which will create an eye sore for all the neighbors, allowing the variance will create a more appealing look. This will also be more consistent with the other homes in the area.

# APPLICATION FOR VARIANCE

## JUSTIFICATION FOR VARIANCE

Summary of request: This is a single variance request for 15 Fairway Road. The request is for a variance to the west side setback requirement. Below is a detailed description of the request along with an explanation of the basis of the variance.

**Variance Request:** The property at 15 Fairway Road is zoned RS-1. The required setback for a side yard is 10 feet. The property currently has 18 feet 3 inches for a setback. I would like to add an additional garage bay and utility space measuring 12x33 feet. If I were to stay within the setback the space would be limited to 8x33 feet which would not be large enough to fit a third bay making it not cost effective. I am requesting a variance of 4 feet into the setback which would leave a 6 foot setback. This would allow for a 12x33 foot garage/utility space built using the same construction practices as the existing house. This will make it appear as if it was always this way. This addition would stay within the current standards of the street and neighborhood. There are several houses surrounding me with 6 foot setbacks. Lot coverage would still fall well below the 35% cap. This addition would be parallel to the neighbors garage and would fall mostly behind the fence line. Visually the only difference from the road would be a garage door and the relocation of the existing driveway.

### Proposed Lot Coverage:

Lot size	12,150
House	2,077
New Garage	528
New Driveway	656
New Entry	37
A/C Pad	18
Total	3316 = 27.3%

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The proposed garage addition would maintain all other applicable dimensional RS-1 zoning standards.

The basis for the variance request is as follows:

1. Although the current zoning requires 10 feet of setback for each side, many homes in the immediate area have 6 feet. If the variance is granted there would still be 20 feet between 15 and 19 Fairway Road. Many of the houses throughout the beach in RS-1 zoning have 6 foot setbacks,
2. The current floor plan has very little storage with no attic storage at all. The current garage barely fits 2 cars and has no room for anything else.
3. I waited for the right house to be available in my old neighborhood for 5 years. I sold my house at 11 Fairway Road 5 years ago. I wont make the mistake of leaving the beach again. This variance will make this my perfect forever home.
4. Thank you for your consideration.

Existing

MAP SHOWING BOUNDARY SURVEY OF :

LOT 20, MISSION HILLS UNIT NO. 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 73, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SURVEY NOTES :

- 1. BASIS OF BEARINGS: FIELD MEASURED (FM) BEARINGS AND DISTANCES REFER TO THE FLORIDA STATE PLANE GRID SYSTEM, EAST ZONE 801, NAD83, IN U.S. SURVEY FEET. PLAT BEARINGS ARE REFERENCED AND SHOWN AS (P).
2. UNDERGROUND UTILITIES AND/OR FOUNDATIONS, OR PLUMBNESS OF WALLS SERVING THIS OR ADJACENT PROPERTIES HAVE NOT BEEN LOCATED, SHOWN, OR DETERMINED.
3. THERE MAY BE ESMTS & CONDITIONS OF RECORD & NOT PART OF THIS RECORDED PLAT THAT HAVE NOT BEEN LOCATED OR SHOWN, WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.
4. THIS SURVEY IS TO BE CONSIDERED INVALID IF MAP DOES NOT HAVE SURVEYORS ORIGINAL SIGNATURE AND AN EMBOSSED RAISED SURVEYORS SEAL.
5. LAST DATE OF FIELD SURVEY IS JUNE 7, 2018. LEGAL DESCRIPTION FURNISHED BY CLIENT AND NO ATTEMPT HAS BEEN MADE TO RESEARCH THE PUBLIC RECORDS FOR OTHER MATTERS OF TITLE.
6. THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS DEPICTED ON FEMA FLOOD INSURANCE MAP NO. 12031C0415H, DATED JUNE 3, 2013.



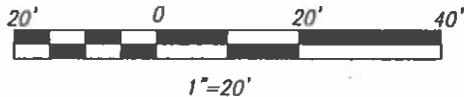
CERTIFICATION : I HEREBY CERTIFY TO:

DAVID STELLATO, FIRST AMERICAN TITLE INSURANCE COMPANY, PONTE VEDRA TITLE, L.L.C.

THAT THE LANDS HEREIN WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO OBSERVABLE ABOVE GROUND ENCRUMCHMENTS EXCEPT AS SHOWN, AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 51-17, FLORIDA, STATUTES.

CORNER MONUMENT NOTE:

RECOVERED CORNERS ARE 3/2" IRON PIPES WITH NO CAP I.D., UNLESS OTHERWISE NOTED. CENTERLINE P.C.P.'S, WERE NOT REQUIRED AT TIME OF PLATTING.



N89°20'43"E 90.00' (FM)
N88°40'00"E 90.00' (P)

LOT 20

ONE-STORY BRICK RESIDENCE NO. 15

LOT 19

LOT 21

S88°40'00"W 90.00' (P)
S89°10'57"W 90.00' (FM)

N89°10'57"E 90.23' (FM)
S88°40'00"W 90.00' (P)

S88°40'00"W 260.00' (P)
N89°10'57"E 260.01' I.P. TO I.P. AT P.C.(FM)

FLORIDA EAST ZONE 901 STATE PLANE COORDINATES NAD83
N: 2159019.4875
E: 528536.9613
LATITUDE & LONGITUDE WGS 84
LATITUDE: N30°16'18.65"
LONGITUDE: W81°24'15.52"
GRID TO TRUE NORTH CONVERGENCE: -0°12'13.74"
SCALE FACTOR: 0.99995984

RECEIVED

FAIRWAY ROAD

(A 60' WIDE PUBLIC ROAD RIGHT OF WAY)
ASPHALT SURFACE ROADWAY / CURB & GUTTER

AUG - 6 2018

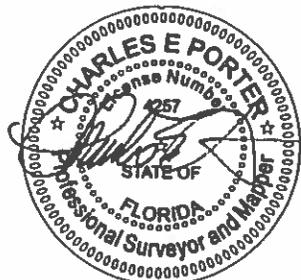
18-100154

PLANNING & DEVELOPMENT

SURVEYED BY: CP F.N. NO. 218184 PG'S 1-2 DRAWN BY: CEP CHECKED BY: CEP ORIGINAL MAPPING DATE: 06/08/2018

ABBREVIATION & SYMBOL LEGEND

- A/C. = AIR CONDITIONER ON PAD
BAL. = BALCONY
B.O.H. = BUILDING OVERHANG/EAVE
FND. = FOUND
S.F.H.F. = SEARCHED FOR HOthing FOUND
ESMT. = EASEMENT
CONC. = CONCRETE
COV. = COVERED
CO. = COUNTY
D.W. = DRIVEWAY
S/W = SIDEWALK
TR. = TRAIL
ST. = STATE
C.M. = CONCRETE MONUMENT
C. = CENTERLINE
B. = BOUNDARY LINE
P.L. = PROPERTY LINE
F.L. = FLOW LINE
D. = DEGREE OF ARC
A. = ANGLE
± = MORE OR LESS
(D) = DEED
(P) = PLAT
(FM) = FIELD MEASURED
MON. = MONUMENT
I.P. = IRON PIPE
I.R. = IRON ROD
Δ = DELTA ANGLE
CHD. = CHORD
C.B. = CHORD BEARING
A = ARC LENGTH
R = RADIUS
(R) = RADIAL
(N.R.) = NON-RADIAL
R/W = RIGHT OF WAY MARGIN
(W) = WITNESS
F.F.E. = FINISH FLOOR ELEVATION
F.P. & L. = FLORIDA POWER AND LIGHT
J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY
J.E.A.E. = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
J.E.A.E.E. = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
EQUIPMENT EASEMENT
C.E.C. = CLAY ELECTRIC CO-OPERATIVE
C.C.U.A. = CLAY COUNTY UTILITY AUTHORITY
B.M. = BENCH MARK
B.R.L. = BUILDING RESTRICTION LINE
J.W.L. = JURISDICTIONAL WETLANDS LINE
T.B.M. = TEMPORARY BENCH MARK
U.D. = UNDERDRAIN
U.G. = UNDERGROUND
U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
U.G.E. = UNDERGROUND ELECTRIC
P.P. = POWER POLE
P.B. = PLAT BOOK
PG. = PAGE
U.P. = UTILITY POLE
G.P.S. = GLOBAL POSITIONING SURVEY
G.I.S. = GEOGRAPHIC INFORMATION SYSTEM
LAT. = LATITUDE NORTH
LON. = LONGITUDE WEST
P.C. = POINT OF COMPOUND CURVE
P.T. = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.I. = POINT OF INTERSECTION
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
P.K.N. = PARKER KALDIN NAIL
P.L.S. = PROFESSIONAL LAND SURVEYOR
T.O.B. = TOP OF BANK
B.O.B. = BOTTOM OF BANK
E.O.W. = EDGE OF WATER
M.N. = MAGNETIC NAIL
M.T.S. = MINIMUM TECHNICAL STANDARDS
NGVD29 = NATIONAL GEOIDETIC VERTICAL DATUM OF 1929
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
"X" = X-CUT IN CONCRETE
X.F.M.R. = TRANSFORMER
H = HORIZONTAL
V = VERTICAL
F.B. = FIELD BOOK
F.N. = FIELD NOTES



