



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Wednesday, January 2, 2019

7:00 PM

Council Chambers

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

Jeff Truhlar (Chairperson), Scott Cummings (Vice-Chairperson), John Moreland, Francis Reddington, Sylvia Osewalt

Alternates: Lucas Snyder
Gary Cater

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES December 18, 2018

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS

- a. **Case Number:** BOA 18-100200
 Applicant/Owner: Salt Air Homes, Inc.
 Property Address: 918 North 2nd Avenue
 Parcel ID: 173814-0000
 Current Zoning: RM-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-339(e)(1)c.2, for side yard setbacks of 7.5 feet in lieu of 10 feet required; and
 34-339(e)(1)f, for 46% lot coverage in lieu of 35% maximum; and 34-373(d), for
 2 foot parking area setbacks from property lines in lieu of 5 feet required to allow
 construction of three new two-family dwellings for property legally described as
 the West ½ of Lots 1 and 2, together with Lots 3 and 4, Block 30, *Atlantic Park*
Replat of Part Pablo Beach North.

 Miscellaneous Info: No previous variance requests, one conditional use
 application, PC#27-17.

Notes:

- b. **Case Number:** BOA 18-100206
 Applicant: Jeffrey Tabb
 Owner: Pandora Vanberkel
 Property Address: 25 South 33rd Avenue
 Parcel ID: 181532-0000
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet required; and
 34-336(e)(1)c.2, for a corner side yard setback of 10 feet in lieu of 15.5 feet
 required; 34-336(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet
 required; and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to
 allow construction of a new single-family dwelling and pool for property legally
 described as Lot 5, and the East one-half of Lot 6, Block 4, *Atlantic Shores Ocean*
Front Section – Division “B”.

 Miscellaneous Info: No previous variance requests.

Notes:

- c. **Case Number:** **BOA 18-100212**
Applicant/Owner: Don and Ann Casey
Agent: Kelly Elmore
Property Address: 3311 South Ocean Drive
Parcel ID: 181754-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
34-336(e)(1)e, for 49.8% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet required to allow existing non-conforming terrace and walkway additions to remain, to an existing single-family dwelling for property legally described as *Beginning at the Southeast corner of Lot 12, Block 1, Atlantic Shores, Ocean Front Section, Division "B"*.
- Miscellaneous Info: No previous variance requests.

Notes:

- d. **Case Number:** **BOA 18-100213**
Applicant/Owner: Loretta Burnsed
Agent: Cliff Carter
Property Address: 1197 North 4th Avenue
Parcel ID: 177755-0005
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
34-336(e)(1)c.3, for a rear yard setback of 25 feet in lieu of 30 feet required and 34-336(e)(1)e, for 36% lot coverage in lieu of 35% maximum to allow a screen room addition to an existing single-family dwelling for property legally described as Lot 15, Block 3, *as Shown on Map of Pine Grove Unit 2*.
- Miscellaneous Info: No previous variance requests.

Notes:

e. **Case Number:** BOA 18-100214
Applicant/Owner: Robert and Kimberly Rhoner
Agent: Ben Broadfoot
Property Address: 401 North 15th Avenue
Parcel ID: 174817-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-336(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet required and 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow substantial improvement to an existing single-family dwelling for property legally described as Lot 1, Block 5, Surf Park Unit One.

Miscellaneous Info: No previous variance requests.

Notes:

f. **Case Number:** BOA 18-100219
Applicant/Owner: James H. Taylor
Agent: Donald Edwards
Property Address: 1848 Arden Way
Parcel ID: 178476-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-336(e)(1)c.2, for a corner side yard setback of 17 feet in lieu of 20 feet required and 34-336(e)(1)c.3, for a rear yard setback of 27 feet in lieu of 30 feet required to allow additions to an existing single-family dwelling for property legally described as Lot 22, Block 11, *Ocean Forest Unit 3*.

Miscellaneous Info: No previous variance requests.

Notes:

PLANNING DEPARTMENT REPORT The next scheduled meeting is **Tuesday, January 15, 2019.**

There are two (2) 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.



**Minutes of Board of Adjustment Meeting
held Tuesday, December 18, 2018 at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**

CALL TO ORDER

Chairperson Sylvia Osewalt called the meeting to order.

ROLL CALL

Chairperson: Sylvia Osewalt
Vice-Chairperson: Jeff Truhlar
Board Members: Scott Cummings Francis Reddington John Moreland
Alternates: Lucas Snyder (*absent*) Gary Cater

Building Official George Knight was also present.

EX-PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES:

It was moved by Mr. Moreland, seconded by Mr. Truhlar, and passed unanimously to approve the following minutes:

- December 4, 2018

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

(A) Case Number: BOA 18-100198

Applicant/Owner: Rob and Nancy Martin
Agent: Mike Farnsworth
Property Address: 467 Lower 8th Avenue South

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 42% lot coverage, in lieu of 35% maximum; to allow a pool and paver patio addition to an existing single-family dwelling, for property **legally described** as Lot 15, Block 3, *Oceanside Park*.

Agent: Mike Farnsworth, 1922 Felch Avenue, Jacksonville, and Rob and Nancy Martin, presented themselves before the Board. Mr. Farnsworth stated the owners purchased the non-conforming property two years ago and have not made any alterations that would affect lot coverage. There were no previous variances that allow the exceeding lot coverage, which is currently at 41.3%. The lot is undersized, which creates a hardship, and the agent wants to bring it into compliance. Mr.

Farnsworth also added the existing driveway will be modified in order to allow requested additions in the variance.

Public Hearing:

No one came forward to speak about this case.
Ms. Osewalt closed the public hearing.

Discussion:

There was no discussion regarding this application.

Motion: It was moved by Mr. Moreland, and seconded by Mr. Reddington, to approve BOA# 18-100198, as presented and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Francis Reddington, and Jeff Truhlar, and Sylvia Osewalt

The motion was approved unanimously.

(B) Case Number: BOA 18-100201

Applicant/Owner: Jill Reyman
Property Address: 1687 Roberts Drive

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.3, for a rear yard setback of 19 feet in lieu of 30 feet required; and 34-338(e)(1)e., for 47.5% lot coverage, in lieu of 35% maximum; to allow replacement of a screen room at an existing single-family dwelling, for property **legally described** as Lot 14, *Seabreeze Square*.

The applicant was not present in order to discuss the case.

Discussion:

Discussion ensued over what options were available to handle a case without anyone in attendance to present the case. The case was read into the record and two options were discussed. Option one was to deny the application. Option two was to defer the case until the next available meeting.

Motion: It was moved by Mr. Moreland, and seconded by Mr. Truhlar, to defer BOA# 18-100201 until the next available meeting date.

Roll Call Vote: Ayes –John Moreland, Francis Reddington, and Jeff Truhlar, Scott Cummings, and Sylvia Osewalt

The motion was approved unanimously.

BOARD ELECTIONS

Motion: It was moved by Mr. Moreland, and seconded Mr. Cummings, to appoint Mr. Truhlar as Chairperson and Mr. Reddington as Vice-Chairperson for the Board of Adjustment.

Roll Call Vote: Ayes – Francis Reddington, Jeff Truhlar, Scott Cummings, John Moreland, and Sylvia Osewalt

The motion was approved unanimously.

PLANNING & DEVELOPMENT DEPARTMENT REPORT

The next scheduled meeting is **Wednesday, January 2, 2018**. There are six (6) scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 7:15 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

Moved to 1-2-2018

BOA No. 18-100200

HEARING DATE ~~12-18-18~~

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. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11x17 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 \$500.00 (due at the time of application submittal).
5. Completed application.

NOV 19 2018

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Salt Air Homes Inc. Telephone: 904 333-6607
 Mailing Address: 226 Tallwood Road E-Mail: O.Kraut@comcast.net
Jacksonville Beach, FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Salt Air Homes Inc Telephone: _____
 Mailing Address: above E-Mail: O.Kraut@comcast.net

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

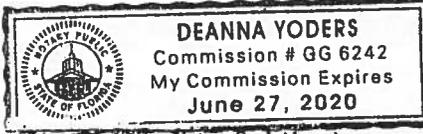
Street address of property AND Real Estate Number: 918 N. 2ND AV.
 Legal description of property (Attach copy of deed): W 50ft. lots 1, 2 & all lots 3 & 4 Block 30
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary). I am requesting ① a side setback of 7ft 6in in lieu of 10ft. ② and lot coverage of 46.08 in lieu of 35% required. AND A CENTER OF BUILDING DRIVEWAY SET BACK OF 2' IN LIEU OF 5' REQUIRED.

AFFIDAVIT

I, OLIVER KRAUT, 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.

Oliver J Kraut APPLICANT SIGNATURE
OLIVER J KRAUT PRINT APPLICANT NAME
11-19-18 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 9 day of November, 2018 by Oliver Kraut, who is personally known to me or has produced _____ as identification.

Deanna Yoders NOTARY PUBLIC SIGNATURE
Deanna Yoders PRINT NOTARY NAME

 (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X

CODE SECTION (S): Section 34-339 (e)(1)C.2 for side yard setbacks of 7.5' I20 10' required, and (e)(1)f. for 46% lot coverage I20 35% max, to allow construction of three new two-family dwellings.

and Sec. 34-373 (d) for 2' parking area setbacks from property lines, in lieu of 5' required

Substandard lot width 50' vs 60' required

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100200

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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	I am trying to build a 2 story to match the homes in the area instead of a 3 story. I also would like to have a 2 car garage for increased parking.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Granting this variance would make this building similar to others in the area.
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	other applicants have received similiar privileges of increased lot coverage and side set backs
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	There are other buildings that have received similar variances or greater.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The zoning for this property allows for lot coverage of 65% for townhouses. We are asking for only 44%.
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 increase in lot coverage will enable us to build a 2 story with 2 car garage to accommodate parking. This is consistant with the surrounding properties.