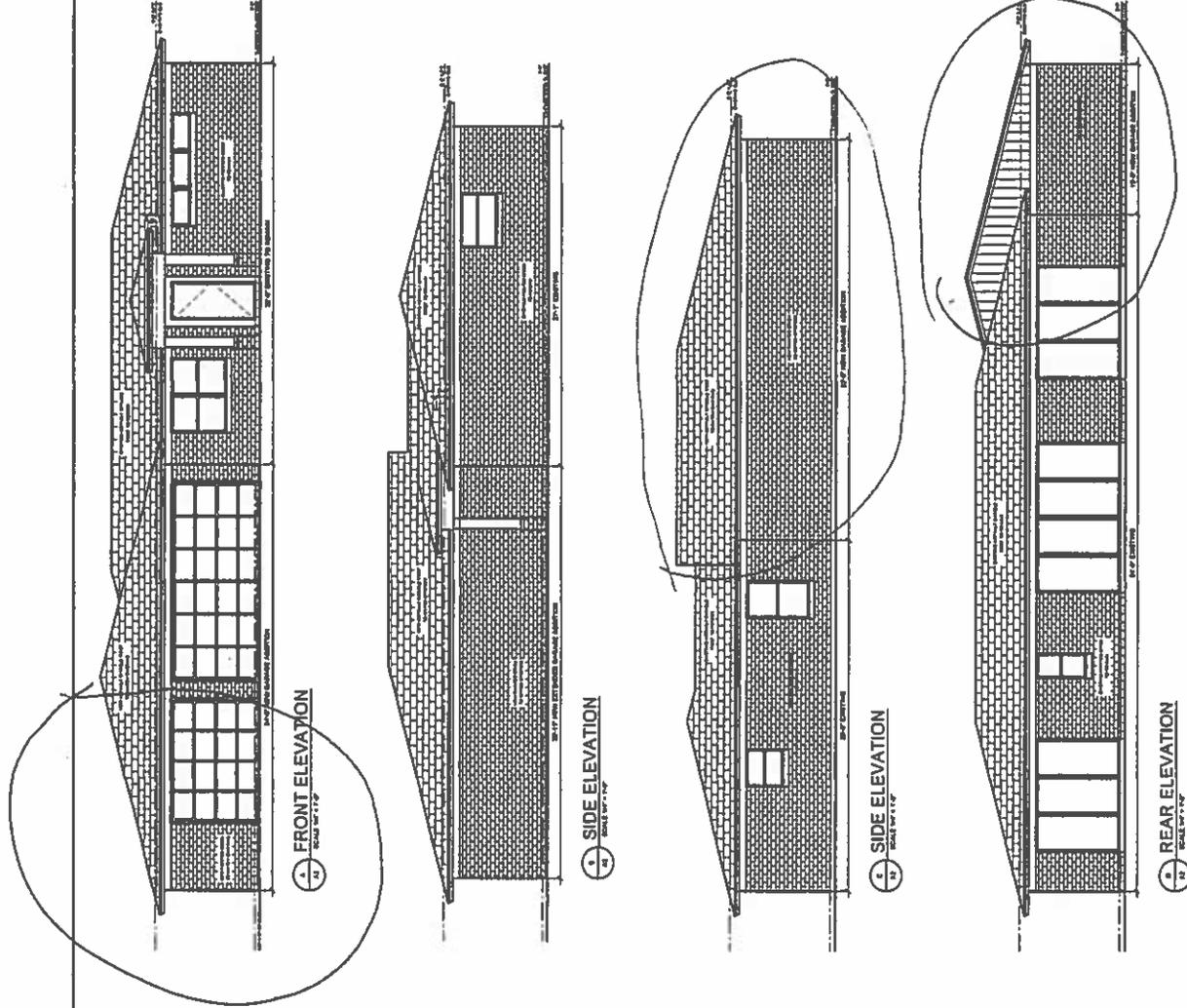
CHARLES E. PORTER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS

2465 STOCKTON DRIVE, FLEMING ISLAND, FL 32003
OFFICE: 904-234-5574 / cporter@porterss.com

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PLANNING & DEVELOPMENT



**Julianne N. Overby, RA**  
 Architect and Interior Design

Julianne N. Overby, R.A.  
 2425 Pallas Street  
 Jacksonville Beach, Florida 32230  
 Phone: 904.241.1111  
 Email: joverby@joverby.com  
 FL A.S. 00170600 - FL ID-4421

**STELLATO RESIDENCE**  
 15 FAIRWAY ROAD  
 JACKSONVILLE BEACH, FL 32250

DATE DESIGNED:  
 AUGUST 6, 2018

NOTE:  
 DO NOT SCALE DRAWINGS.  
 PRINTED ON 11" X 17" SCALE  
 MEDIA DRAWING SCALE  
 IS HALF-SIZED.

**NEW  
 EXTERIOR  
 ELEVATIONS**

**A2**

**DESIGN SET**

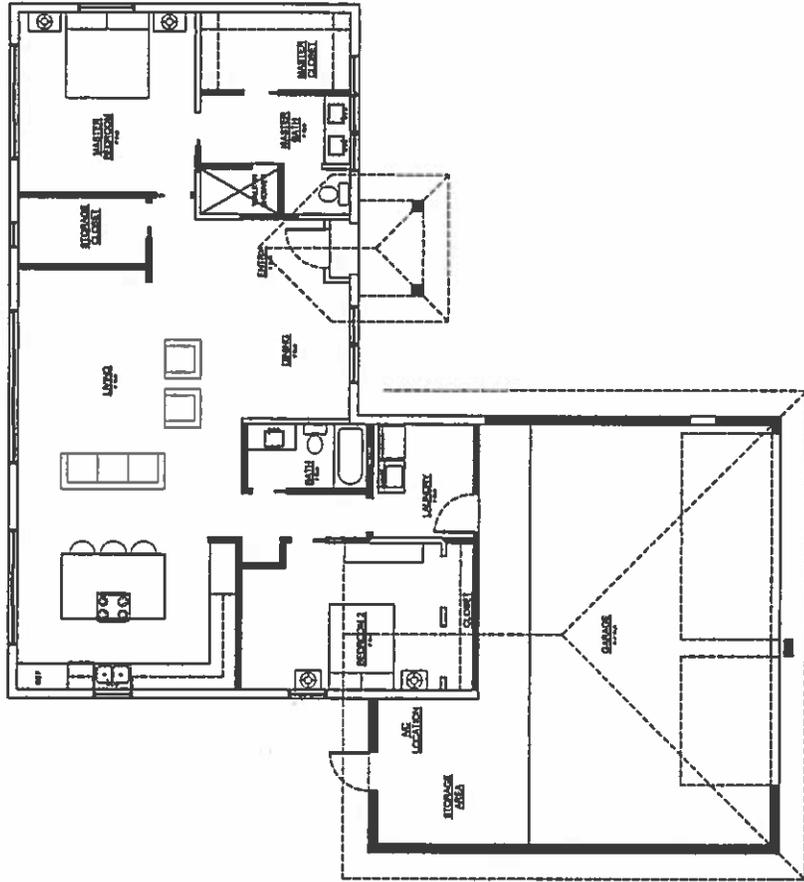
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PLANNING & DEVELOPMENT

ELECTRICAL LEGEND	
①	CHALE
②	SWITCH
③	RECEPT
④	OUTLET
⑤	WIREWAY
⑥	CONDUIT
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NOTES:  
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).  
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES AND ORDINANCES.  
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FIRST FLOOR ELECTRICAL LAYOUT PLAN

Julianne N. Overby, RA  
Architectural and Interior Design

Julianne N. Overby, R.A.  
2413 Palms Street  
Jacksonville Beach, Florida 32250  
Phone: 904.244.1111  
Email: joverby@joverby.com  
FL ARCHITECT NO. 12060 • FL ID-1421

STELLATO RESIDENCE  
15 FAIRWAY ROAD  
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:  
AUGUST 6, 2016

NOTE:  
DO NOT SCALE DRAWINGS.  
PRINTED ON 11" X 17" ARCHITECTURAL PAPER.  
DRAWING SCALE IS HALF-SIZE.

ELECTRICAL LAYOUT PLANS

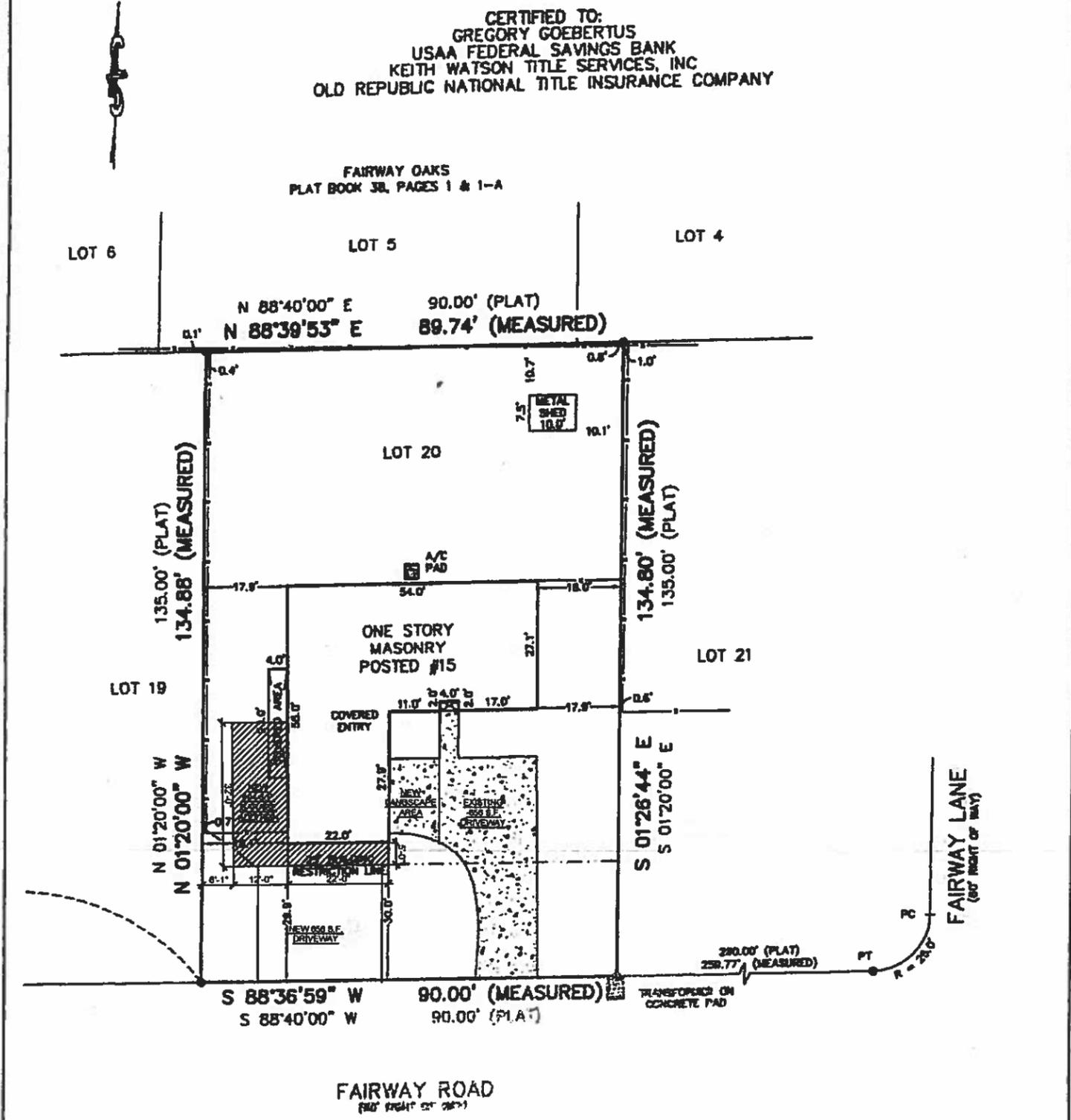
A3

DESIGN SET

*Proposed*

**MAP SHOWING BOUNDARY SURVEY OF**  
 LOT 20, MISSION HILLS UNIT No. 2, AS RECORDED IN PLAT BOOK 32,  
 PAGE 73, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
 GREGORY GOEBERTUS  
 USAA FEDERAL SAVINGS BANK  
 KEITH WATSON TITLE SERVICES, INC  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



**LOT COVERAGE:**

TOTAL LOT	12,150 S.F.
HOUSE	2,077 S.F.
NEW GARAGE ADDITION	494 S.F.
DRIVEWAY & WALK	756 S.F.
NEW DRIVEWAY	656 S.F.
A/C PAD	18 S.F.
FRONT ENTRY	37 S.F.
<b>TOTAL IMPERVIOUS</b>	<b>4,038 S.F. (33.2%)</b>

**LEGEND:**

- = SET 1/2" REBAR STAMPED PERMANENT
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER
- - - = FENCE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- POC = POINT OF COMPOUND CURVATURE
- ⊙ = CONCRETE

- NOTES:**
- BEARINGS ARE BASED ON THE PLAT BEARING OF N 01°20'00" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
  - BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED APRIL 17, 1988, COMMUNITY NUMBER 120078, PANEL 0002 D.
  - THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
  - THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

**REVISIONS**

DATE	DESCRIPTION
10-11-2010	UPDATE

JOB # 17708-A DATE OF FIELD SURVEY: 5-28-2010

SCALE: 1" = 30'



**Ray Thompson**  
**SURVEYING, Inc.**  
*Going the DISTANCE for You*  
 4813 Philips Highway, Suite 210  
 Jacksonville, Florida 32207  
 (Phone) 904-448-5125  
 (Fax) 904-448-5178

**CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.04, FLORIDA STATUTES.

*Ray Thompson*  
 RAYMOND THOMPSON  
 REGISTERED SURVEYOR AND MAPPER # 5146 STATE OF FLORIDA  
 LICENSE # 7489

LAND SURVEYS    ○    CONSTRUCTION SURVEYS    ○    SUBDIVISIONS

RECEIVED

AUG 14 2018

PLANNING & DEVELOPMENT



# APPLICATION FOR VARIANCE

BOA No. 18-100155  
HEARING DATE 9-18-18

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. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED  
AUG - 6 2018

PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: Mary Weis, Todd Weis Telephone: 904-400-3384  
 Mailing Address: 202 21st Ave South E-Mail: mezlockie@gmail.com  
Jacksonville Beach, FL 32250

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

Landowner Name: Mary Weis, Todd Weis Telephone: 904-400-3384  
 Mailing Address: 202 21st Ave South E-Mail: mezlockie@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 Real Estate Number: 202 21st Ave S. (AKA 2102 South 2nd St)

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). undersized lot. See attachment

Post 179396-0000

### AFFIDAVIT

I, TODD WEIS, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE \_\_\_\_\_ TODD WEIS \_\_\_\_\_ DATE 8/6/18  
 PRINT APPLICANT NAME

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 6th day of August, 2018 by Todd Weis, who is personally known to me or has produced FIDL as identification.