CERTIFIED MAIL RECEIPT# 7017 0660 0000 0986 8323

June 16, 2017

*Ref. BOA#
18-100200*

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

RE: Planning Commission Case: PC# 27-17
Concept Plat Application for a proposed five-unit townhouse project in a *Residential, multiple family: RM-1* zoning district, located at 918 2nd Ave N.

The City of Jacksonville Beach Planning Commission met on Monday, June 12, 2017 in Council Chambers to consider your **Concept Plat Application** for a proposed five-unit townhouse project in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

The request was Approved.

Pursuant to Section 34-504 of the Land Development Code, within one (1) year of receipt of a concept plan for plat, a development order for a development plan for plat shall be submitted pursuant to the procedures and standards of section 34-251 et seq., or the concept plan for plat shall become null and void.

Please remove the public notice posted on your property. Should you have any questions please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP
Senior Planner

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



Existing

MAP SHOWING SURVEY OF

THE WEST ONE-HALF OF LOTS 1 AND 2, AND ALL OF LOTS 3 AND 4, BLOCK 30, ATLANTIC PARK AS RECORDED IN PLAT BOOK 9 PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FOR: JAMES W. WEISS

RECEIVED

BOA# 18-100200

NOV 19 2018

PLANNING & DEVELOPMENT

REVIEWED FOR CODE COMPLIANCE

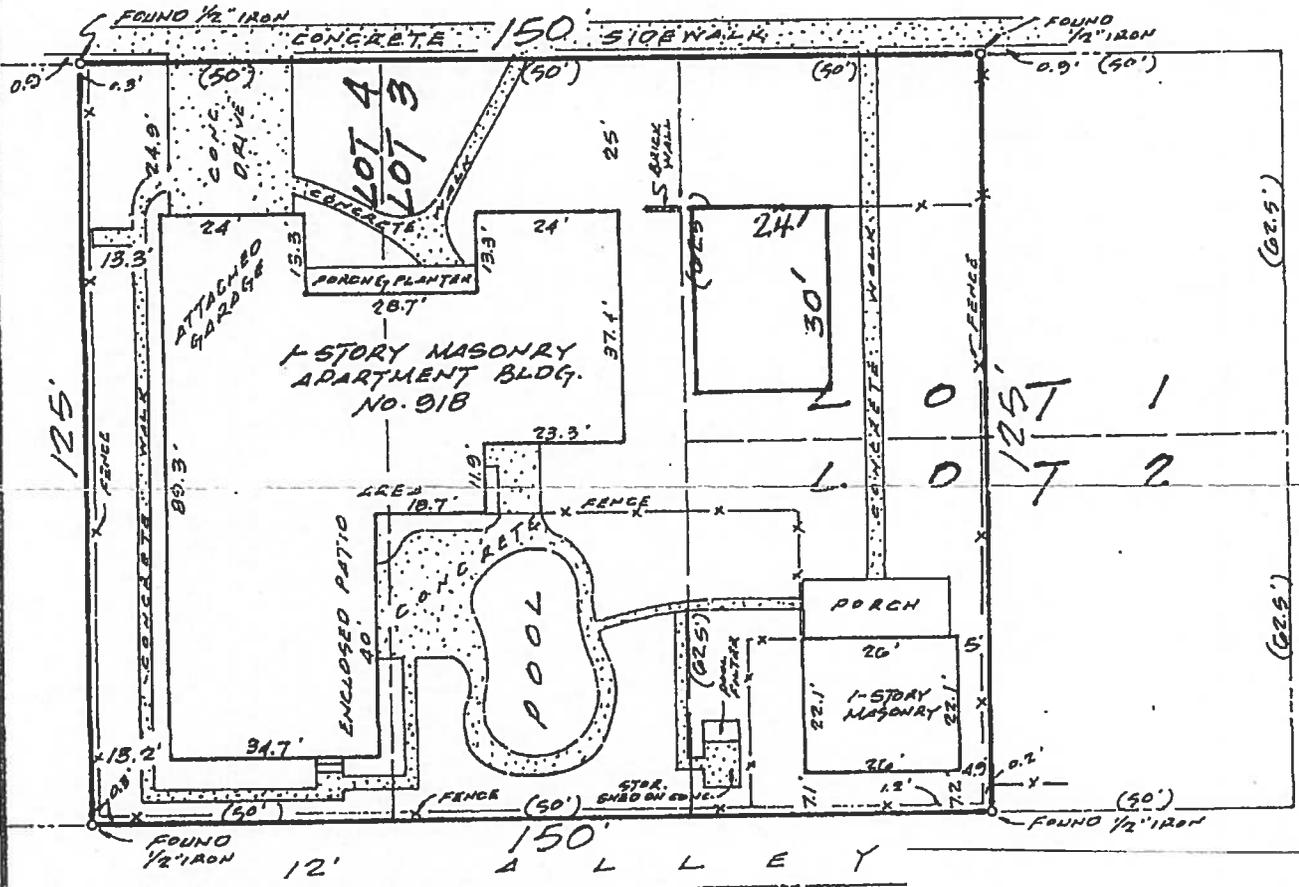
- APPROVED
- APPROVED AS NOTED
- APPROVED WITH ATTACHMENTS

DATE: 7/16/17 BY: DB
CITY OF JACKSONVILLE BEACH

SECOND (2ND) AVE. NORTH

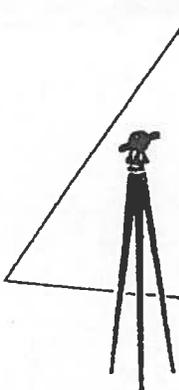
90' R/W
(FORMERLY WILLARD AVE.)

8TH STREET NORTH



NOTE:
RECHECKED DECEMBER 29, 1978
TO BRING SURVEY UP TO DATE.

THIS PRINT IS FOR INFORMATION
PURPOSES ONLY. THIS PRINT HAS
NOT BEEN EMBOSSED WITH THE
SURVEYORS SEAL AND IS NOT VALID.



H. A. DURDEN & ASSOCIATES INC.
LAND & HYDROGRAPHIC SURVEYORS
POST OFFICE BOX 80870
58 8TH STREET SOUTH
JACKSONVILLE BEACH, FLA.

James Durden
REGISTERED SURVEYOR NO. 1674 FLA.

SIGNED MAY 21 19 77
SCALE: 1" = 30'

Proposed

PLOT PLAN OF

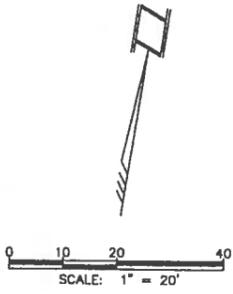
THE WEST 1/2 OF LOTS 1 AND 2 TOGETHER WITH LOTS 3 AND 4,
BLOCK 30, ATLANTIC PARK AS RECORDED IN PLAT BOOK 9, PAGE 15,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