NOTARY PUBLIC SIGNATURE \_\_\_\_\_ CAATHERINE MARINICH \_\_\_\_\_  
 PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 to RS-3 standards FLOOD ZONE: X (2013)

CODE SECTION (S): Section 34-338(e)(1)c.3 for a rear yard setback of 12' ILO AE(2018)

30' required for an existing un-permitted covered patio and (e)(1)g for an accessory structure setback of 2' ILO 5' required for expanding an existing un-permitted patio and (e)(1)e for 65% lot coverage ILO previously approved 50% for patio addition to an existing single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100155

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

**RECEIVED**

AUG - 6 2018

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	undersized lot - single family dwelling
Special circumstances and conditions do not result from the actions of the applicant.	yes	This is consistent with neighboring properties
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	neighboring properties are utilizing their properties consistent with what we want
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	undersized lot prohibits us from having the same outside features as neighbors
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	only expanding existing 2 patio areas - not adding additional
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	Patio will not be seen by nor impact any neighboring properties (it will be within a fence)

Variance request justification – 202 21<sup>st</sup> Ave S. Jacksonville Beach, FL 32250

We have a 4-bedroom, 2,330 square foot home where we reside with our two children. Our home is built on an undersized lot, which currently prohibits us from having outdoor living space respective to our home and family size. Subsequently, we would like to expand the outdoor living space to be aligned with our home size by adding a patio off the backside of our home, in our fenced in backyard and also expand the patio on the East side of our home, which will enable us to appropriately utilize the shower attached to our home

Building the patio off the back of our home to enable outdoor living and on the side of our home where the shower is, would bring us to 65% lot coverage. We believe that this would not only improve our living circumstance but would also add value to the home, and to the neighborhood. Our request is not considered material to any neighbors as it will be cosmetically pleasing (and behind a fence).

**RECEIVED**

AUG 22 2018

**PLANNING & DEVELOPMENT**



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7012 2210 0002 4634 9515

Ref BOA#  
18-100155

January 8, 2015

Bottom Line Ventures, Inc.  
c/o Tim Millard  
230 15<sup>th</sup> Street South  
Jacksonville Beach FL 32250

RE: BOA# 14-100181  
202 South 21<sup>st</sup> Avenue  
(Lot 1, Block Q, *Permenters Replat of Atlantic Camp Grounds*)

Dear Mr. Millard,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, January 6, 2015, 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:

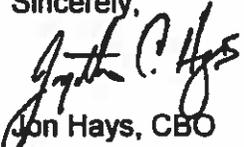
- 34-338(e)(1)c.3, for a rear yard of 18.5 feet in lieu of 30 feet required

To allow for a new single family dwelling.

The Board **Approved** the request as written.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

  
Jon Hays, CBO  
Building Department

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





**CERTIFIED MAIL# 7012 2210 0002 4634 8099**

Ref. BOA#  
18-100155

November 7, 2014

Salt Air Homes, Inc.  
226 Tallwood Road  
Jacksonville Beach FL 32250

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

RE: BOA# 14-100149  
202 South 21<sup>st</sup> Avenue  
(Lot 1, Block Q, *Permenters Replat of Atlantic Campgrounds*)

Dear Mr. Kraut,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, November 5, 2014, 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:

- 34-338(e)(1)c.1, for a front yard of 17 feet in lieu of 20 feet required;
- 34-338(e)(1)c.2, for a corner side yard of 5 feet and total side yards of 10 feet in lieu of 15 feet respectively;
- 34-338(e)(1)c.3, for a rear yard of 21.5 feet in lieu of 30 feet required; and
- 34-338(e)(1)e, for 50% lot coverage in lieu of 35% maximum

The Board ***Amended and Approved*** the request as follows:

- 34-338(e)(1)c.2, for a corner side yard of 5 feet and total side yards of 10 feet in lieu of 15 feet respectively;
- 34-338(e)(1)c.3, for a rear yard of 21.5 feet in lieu of 30 feet required; and
- 34-338(e)(1)e, for 50% lot coverage in lieu of 35% maximum.

To allow for a new single family dwelling.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,  
  
Jon Hays, CBO  
Building Department





**CERTIFIED MAIL RECEIPT# 7012 2210 0002 4634 9126**

October 30, 2014

Ref. BOA#  
18-100155

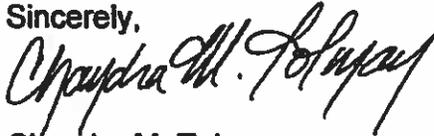
Bottom Line Ventures, Inc.  
c/o Tim Millard  
230 15<sup>th</sup> Street South  
Jacksonville Beach FL 32250

RE: Planning Commission Case PC#25-14  
202 21<sup>st</sup> Avenue South  
**Conditional Use Application Approval** for a proposed single-family dwelling located in a *Residential, Multiple Family: RM-2* zoning district

Mr. Millard,

The City of Jacksonville Beach Planning Commission met on Monday, October 27, 2014, to consider your conditional use application for a proposed single-family dwelling located in a *Residential, Multiple Family: RM-2* zoning district, pursuant to Section 34-340 (d)(12) of the Jacksonville Beach Land Development Code. The request was approved unanimously.

Please remove the public notice posted on the property. Please submit a copy of this approval letter when applying for any future development or building permit applications. Should you have any additional questions relative to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,  
  
Chandra M. Tolman  
Permit Specialist

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



Ref. BOA#18-100155



March 19, 2004

Georgia and Michael Glenn  
667 Ponte Vedra Blvd. Suite 6  
Ponte Vedra Beach, FL 32082

RE: Case No. # BOA 12-2004  
202 S. 21<sup>st</sup> Avenue

Dear Mr. And Mrs Glenn:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on March 16, 2004 to consider your variance application.

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

- 34-340 (c)(1) c.1: for a front yard of 8.9 feet in lieu of 20 feet required
- 34-340 (c)(1) c.2 for a corner side yard of 3.8 feet in lieu of 10 feet required

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

- 34-340 (c)(1) c.1: for a front yard of 8.9 feet in lieu of 20 feet required
- 34-340 (c)(1) c.2 for a corner side yard of 3.8 feet in lieu of 10 feet required

Limited to the submitted 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 this project.

Please remove the public hearing regarding this variance, please

Sincerely,

*Jonathan Hays*  
Jonathan Hays  
Building Official  
cc: Paul Eakin

JCH/LP

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only. No Insurance Coverage Provided)

Article Description: \_\_\_\_\_

Postage	\$ _____	Postmark Date: _____
Certified Fee	_____	
Return Receipt Fee (Surcharge Required)	_____	
Restricted Delivery Fee (Surcharge Required)	_____	
<b>Total Postage &amp; Fees</b>	<b>\$ _____</b>	

Name (Please Print Clearly to be completed by receiver)  
Street, Apt. No. or PO Box No. \_\_\_\_\_  
City, State, Zip+4 \_\_\_\_\_

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: \_\_\_\_\_

2. Article Number (Copy from service label)  
*7099 3400 0000 1886 2263*

3. Service Type  
 Certified Mail     Express Mail  
 Registered     Return Receipt for Merchandise  
 Insured Mail     C.O.D.

4. Restricted Delivery? (Extra Fee)     Yes

RECEIVED BY SECTION

A. Received by (Please Print Clearly) *GEORGE A. GLENN*    B. Date of Delivery *04-06-04*

C. Signature  
 *George Glenn*     Agent  
 Addressee     Addressee

D. Is delivery address different from item 1?     Yes  
 If YES, enter delivery address below.     No

PS Form 3811, July 1999    Domestic Return Receipt    10289-000-1700

Existing

**DESCRIPTION:**

LOT 1, BLOCK Q, PERMENTER'S REPLAT OF ATLANTIC CAMPGROUNDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 44, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

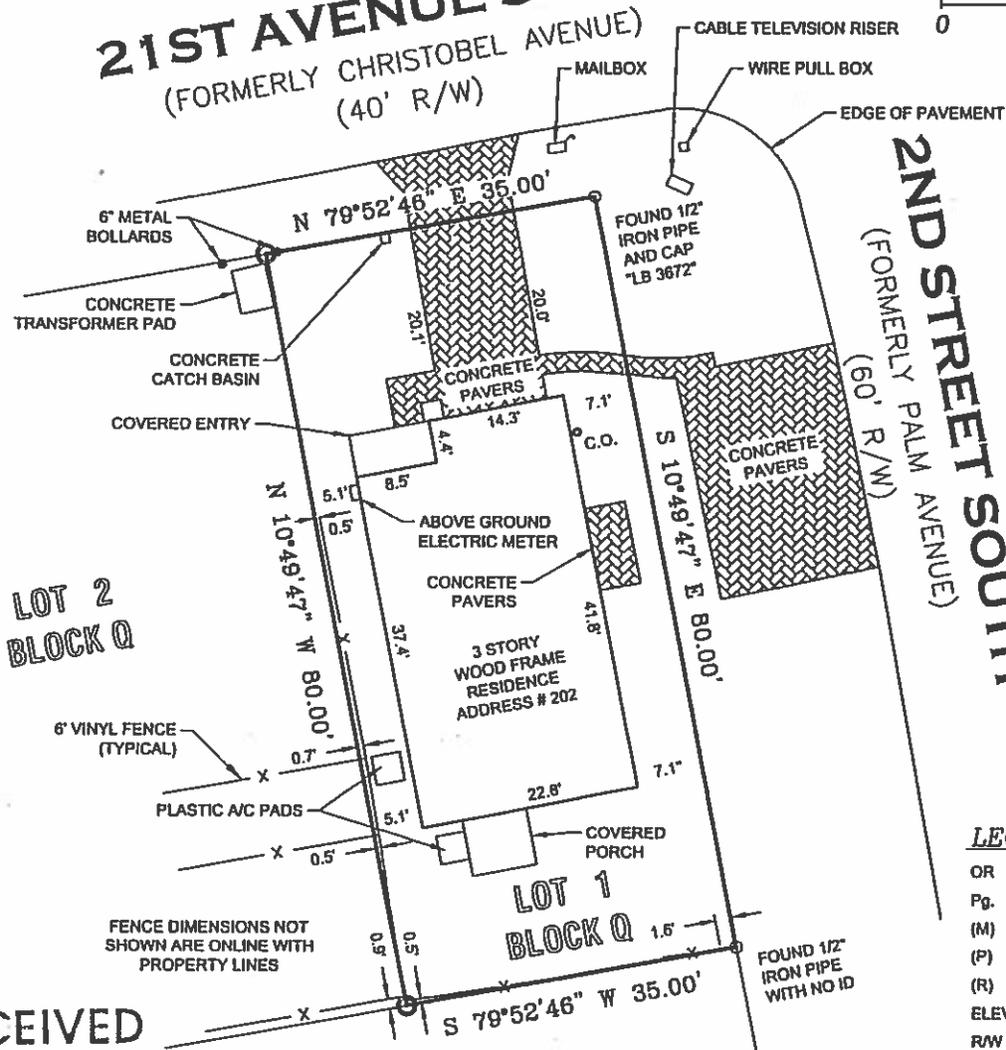


1" = 20'  
GRAPHIC SCALE



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

**2ND STREET SOUTH**  
(FORMERLY PALM AVENUE)  
(60' R/W)



LOT 2  
BLOCK Q

LOT 3  
BLOCK Q

**LEGEND & ABBREVIATIONS**

- OR = OFFICIAL RECORDS
- Pg. = PAGE
- (M) = MEASURED
- (P) = PLAT
- (R) = RECORD
- ELEV = ELEVATION
- R/W = RIGHT OF WAY
- LB = LICENSE BUSINESS
- SAN. = SANITARY
- C.O. = CLEAN OUT
- OHL = OVERHEAD LINE
- F.F.E. = FINISHED FLOOR ELEVATION
- = POWER POLE
- = WATER METER/VALVE ASSEMBLY

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AUG - 6 2018  
18-100155

PLANNING & DEVELOPMENT

**SURVEYORS REPORT:**

1. Bearings shown hereon are ASSUMED.
2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation.
3. No underground installations or improvements have been located except as noted.
4. There is no visible evidence on the ground of use of the property which might suggest a possible claim of easement
5. Measurement methods used for this survey meet STANDARDS OF PRACTICE FOR LAND SURVEYING per Chapter 5J-17.050-.052 requirements.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. Features shown by symbol as indicated in legend are not to scale.
8. This survey completed without the benefit of a title commitment.
9. Unless shown, any other visible features in the immediate vicinity of the above described parcel boundary lines are assumed to be as shown on the plat.

Proposed

DESCRIPTION:

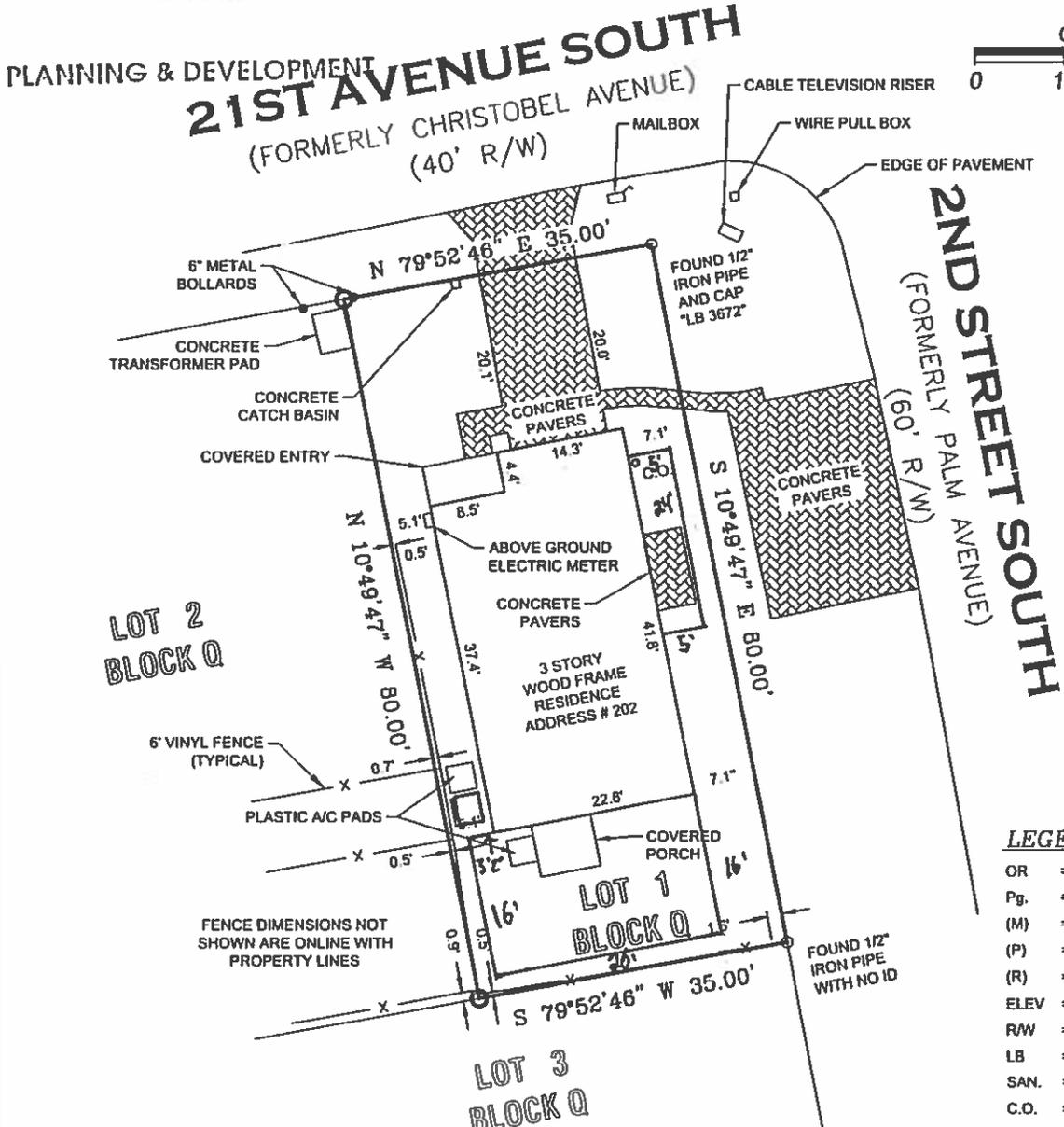
LOT 1, BLOCK Q, PERMENTER'S REPLAT OF ATLANTIC CAMPGROUNDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 44, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