#18-100200

NOV 16 2018

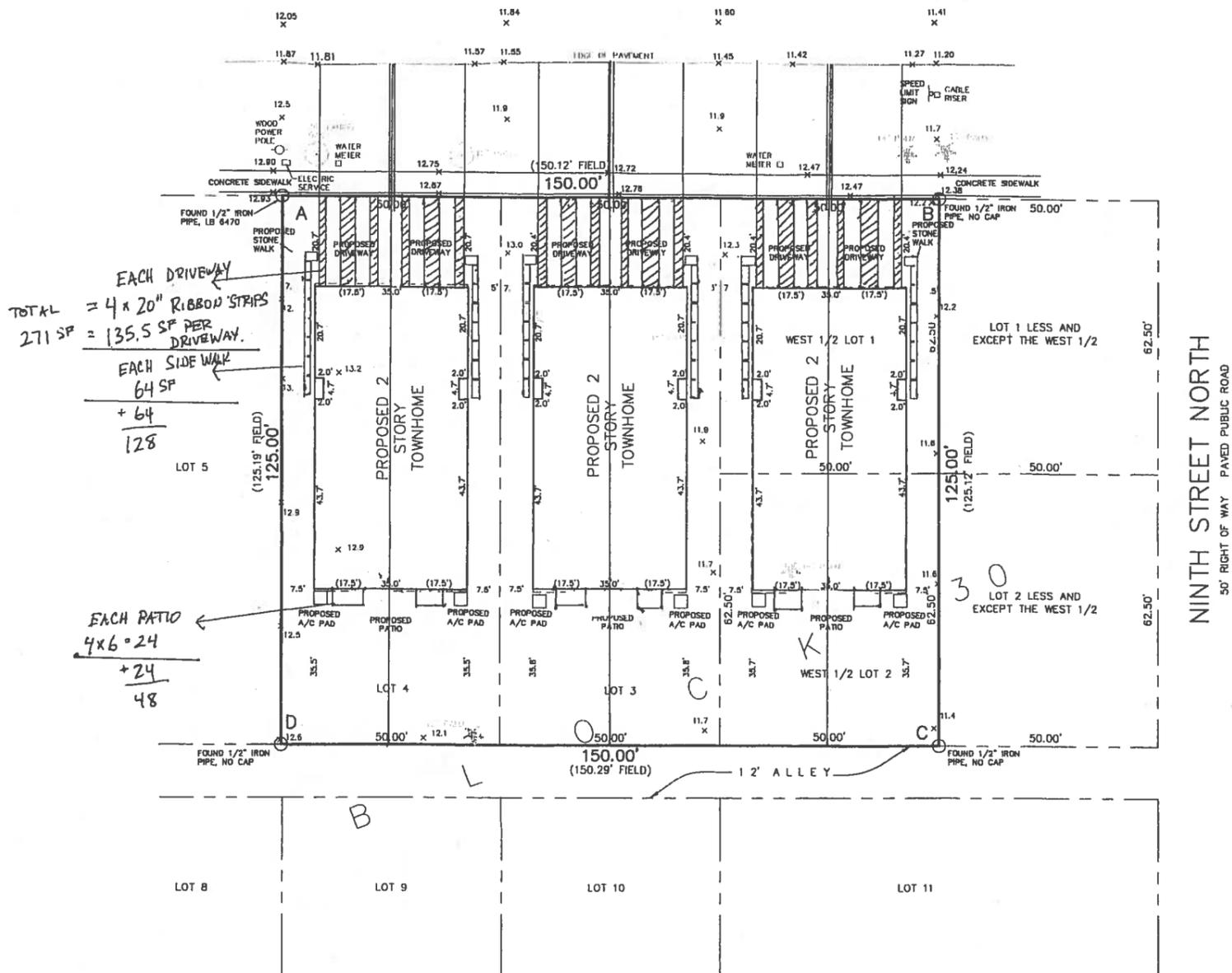
PLANNING & DEVELOPMENT



SECOND AVENUE NORTH (FORMERLY WILLARD AVENUE)

80' RIGHT OF WAY PAVED PUBLIC ROAD

SET MAGNAIL IN PAVEMENT
ELEVATION=11.28



NOTES:

1. THIS IS A MAP ONLY.
2. NO BUILDING RESTRICTION LINES AS PER PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 89°58'02"
B = 90°06'37"
C = 89°54'52"
D = 89°00'29"
4. NORTH PROTRACTED FROM PLAT.
5. NO IMPROVEMENTS LOCATED ON THIS SURVEY.
6. B.R.L. DENOTES BUILDING RESTRICTION LINE.
7. BENCHMARK USED: FOUND MAGNAIL IN NORTH EDGE OF PAVEMENT 2ND AVENUE NORTH 6.50 FEET EAST OF CONCRETE SIDEWALK AT WEST SIDE OF PENMAN ROAD. ELEVATION=10.98 (NAVD 88)

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

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

THIS MAP WAS MADE FOR THE BENEFIT OF SALT AIR HOMES, INC.

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

Tom & Linda Richardson
39 South 33d Avenue
Jacksonville Beach, FL 32250
904-838-9420 tnr1234567@aol.com

12/24/22018

RECEIVED

To: Board of Adjustment
City of Jacksonville Beach
11 North Third Street
Jacksonville Beach, FL 32250

DEC 24 2018

PLANNING & DEVELOPMENT

Re: **BOA 18-100206, Setback Request, 25 South 33rd Ave**

This letter is a request to NOT APPROVE requested setback variance's as now requested on lot adjacent to our east yard in South Jacksonville Beach. We have resided at this location for 24 years, followed Setback Codes and have greatly enjoy the neighborhood. In recent years there has been a trend on nearby streets to build structures with above Code lot coverage percentages, and increased heights using the 35ft rule. This is understandable in some instances for slight overages to accommodate hardships, and other related requests acceptable to neighboring property owners.

In this particular case, we feel the variance request greatly exceeds anything reasonable, especially the Rear Yard request of 10 feet in lieu of 30 Feet required by Jacksonville Beach Building Code. The Rear side of this proposed building is adjacent to our east yard used primarily for recreation which includes a porch, pool, and open yard. Although the height of the proposed structure is not stated in the Application, we can only assume that it will be a 2 story building with height up to 35 Feet, including roof.

Please see the attached picture, with eastward view taken from our porch area. The area indicated by "frame" indicates what would be seen from our east yard...Obviously a huge building wall overlooking our east yard. Although this may be acceptable for a row of houses sitting, sides adjacent to each other, such as ocean front properties, this request has a whole new level of negative impact both visually and possibly economically on our property.

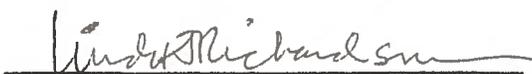
Additional list of Negative Impacts to consider as follows:

- ✓ Setback requirements drastically exceeded on three sides with 66% reduction on setback adjacent to our east yard. This is termed Rear Yard setback on Architect's Site plan, A101, November 4, 2018.
- ✓ Greatly reduced easterly ocean breeze wind flow.
- ✓ Reduced east sky view from porch day and night.
- ✓ Reduced easterly direct sunlight in morning by up to 2 hours.
- ✓ Reduced storm water retention due to larger lot coverage percentage.
- ✓ Just the **view** of a huge build wall surface so close to the property line as shown on our sketch. Area estimated as 50 Feet wide, 35 Feet high..all directly adjacent 10 Feet from property line.

Although I am sure the architect has designed a very attractive structure, it needs a larger lot to even come close to meeting Code and neighborly accommodation. One might say we have a Beautiful Dancers Foot proposed being crammed into a small Glass Slipper.

All consideration of this request appreciated.

Tom & Linda Richardson



Attachments (3)

RE: BOA 18-100206

50' EST.

25' 33" W N E 50'

PROPOSED BLDG

35' MAX

EAST VIEW FROM ADJACENT RESIDENCE

39 SOUTH 33RD AVE

TNR
12-24-18

RE: BOA 18-100206

50' EST.

25' 33" NE 50'
"PROPOSED" BLDG

35' MAX



EAST VIEW FROM ADJACENT RESIDENCE
39 SOUTH 33RD AVE

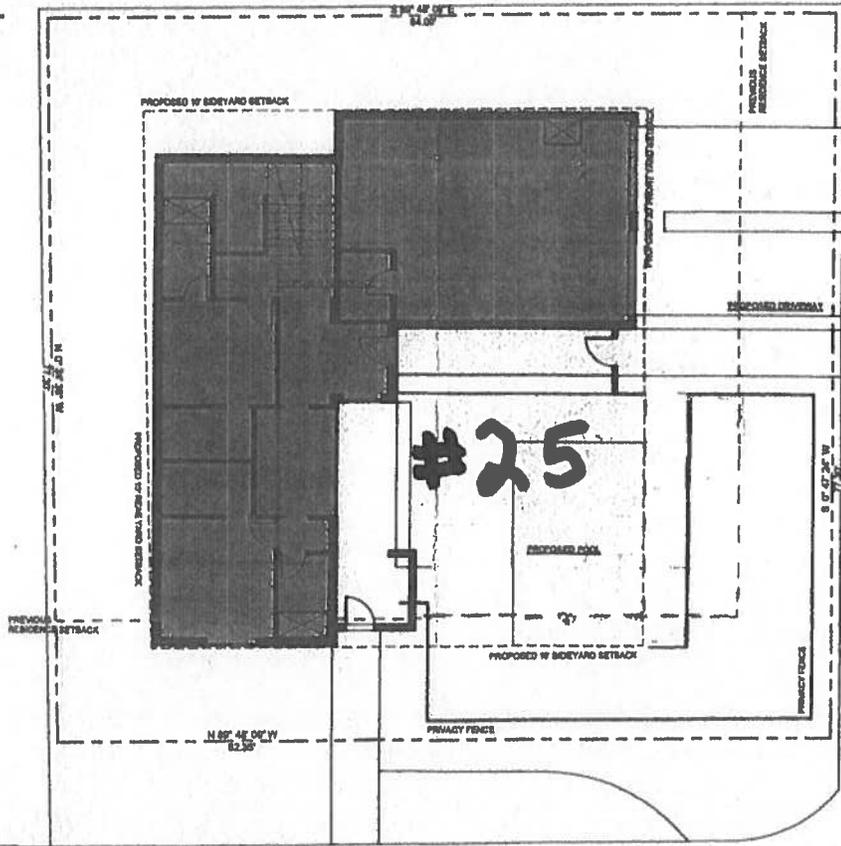
TNR
12-24-18

PORTION OF
DRAWING A101



SCALE 1" = 20'