AUG 22 2018



1" = 20'  
GRAPHIC SCALE



LOT 2  
BLOCK Q

LOT 3  
BLOCK Q

Back Patio: 26' x 16' = 416 Sq. Ft.  
Side Patio: 24' x 5' = 120 Sq. Ft.

LEGEND & ABBREVIATIONS

- OR = OFFICIAL RECORDS
- Pg. = PAGE
- (M) = MEASURED
- (P) = PLAT
- (R) = RECORD
- ELEV = ELEVATION
- RW = RIGHT OF WAY
- LB = LICENSE BUSINESS
- SAN. = SANITARY
- C.O. = CLEAN OUT
- OHL = OVERHEAD LINE
- F.F.E. = FINISHED FLOOR ELEVATION
- = POWER POLE
- = WATER METER/VALVE ASSEMBLY

SURVEYORS REPORT:

1. Bearings shown hereon are ASSUMED.
2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation.
3. No underground installations or improvements have been located except as noted.
4. There is no visible evidence on the ground of use of the property which might suggest a possible claim of easement.
5. Measurement methods used for this survey meet STANDARDS OF PRACTICE FOR LAND SURVEYING per Chapter 5J-17.050-.052 requirements.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. Features shown by symbol as indicated in legend are not to scale.
8. This survey completed without the benefit of a title commitment.



# APPLICATION FOR VARIANCE

BOA No. 18-100156HEARING DATE 9-18-2018

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. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

**RECEIVED**

AUG - 7 2018

### APPLICANT INFORMATION

### PLANNING & DEVELOPMENT

Applicant Name: DONALD R GIBSON JR Telephone: 904-372-7088  
 Mailing Address: 115 9TH AVENUE E-Mail: 11gibson@fedex.com  
JAX BEACH, FL 32250

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

Landowner Name: DONALD R GIBSON JR Telephone: 904-372-7088  
 Mailing Address: 115 9TH AVENUE E-Mail: 11gibson@fedex.com  
JAX 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 Real Estate Number: 115 9TH AVENUE Per# 174525-0000  
 Legal description of property (Attach copy of deed): SINGLE FAMILY PROPERTY  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). INCREASE EXISTING GARAGE FROM 552 SQ FT TO 899 SQ FT

### AFFIDAVIT

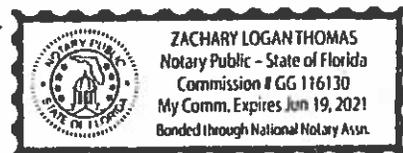
I, DONALD R GIBSON JR, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature] DONALD R GIBSON JR 8/6/18  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

### STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 6 day of Aug, 2018 by Donald Gibson, who is personally known to me or has produced FL DL as identification.

[Signature] Zachary L Thomas  
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



(Affix Notary Seal Above)

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

CURRENT ZONING CLASSIFICATION: RM-2 to RS-3 Standards FLOOD ZONE: X  
 CODE SECTION (S): Section 34-338 (e)(1)c.2 for a corner side yard setback of 6.9' ± to 10.6' required and (e)(1)c.3 for a rear yard setback of 6' ± to 30' required and (e)(1)e for 46.6% lot coverage to enlarge and attach an existing garage to an existing single family dwelling.  
Existing lot covg = 45%, approved via BOA # 13-100118

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100156

**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.	NO	RECEIVED  AUG - 7 2018
Special circumstances and conditions do not result from the actions of the applicant.	NO	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	
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.	NO	
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	



Ref. BDA#  
18-100156

May 31, 2013

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

Bryan Keith Blankenship  
905 2<sup>nd</sup> Street North, Unit E  
Jacksonville Beach FL 32250

RE: Planning Commission Case PC#17-13 (13-100097)  
115 9<sup>th</sup> Avenue North (RE#174525-0000)  
**Conditional Use** application for a proposed single-family dwelling located  
in a *RM-2* zoning district

Mr. Blankenship,

The City of Jacksonville Beach met on Tuesday, May 28, 2013 to consider your conditional use application for a proposed single-family dwelling located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340 (d)(12) of the Jacksonville Beach Land Development Code. The request was approved unanimously.

Should you have any additional questions please feel free to contact our office at (904) 247-6231.

Sincerely,

Chandra M. Tolman  
Permit Specialist



Ref BOA #  
18-100156



July 18, 2013

Bryan Keith Blankenship  
905 2<sup>nd</sup> Street North #E  
Jacksonville Beach FL 32250

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

RE: BOA #13-100118  
115 9<sup>th</sup> Avenue North

Dear Mr. Blankenship,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, July 16, 2013 to consider your variance application.

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

- 34-338(e)(1)c.2, for a corner side yard of 10 feet in lieu of 11 feet required; and
- 34-338(e)(1)e, for 45% lot coverage in lieu of 35% maximum

To allow for a new single family dwelling.

The results of the meeting were *Amended* and *Approved* for:

- 34-338(e)(1)c.2, for a corner side yard of 10 feet in lieu of 11 feet required; and
- 34-338(e)(1)e, for 45% lot coverage in lieu of 35% maximum
- Limited to as discussed and presented

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





CERTIFIED MAIL # 7011 2000 0002 0801 4532

Ref BOA#  
18-100156

October 16, 2013

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

Bryan Keith Blankenship  
115 9<sup>th</sup> Avenue North  
Jacksonville Beach, FL 32250

RE: BOA 13-100186  
115 9<sup>th</sup> Avenue North  
(Lot 1, Block 102, *Pablo Beach North*)

Dear Mr. Blankenship,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, October 15, 2013, 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:

- 34-338(e)(1)c.2, for a corner side yard of 0 feet in lieu of 10 feet required

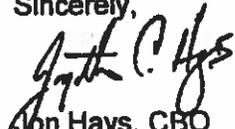
The Board **Amended** and **Approved** the request as follows:

- 34-338(e)(1)c.2, for a corner side yard of 7.5 feet in lieu of 10 feet required
- Limited to as discussed.

To allow for a new single family dwelling.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

  
Jon Hays, CBO  
Building Department





Existing

# MAP SHOWING BOUNDARY SURVEY OF LOT 1, BLOCK 102 AS SHOWN ON MAP OF PABLO BEACH NORTH

AS RECORDED IN PLAT BOOK 5 PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

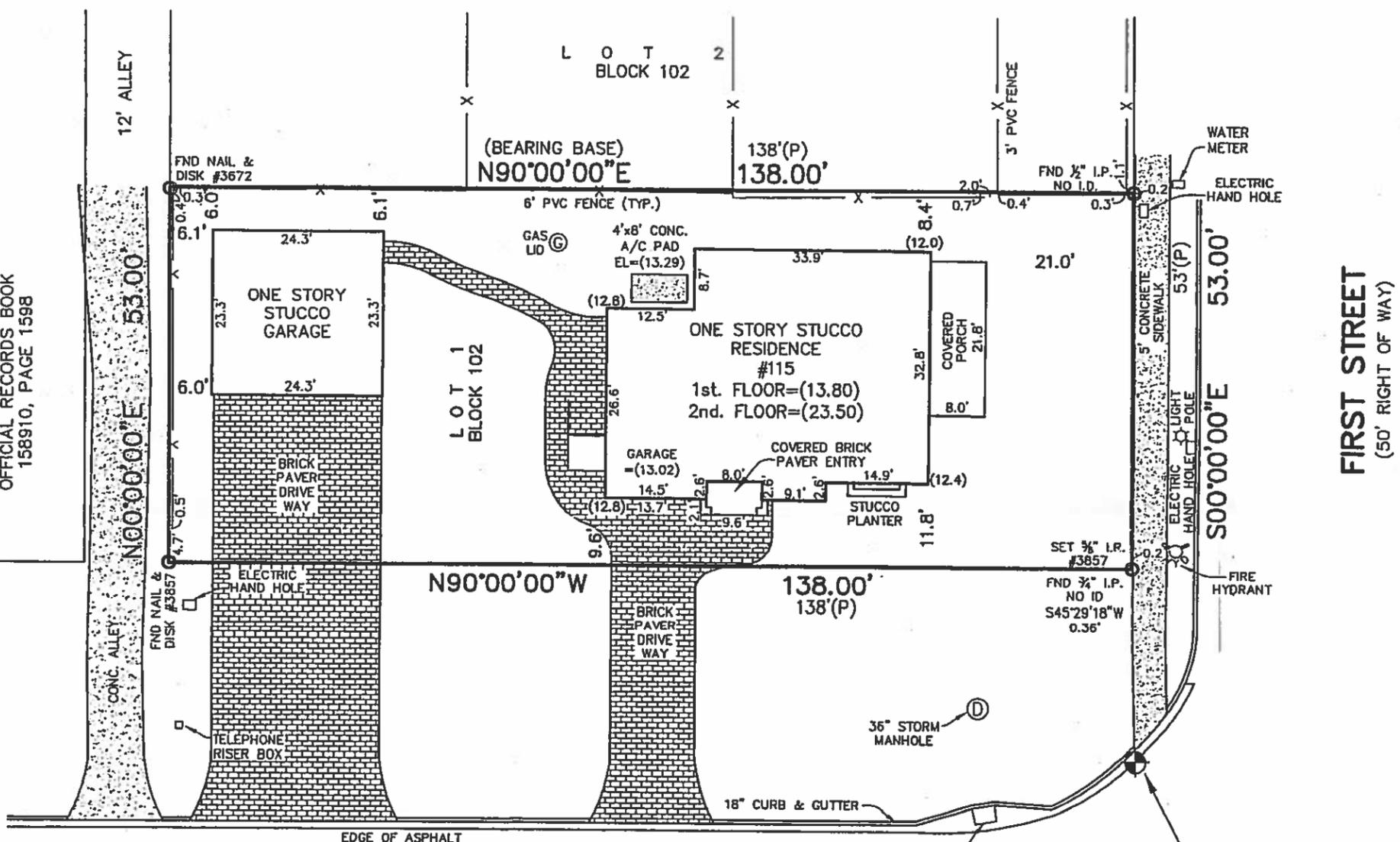
CERTIFIED TO: BRYAN K. BLANKENSHIP / FIRSTATLANTIC BANK / FIDELITY NATIONAL TITLE INSURANCE COMPANY

PLANNING & DEVELOPMENT

AUG - 8 2017

RECEIVED  
17-1569

FILE COPY



9TH AVENUE NORTH  
(95' RIGHT OF WAY)

BENCHMARK:  
NAIL & DISK #3857 IN ASPHALT,  
ELEVATION: (11.05)  
ELEVATIONS SHOWN HEREON  
REFER TO NAVD OF 1988

RECEIVED

AUG - 7 2016

18-100156  
PLANNING & DEVELOPMENT

FINAL; W.O.# 13-494-4; 06-16-14 (FIELD)  
FOUNDATION, F.F.E.; W.O.# 13-494-3; 11-18-13 (FIELD)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN  
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN  
ON FLOOD INSURANCE RATE MAP 0417 H FOR THE CITY OF JACKSONVILLE, FLORIDA, DATE 06-03-13

UNDERGROUND ENCROACHMENTS NOT LOCATED

## ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

FND. = FOUND	COV. = COVERED
ESMT = EASEMENT	ACOE = ARMY CORPS OF ENGINEERS
CONC = CONCRETE	JWL = JURISDICTIONAL WETLANDS LINE
MON. = MONUMENT	P.R.M. = PERMANENT REFERENCE MONUMENT
I.P. = IRON PIPE	P.T. = POINT OF TANGENCY
I.R. = IRON ROD	P.C.P. = PERMANENT CONTROL POINT
Δ = DELTA ANGLE	P.C. = POINT OF CURVE
CH = CHORD	P.R.C. = POINT OF REVERSE CURVE
A = ARC LENGTH	P.C.C. = POINT OF COMPOUND CURVE
R = RADIUS	B.R.L. = BUILDING RESTRICTION LINE
(CALC.) = CALCULATED	F.P.&L. = FLORIDA POWER & LIGHT
(D) = DEED	U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
(P) = PLAT	NGVD = NATIONAL GEODETIC VERTICAL DATUM
(R) = RADIAL LINE	NAVD = NORTH AMERICAN VERTICAL DATUM
(E) = CENTER LINE	P.I. = POINT OF INTERSECTION
R/W = RIGHT-OF-WAY	EW = EDGE OF WATER
X = FENCE	TOB = TOP OF BANK
(W) = WITNESS	
F.F.E. = FINISH FLOOR ELEVATION	

THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, CHAPTER 61G17-6, FLORIDA, STATUTES.