39



OCEAN DRIVE

33RD AVE

3300 AVENUE SOUTH

SCALE: 1" = 20' +/-

1 SITE PLAN
A101 1/8" = 1'-0"

BOUNDARY SURVEY

Existing - Demol'd

SURVEY NOTES

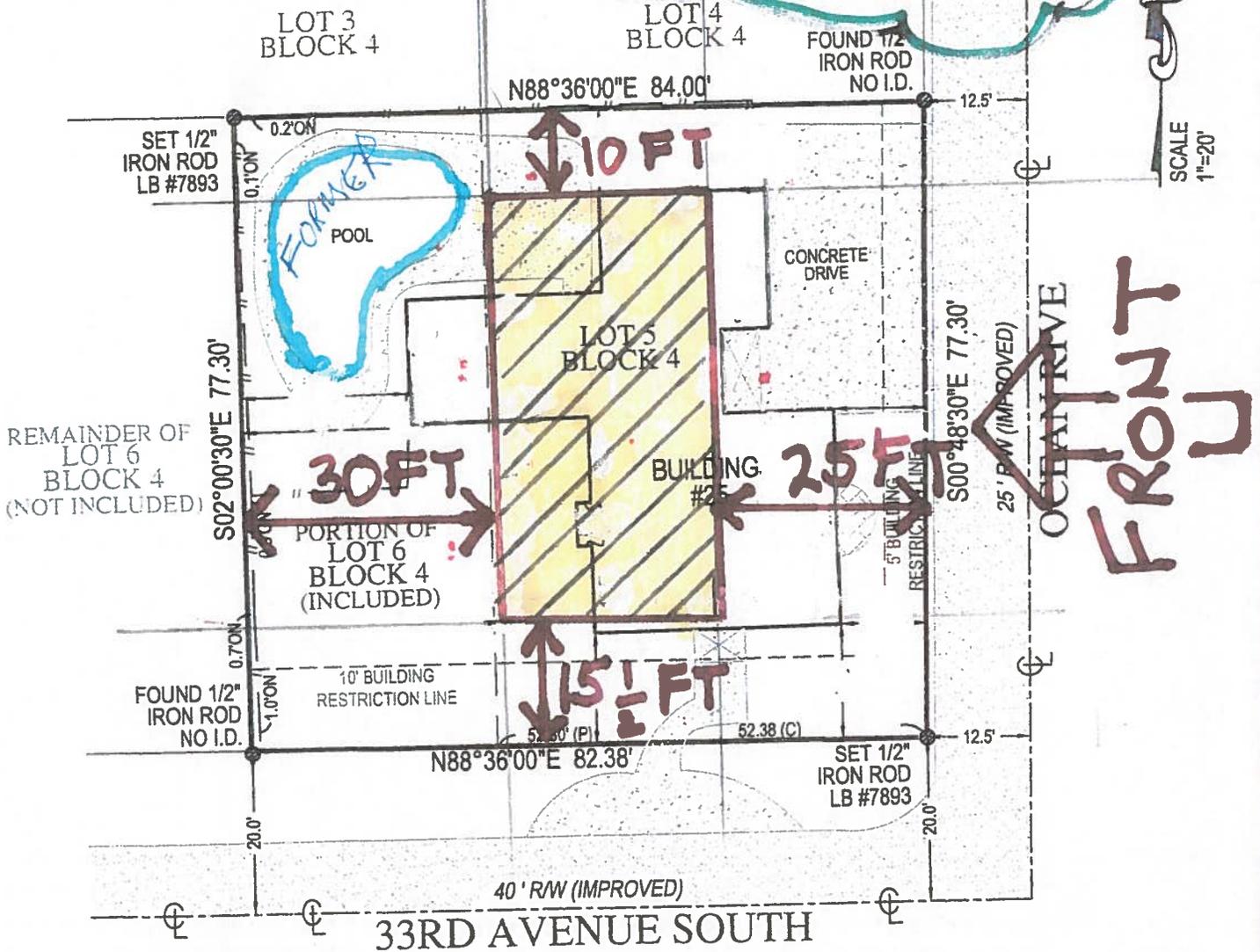
CONCRETE DRIVE CROSSING INTO RW ON EASTERLY SIDE OF LOT.

CONCRETE WALK CROSSING INTO RW ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

Note:

Previous Home + Pool that was demolished 9/2018



SETBACKS BY CODE

RECEIVED

18-100206



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth J. Osborne
Kenneth J. Osborne

Digitally signed by
Kenneth J. Osborne
Date: 2018.05.03
16:44:58 -04'00'

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

PLANNING & DEVELOPMENT

TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>



APPLICATION FOR VARIANCE

BOA NO. 18-100206
HEARING DATE 1-2-2019

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. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, 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 \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED
NOV 14 2018

APPLICANT INFORMATION

Applicant Name: PANDORA Vanberkel / Jeffrey Tabb Telephone: 904-234-2175 PLANNING & DEVELOPMENT
 Mailing Address: 36 Ponte Vedra Cir E-Mail: pandorav@comcast.net
Ponte Vedra Bch FL 32082
 Agent Name: Jeffrey Tabb Telephone: 904-237-2710
 Mailing Address: 103 Burning Pine Ct E-Mail: coastalcardc@gmail.com
Ponte Vedra Bch, FL 32082
 Landowner Name: Pandora Vanberkel Telephone: 904-234-2175
 Mailing Address: 36 Ponte Vedra Cir E-Mail: pandorav@comcast.net
Ponte Vedra Bch, FL 32082

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: 25 South 33RD Ave - 181532-0000
 Legal description of property (Attach copy of deed): LOT 5, E 1/2 LOT C BLK 4 ATLANTIC SHORES
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
FRONT YARD Setback of 20' 110 35', REAR YARD Setback of 10' 110 30'
LOT Coverage of 49% 110 35%, Side Setback of 10' 110 19ft (South side-corner)
 NOTE - PREVIOUS HOME HAD 5 FT FRONT Setback 20 FT Rear Setback
and lot coverage of 52% - NOW CONFORMING LOT - TO ALLOW FOR
NEW SINGLE FAMILY RESIDENCE. EXISTING HOME WAS DEMOLISHED 9/2018

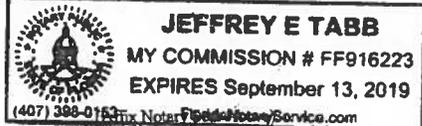
AFFIDAVIT

I, Pandora Vanberkel, 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.

Pandora Vanberkel APPLICANT SIGNATURE
Pandora Vanberkel PRINT APPLICANT NAME
11/5/18 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 5th day of November, 2018 by PANDORA VANBERKEL who
 is personally known to me or has produced Personally Known as identification

[Signature] NOTARY PUBLIC SIGNATURE
Jeffrey Tabb PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____

CODE SECTION (S): Section 34-336 (e)(1)c.1 for a front yard setback of 20' 110 25' required and (e)(1)c.2 for a corner side yard setback of 10' 110 15.5' required * and (e)(1)c.3 for a rear yard setback of 10' 110 30' required, and (e)(1)e for 49% lot coverage 110 35% maximum to allow construction of a new single family dwelling and pool.

Existing Lot Coverage - 48% * (20% of lot width is 15.5')

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100206

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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	This lot is 6415 Sqft and is non conforming. I understand that a conforming lot is 7500 sqft RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	NO	NOV 14 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.	yes	There are several newly constructed homes within this zoning district with similar setbacks and lot coverage that we are reverting
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	Because this is a non conforming lot, the regular setbacks would not allow for a reasonable size home to be constructed
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	We are requesting this variance for a 2700 sqft home to fit onto the lot with a pool.
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	Original home + pool had 52% lot coverage and the home was very close to Both Ocean Dr. and 33 rd Ave South. The new home will be further away

BOUNDARY SURVEY

Existing - Demol'd

SURVEY NOTES
 CONCRETE DRIVE CROSSING INTO R/W
 ON EASTERLY SIDE OF LOT.

CONCRETE WALK CROSSING INTO R/W
 ON SOUTHERLY SIDE OF LOT.

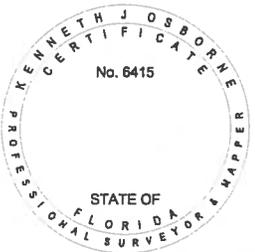
THERE ARE FENCES NEAR THE BOUNDARY
 OF THE PROPERTY.

Note: Previous Home + Pool
 that was demolished 9/2018



RECEIVED

NOV 14 2018
 18-100206



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth J. Osborne
 Kenneth J. Osborne

Digitally signed by
 Kenneth J. Osborne
 Date: 2018.05.03
 16:44:58 -04'00'

(SIGNED)

KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

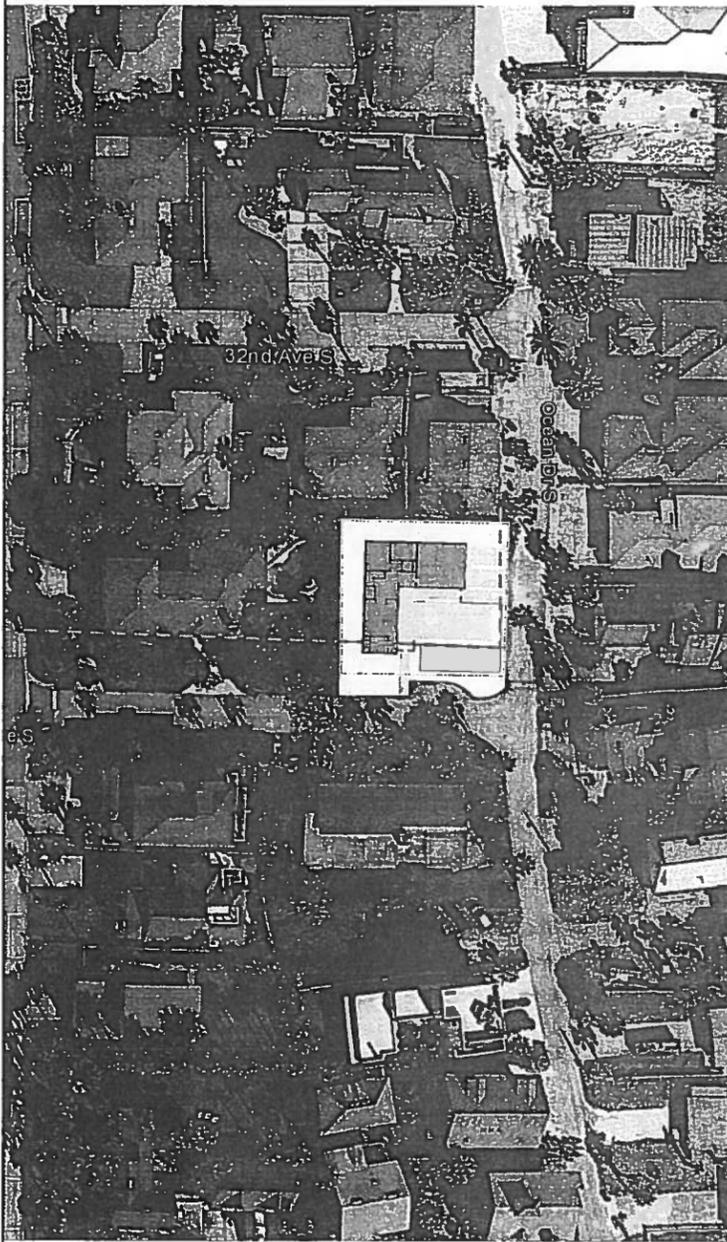
PAGE 2 OF 2 PAGES
 (NOT COMPLETE WITHOUT PAGE 1)

PLANNING & DEVELOPMENT

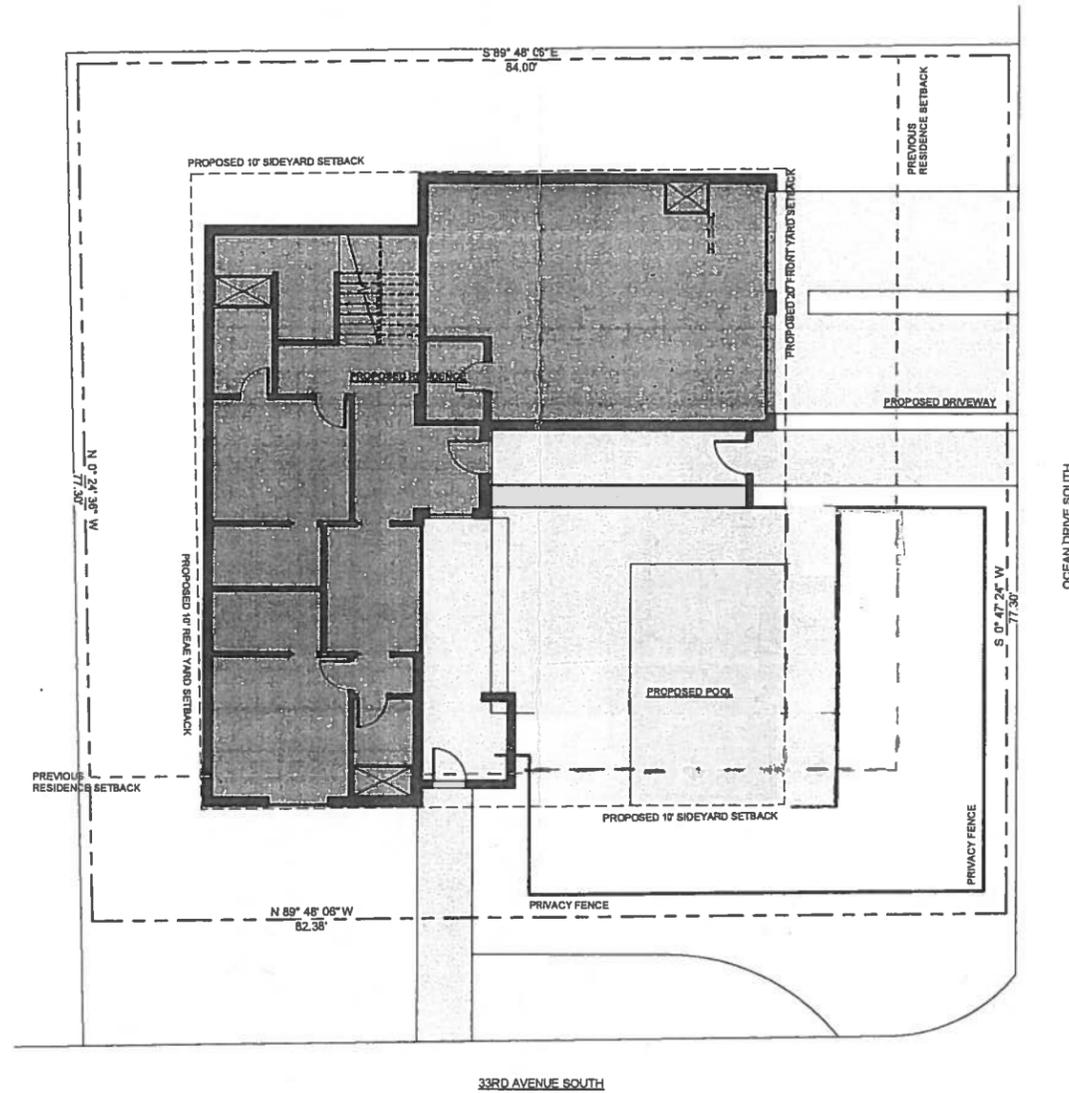
TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>



NEIGHBORHOOD ALIGNMENT DIAGRAM



1 SITE PLAN
A101 1/8" = 1'-0"

Proposed

SITE ANALYSIS			
ZONED: RS-1 NO EXISTING VARIANCE IN PLACE AS OF 21 JUNE 2018			
RS-1 LOT REQUIREMENTS		25 33RD AVENUE SOUTH	
MINIMUM LOT AREA:	10,000 SF	ACTUAL AREA:	6,468 SF
MINIMUM LOT WIDTH:	90'-0"	ACTUAL WIDTH:	77'-0" OR 82'-0"
SETBACKS			
FRONTYARD SETBACK:	25'		
REARYARD SETBACK:	30'		
SIDEYARD SETBACK:	10' AND OR 20% OF LOT WIDTH ON THE CORNER, WHICHEVER IS GREATER		
POOL SETBACK:	5' FROM POOL DECK		
LOT COVERAGE: 35%			
MAXIMUM BUILDING HEIGHT: MEASURED FROM THE CROWN OF THE ROAD: 35'-0"			
EXISTING LOT COVERAGE			
EXISTING HOUSE	1,648 SF		26%
EXISTING PORCH	58 SF		1%
EXISTING DRIVEWAY	795 SF		13%
EXISTING POOL DECK	555 SF		8%
EXISTING POOL	398 SF		6%
GREEN SPACE	2,977 SF		46%
PERVIOUS	3,375 SF		52%
IMPERVIOUS	3,093 SF		48%
REQUESTED VARIANCE			
SETBACKS			
FRONTYARD SETBACK:	20'		
REARYARD SETBACK:	10'		
SIDEYARD SETBACK:	10'		
LOT COVERAGE: 49%			
PROPOSED LOT COVERAGE			
PROPOSED HOME	1,811 SF		28%
PROPOSED PORCH	400 SF		6%
PROPOSED DRIVEWAY	438 SF		7%
PROPOSED POOL	365 SF		6%
PROPOSED POOL DECK	372 SF		6%
GREEN SPACE	3,081 SF		49%
PERVIOUS	3,275 SF		51%
IMPERVIOUS	3,193 SF		49%

RECEIVED

NOV 26 2018

18-100206

PLANNING & DEVELOPMENT

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING PHASE	ISSUE DATE
PRELIMINARY	18.11.04
BID	-
PERMIT	-
CONSTRUCTION	-



APPLICATION FOR VARIANCE

BOA No. 18-100212
HEARING DATE 1-2-2019

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~~ 500 (due at the time of application submittal).
6. Completed application.

RECEIVED

NOV 15 2018

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Don & Ann Casey Telephone: _____
 Mailing Address: 3311 Ocean Drive South E-Mail: dmcasely129@gmail.com
Jacksonville Beach, FL 32250
 Agent Name: Kelly Elmore Telephone: 904.333.7403
 Mailing Address: 1650 Beach Avenue E-Mail: kellmore@comcast.net
Atlantic Beach, FL 32233
 Landowner Name: Don & Ann Casey Telephone: _____
 Mailing Address: 254 Tranquil Avenue E-Mail: annkc10@gmail.com
Charlotte, NC 28209

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: 3311 Ocean Drive South; RE 1817540000
 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). Property was purchased in 2014 already over the 35% impervious threshold. Improvements to the residence were made. Asking for a 1.6% increase to accommodate improvements. CAB signed off on 46.6%. Original impervious was 48.2%

AFFIDAVIT

I, Kelly R. Elmore, 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.

Kelly R. Elmore _____
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE 11/6/18

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 6th day of November, 2018 by Kelly R. Elmore, who is personally known to me or has produced a driver's license as identification.

[Signature] _____
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



CINDIE HERNANDEZ
 MY COMMISSION # FF 934117
 EXPIRES: November 27, 2019
 Bonded Thru Budget Notary Services

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X (2018)
 CODE SECTION (S): Section 34-336 (e)(1)E. for 49.8% lot coverage ILO 35% maximum and (e)(1)g. for an accessory structure setback of 3' ILO 5' required to allow existing non-conforming terrace and walkway additions to remain.
Existing L.C. is 49.8%

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100212

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	
Special circumstances and conditions do not result from the actions of the applicant.	Yes	House was purchased with 13.2% over the 35% impervious limit. Original was 48.2%
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.	No	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">NOV 15 2018</p>
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	<p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Asking for a 1.6% increase in impervious surface for this small ocean front lot after a significant remodel
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	Increase in runoff is negligible on this high, sandy lot.