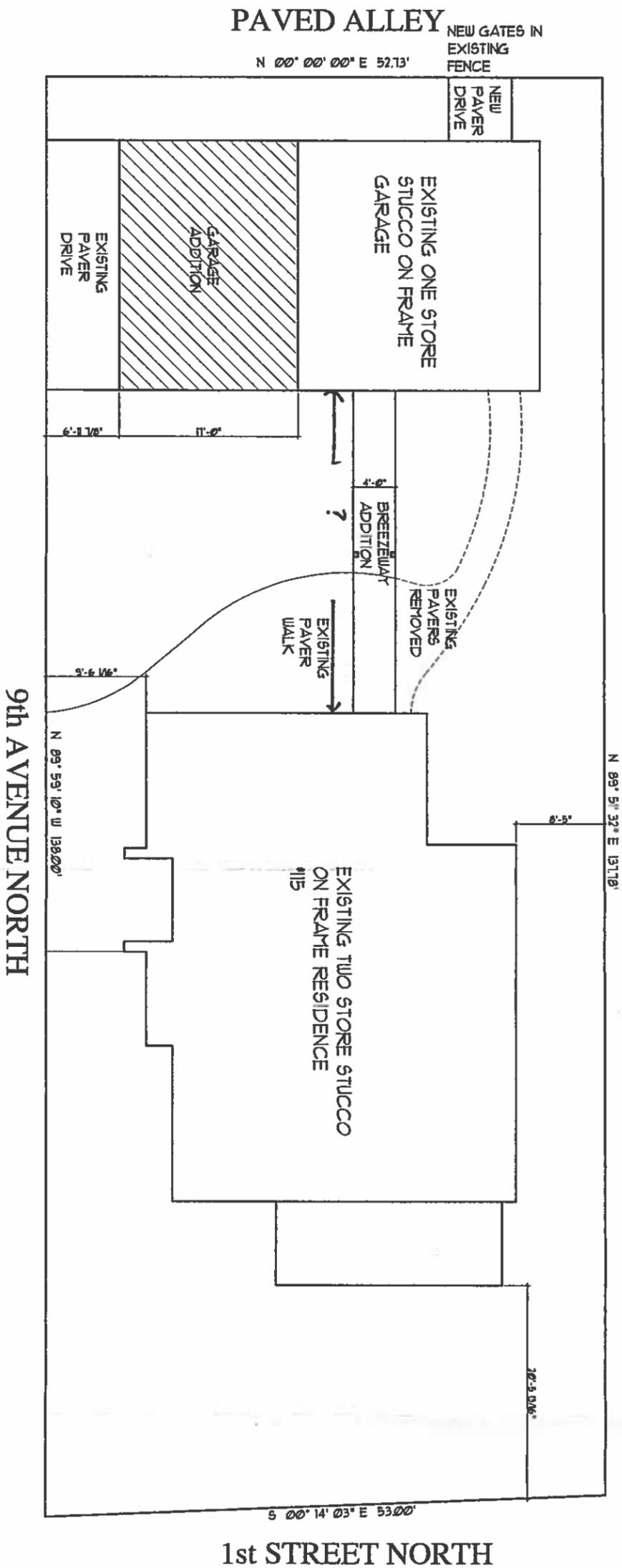
SCALE 1"=20'  
DATE 06-05-13

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL  
JAMES D. HARRISON, JR. No. 2647  
MICHAEL A. GARRETT, No. 8843  
BOBBY L. PITMAN, No. 4827  
FLORIDA REGISTERED SURVEYOR AND MAPPER



5  
4  
9  
8

Proposed



IMPERVIOUS SURFACE CALCULATIONS:

AREA	EXISTING	NEW
LOT	1793 SF	1793 SF
HOUSE AND PORCHES	1660 SF	1660 SF
PAVED WALK BREZZEQUAT AND DRIVE	187 SF	831 SF
ACCESSORY STRUCTURE	557 SF	899 SF
EQUIPMENT PADS	9 SF	9 SF
TOTAL IMPERVIOUS SURFACE AREA	2509 SF	3399 SF
% IMPERVIOUS	39.5 %	46.5 %

**SITE PLAN**  
SCALE: 3/32" = 1'-0"

RECEIVED

AUG - 7 2011  
18-100156  
PLANNING & DEVELOPMENT



**GARAGE ADDITION-THE GIBSON RESIDENCE**  
115 9th AVENUE NORTH  
JACKSONVILLE BEACH, FLORIDA

SHEET NO.  
T-1  
18072

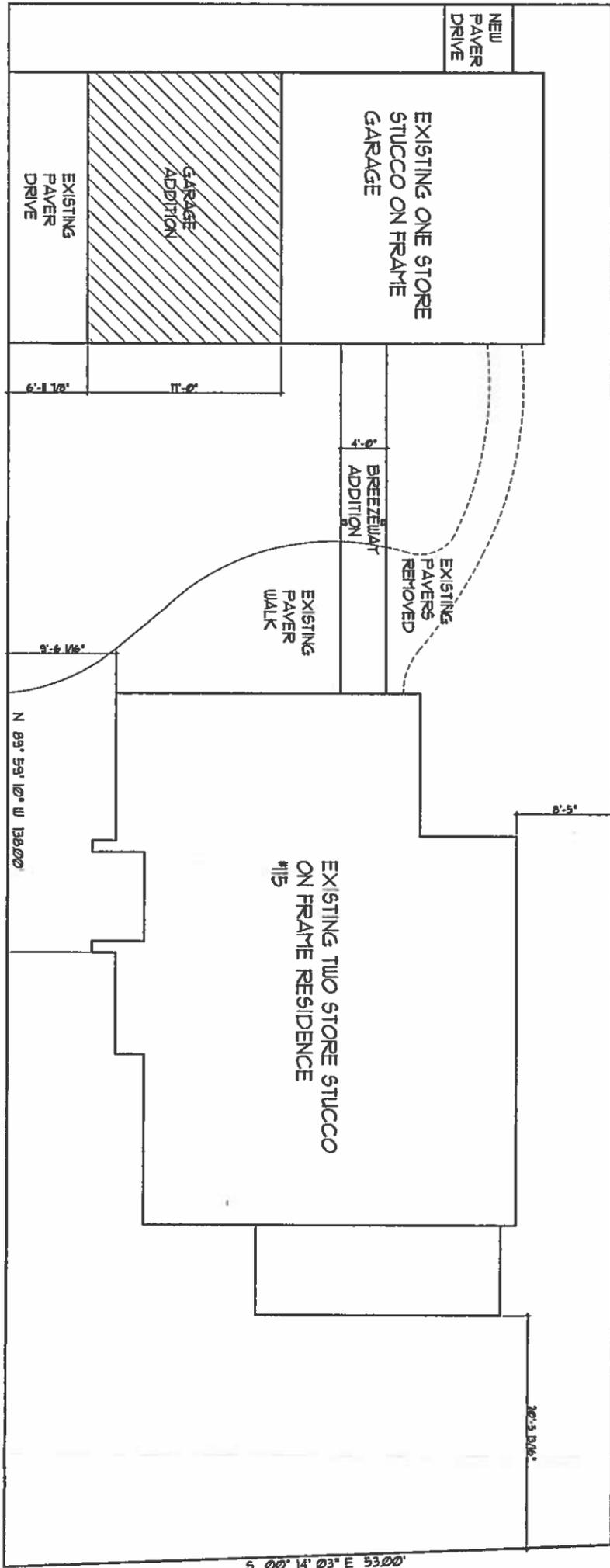
DATE OF ISSUE  
7-16-11  
SBA W/ 231  
M/P

REVISIONS

PAVED ALLEY

N 00° 00' 00" E 52.13'

NEW GATES IN EXISTING FENCE



9th AVENUE NORTH

1st STREET NORTH

PERVIOUS SURFACE CALCULATIONS:

AREA	EXISTING	NEW
LOT	1293 SF	1293 SF
HOUSE AND PORCHES	1660 SF	1660 SF
PAVED WALK BREZZELIA AND DRIVE	181 SF	831 SF
ACCESSORY STRUCTURE	552 SF	899 SF
EQUIPMENT PADS	9 SF	9 SF
TOTAL PERVIOUS SURFACE AREA	2508 SF	3299 SF
% PERVIOUS	39.3 %	46.6 %

 SITE PLAN  
SCALE: 3/32" = 1'-0"

HARLESTON G. PARKES, R.A.

**ARCHITECT**  
ATLANTIC BEACH, FL 32233  
AR 0006406  
ARCHITECTURE RESEARCH INSPECTION

**GARAGE ADDITION-THE GIBSON RESIDENCE**  
115 9th AVENUE NORTH  
JACKSONVILLE BEACH, FLORIDA

REVISIONS

SHEET NO.  
OF TOTAL  
**T-1**  
18072

DATE OF  
ISSUE  
1-18-18  
DRAWN BY  
MSP