SITE CALCULATIONS

A. PRE-EXISTING - IMPERVIOUS

LOT SIZE	15,381 SF	100%
RESIDENCE	4,094 SF	
DRIVEWAY	2,095 SF	
WALKWAYS	427 SF	
PORCHES	291 SF	
WOOD DECK	407 SF	
BRICK COLUMNS	36 SF	
A/C PADS	68 SF	
TOTAL IMPERVIOUS	7,418 SF	48.2%
TOTAL PERVIOUS	7,963 SF	51.8%

B. POST REDEVELOPMENT - IMPERVIOUS (APPROVED BY COJB)

LOT SIZE	15,381 SF	100%
RESIDENCE	4,094 SF	
DRIVEWAY	1,554 SF	
WALLS	47 SF	
PERGOLA PORCH	152 SF	
BRICK COLUMNS	95 SF	
A/C PADS	68 SF	
OCEAN TERRACE	1,037 SF	
FIREPLACE BASE	75 SF	
FRONT PORCH	40 SF	
TOTAL IMPERVIOUS	7,162 SF	46.6%
TOTAL PERVIOUS	8,219 SF	53.4%

C. POST REDEVELOPMENT - IMPERVIOUS (ASKING IMPERVIOUS %)

LOT SIZE	15,381 SF	100%
RESIDENCE	4,088 SF	
DRIVEWAY	1,286 SF	
OCEAN TERRACE & PERGOLA	1,826 SF	
SIDE YARD WALKWAYS	192 SF	
BRICK COLUMNS/WALL BASE	108 SF	
A/C PADS	70 SF	
FRONT PORCH	88 SF	
TOTAL IMPERVIOUS	7,658 SF	49.8%
TOTAL PERVIOUS	7,723 SF	50.2%

Proposed & Existing
RECEIVED

DEC - 7 2018

PLANNING & DEVELOPMENT



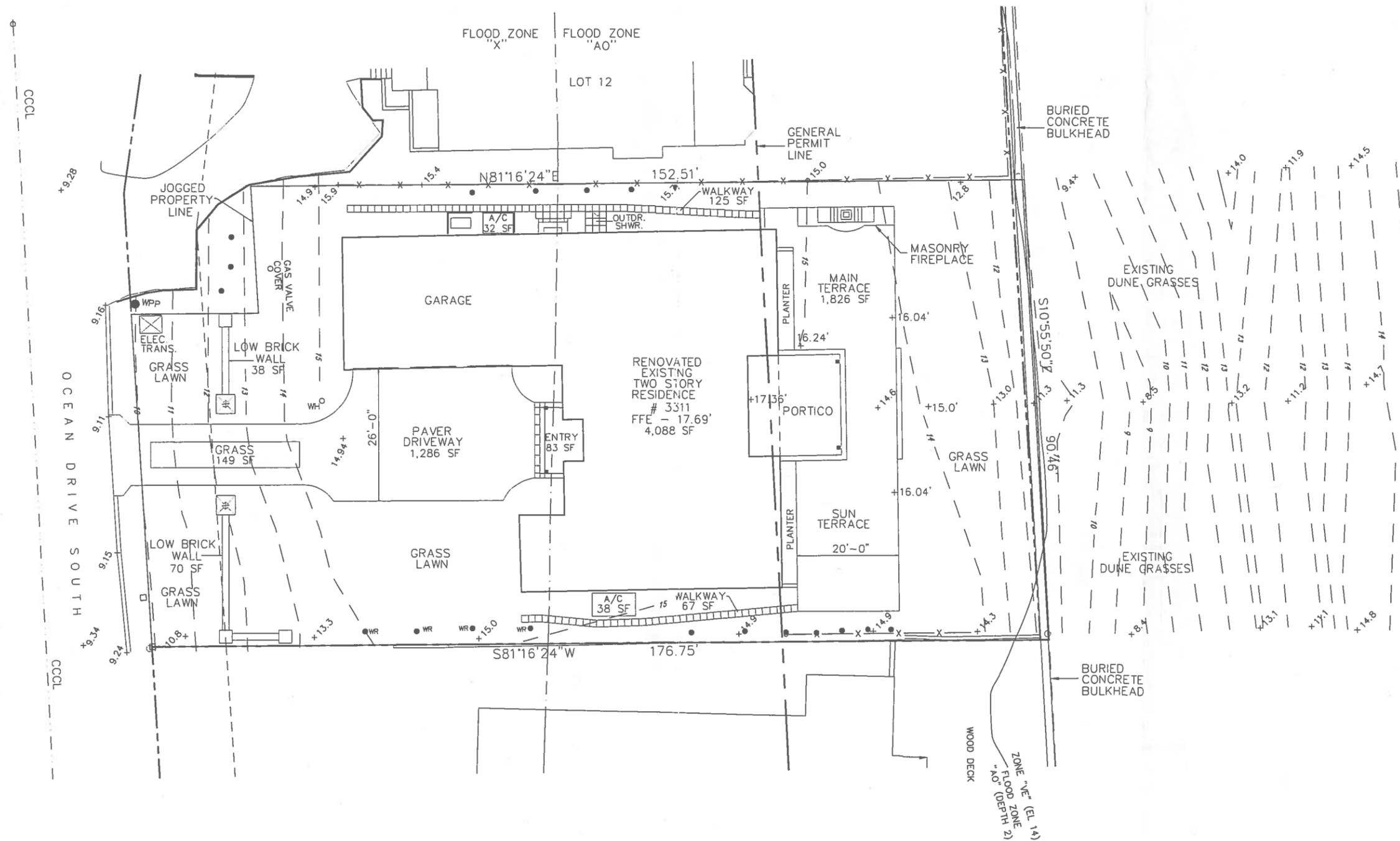
EUTHENICS
STUDIO

LAND ARCHITECTURE
COMMUNITY PLANNING
URBAN DESIGN

904 333 7483
kellmore@comcast.net

FLORIDA REG. NO. 1160
GEORGIA REG. NO. 658

SEAL



CASEY RESIDENCE
3311 OCEAN DRIVE SOUTH
JACKSONVILLE BEACH, FLORIDA

SHEET TITLE

SITE PLAN
10' SCALE

DATE ISSUED
DECEMBER 5, 2018
REVISIONS

SCALE
1" = 10'
ON
24" x 36"



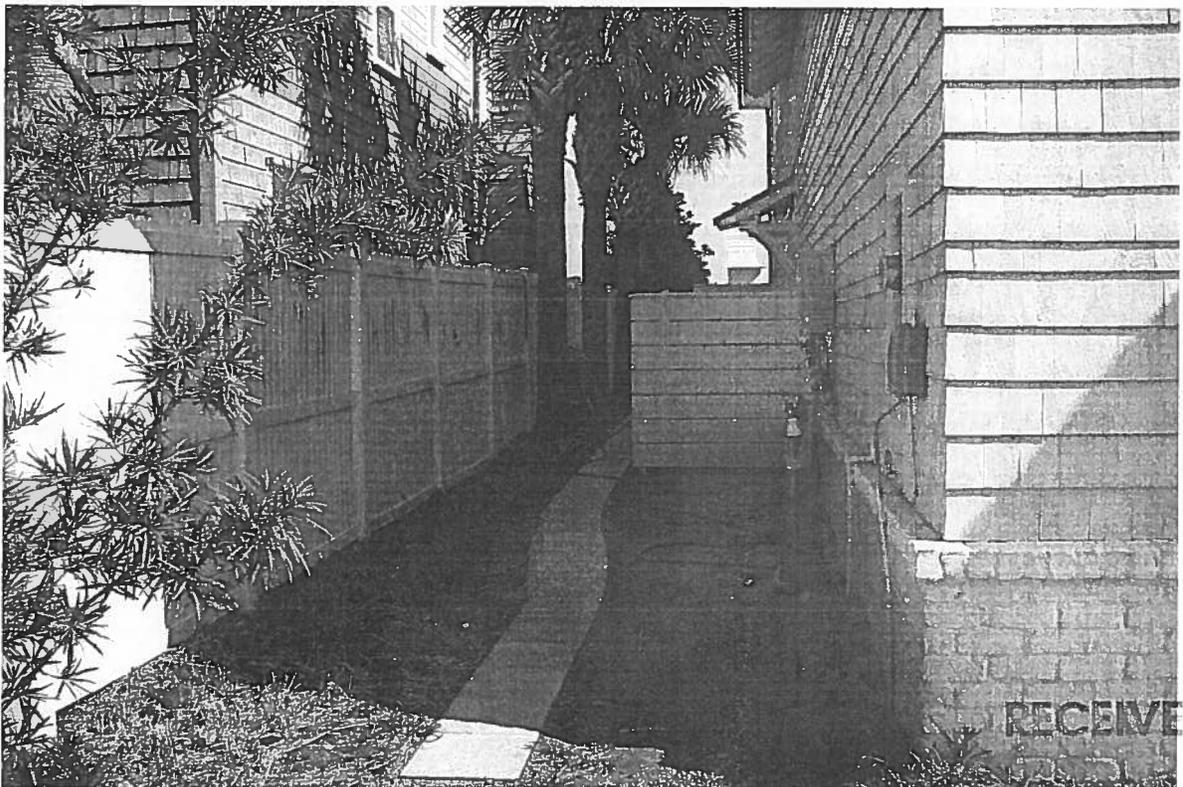
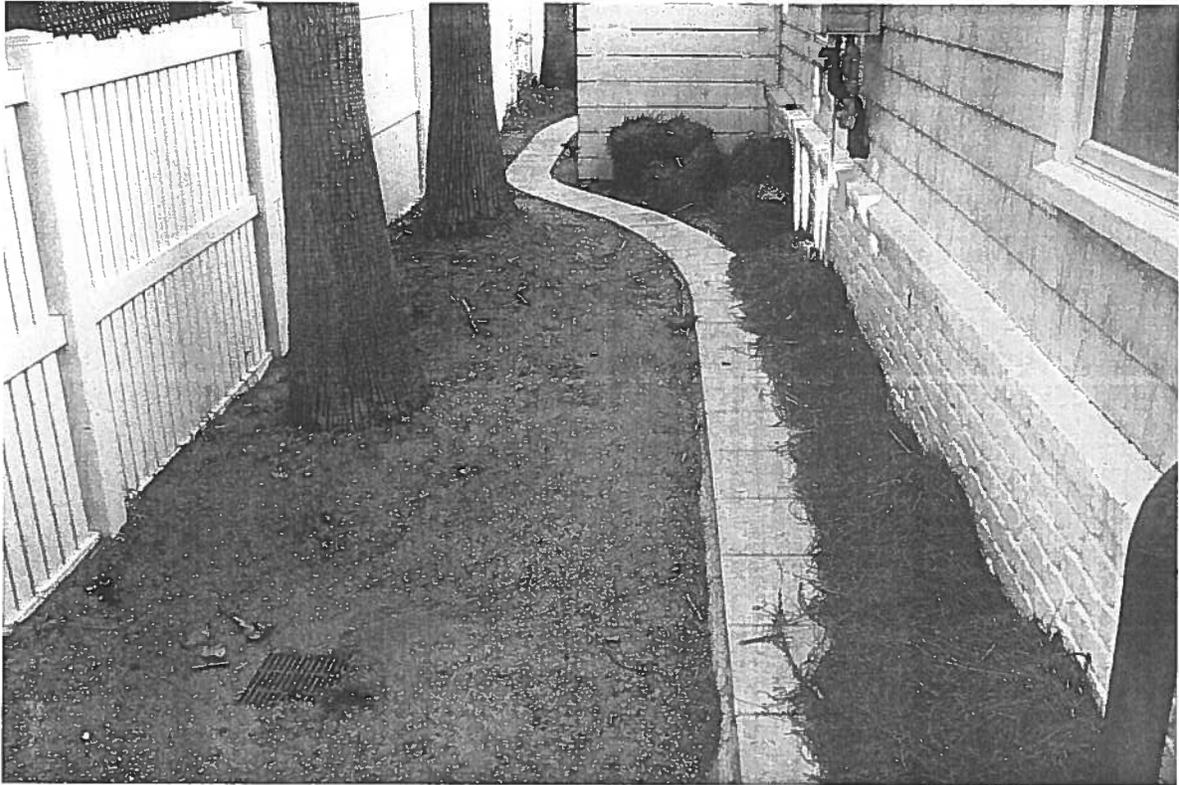
SHEET

L1.2a



RECEIVED

NOV 15 2018
18-100212
PLANNING & DEVELOP



RECEIVED

NOV 15 2018

18-100212

PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 18-100213
HEARING DATE 1-2-2019

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. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, 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 \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED
NOV 19 2018

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Loretta Burnsed Telephone: 904-382-3516
 Mailing Address: 1197 4th Ave. N. E-Mail: lburnsed57@gmail.com
Jacksonville Beach, FL 32250
 Agent Name: Cliff Carter Telephone: 904-746-3445
 Mailing Address: 41 W. 6th Street Atlantic Beach E-Mail: info@callthescreenngys.co
 Landowner Name: Loretta Burnsed Telephone: 904-382-3516
 Mailing Address: 1197 4th Ave. N. E-Mail: lburnsed57@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: 1197 4th Ave. N. 177755-0005
 Legal description of property (Attach copy of deed): lot 15 Block 3 Pine Grove Unit 2
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Requesting variance to build screen enclosure due to undersize lot. Our lot is 6600 sq. ft. vs. minimum lot area of 10,000 sq. ft. Need exception to setback to allow only 25' setback. Also need expansion of lot coverage area to 37%.

AFFIDAVIT

I, Loretta Burnsed, 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.

Loretta Burnsed APPLICANT SIGNATURE
Loretta Burnsed PRINT APPLICANT NAME
11/19/18 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 19 day of November, 2019 by LORETTA BURNSED, who is personally known to me or has produced _____ as identification.

Tabatha Davis NOTARY PUBLIC SIGNATURE
Tabatha DAVIS PRINT NOTARY NAME



Tabatha Davis
Commission # GG211686
Expires: September 30, 2019
Bonded thru Aaron Notary

(Affix Notary Seal Above)

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.3 for a rear yard setback of 25' to 30' required and (e)(1)E for 36% Lot coverage to 35% maximum to allow a screen room addition to an existing single family dwelling.
(a portion of slab existing)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100213

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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 15 6600 SF RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	YES	NOV 19 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.	YES	
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	
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	

MAP SHOWING BOUNDARY SURVEY OF LOT 15 BLOCK 3 AS SHOWN ON MAP OF PINE GROVE UNIT 2

EXISTING

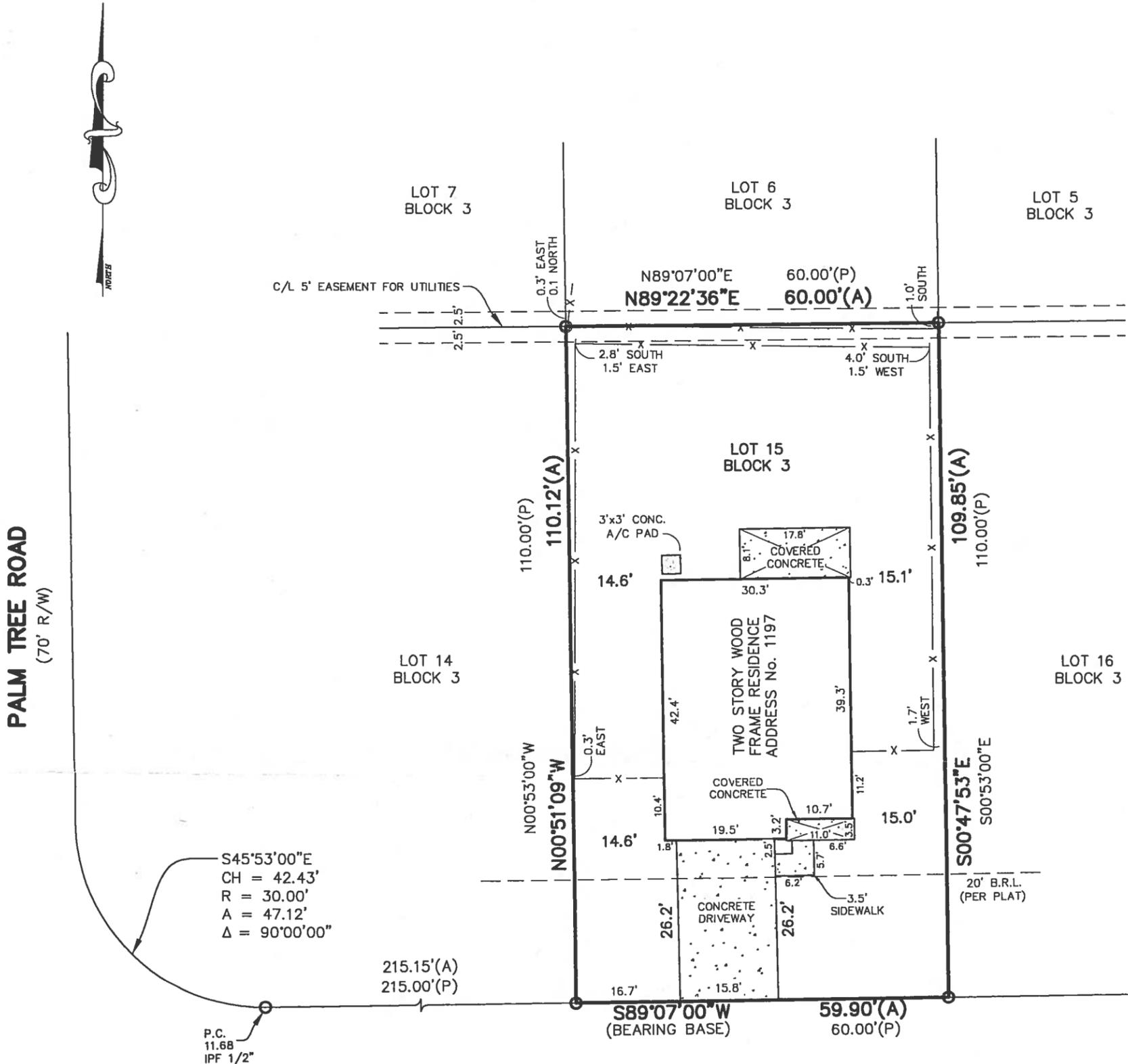
RECEIVED

NOV 19 2018

18-100213

AS RECORDED IN PLAT BOOK 17 PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: LORETTA CAPPELLETTI BURNS & MARVIN DALE BURNS
CBC NATIONAL BANK
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DUANE C. ROMANELLO, P.A.

PLANNING & DEVELOPMENT



○ -DENOTES FND 1/2" I.P.
NO I.D.
UNLESS OTHERWISE NOTED
-X-X- -DENOTES 6' WOOD FENCE

FOURTH AVENUE NORTH
(80' RIGHT OF WAY)

⊕ **BENCHMARK:**
FND NAIL & DISK #3857
ELEVATION:(12.00)

FINAL; W.O.#: 157816; 08-15-17 (FIELD)
LOT & HOUSE STAKE OUT (GOOD-SET F.F.E); W.O.#153905; 02-01-17 (FIELD)
NEW HOUSE PLAN; W.O.# 152879; 11-30-16 (FIELD)
ADD TOPOGRAPHIC SURVEY; W.O.# 150391; 07-06-16 (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.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND 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, DATED 06-03-13

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

Legend	
FND.	= FOUND
I.D.	= IDENTIFICATION
(TYP.)	= TYPICAL
I.P.	= IRON PIPE
I.R.	= IRON ROD
Δ	= DELTA ANGLE
CH	= CHORD
A	= ARC LENGTH
R	= RADIUS
(C)	= CALCULATED
(D)	= DEED
(A)	= ACTUAL
(W)	= WITNESS
F.F.E.	= FINISH FLOOR ELEVATION
W	= WIDTH
D	= DEPTH
MES	= MITERED END SECTION
CONC	= CONCRETE
A/C	= AIR CONDITIONER
BOC	= BACK OF CURB
N.G.	= NATURAL GROUND
TW	= TOP OF WALL
BW	= BOTTOM OF WALL
P.T.	= POINT OF TANGENCY
P.C.P.	= PERMANENT CONTROL POINT
P.C.	= POINT OF CURVE
P.R.C.	= POINT OF REVERSE CURVE
P.C.C.	= POINT OF COMPOUND CURVE
B.R.L.	= BUILDING RESTRICTION LINE
F.P.&L.	= FLORIDA POWER & LIGHT
-x-	= FENCE
LB	= LICENSED BUSINESS
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
P.I.	= POINT OF INTERSECTION
EOW	= EDGE OF WATER
TOB	= TOP OF BANK

THIS IS TO CERTIFY THAT 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.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES O. HARRISON JR., No. 2847
MICHAEL A. GARRETT, No. 6643
STATE OF FLORIDA
FLORIDA REGISTERED SURVEYOR AND MAPPER
DATE 03-08-16



Proposed

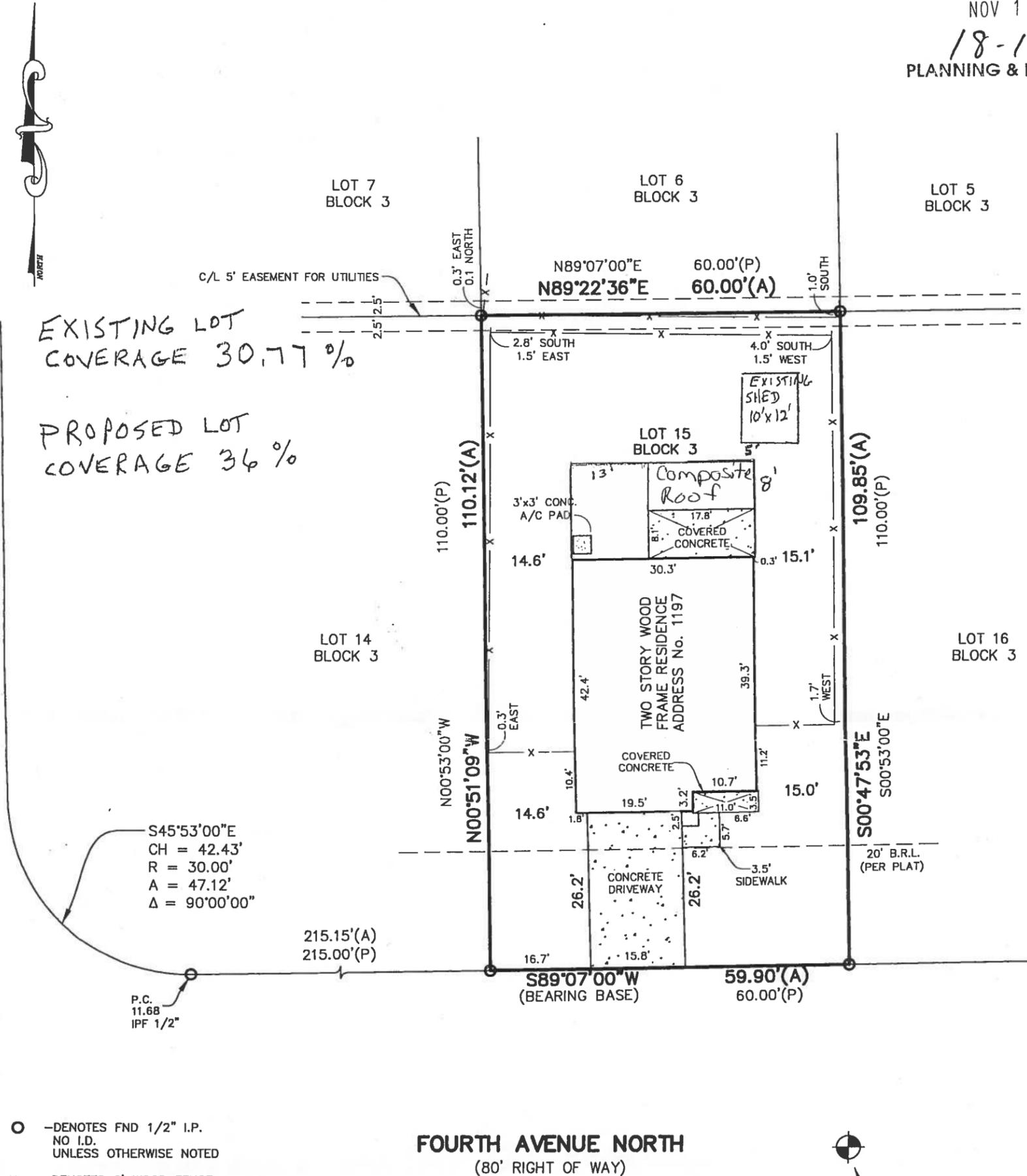
MAP SHOWING BOUNDARY SURVEY OF LOT 15 BLOCK 3 AS SHOWN ON MAP OF PINE GROVE UNIT 2

AS RECORDED IN PLAT BOOK 17 PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: LORETTA CAPPELLETTI BURNSED & MARVIN DALE BURNSED
CBC NATIONAL BANK
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DUANE C. ROMANELLO, P.A.

RECEIVED

NOV 19 2018

18-100213
PLANNING & DEVELOPMENT



EXISTING LOT COVERAGE 30.77 %

PROPOSED LOT COVERAGE 36 %

○ -DENOTES FND 1/2" I.P.
NO I.D.
UNLESS OTHERWISE NOTED

-X-X- -DENOTES 6' WOOD FENCE

FOURTH AVENUE NORTH
(80' RIGHT OF WAY)

BENCHMARK:
FND NAIL & DISK #3857
ELEVATION: (12.00)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

FINAL; W.O.#: 157816; 08-15-17 (FIELD)
LOT & HOUSE STAKE OUT (GOOD-SET F.F.E): W.O. #153905; 02-01-17 (FIELD)
NEW HOUSE PLAN; W.O.# 152879; 11-30-16 (FIELD)
ADD TOPOGRAPHIC SURVEY; W.O.# 150391; 07-06-16 (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.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND 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, DATED 06-03-13

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

Legend	
FND.	= FOUND
I.D.	= IDENTIFICATION
(TYP.)	= TYPICAL
I.P.	= IRON PIPE
I.R.	= IRON ROD
Δ	= DELTA ANGLE
CH	= CHORD
A	= ARC LENGTH
R	= RADIUS
(C)	= CALCULATED
(D)	= DEED
(P)	= PLAT
(R)	= RADIAL LINE
CL	= CENTER LINE
R/W	= RIGHT-OF-WAY
(A)	= ACTUAL
(W)	= WITNESS
F.F.E.	= FINISH FLOOR ELEVATION
W	= WIDTH
D	= DEPTH
MES	= MITERED END SECTION

CONC	= CONCRETE
A/C	= AIR CONDITIONER
BOC	= BACK OF CURB
N.G.	= NATURAL GROUND
TW	= TOP OF WALL
BW	= BOTTOM OF WALL
P.T.	= POINT OF TANGENCY
P.C.P.	= PERMANENT CONTROL POINT
P.C.	= POINT OF CURVE
P.R.C.	= POINT OF REVERSE CURVE
P.C.C.	= POINT OF COMPOUND CURVE
B.R.L.	= BUILDING RESTRICTION LINE
F.P.&L.	= FLORIDA POWER & LIGHT
-X-	= FENCE
LB	= LICENSED BUSINESS
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
P.I.	= POINT OF INTERSECTION
EDW	= EDGE OF WATER
TOB	= TOP OF BANK

THIS IS TO CERTIFY THAT 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'

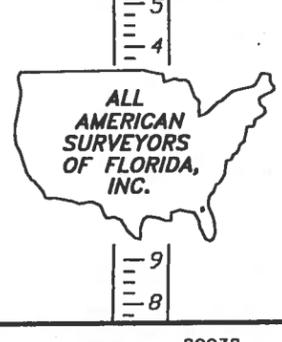
DATE 03-08-16

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL

JAMES O. HARRISON JR. No. 2847
MICHAEL A. CARRETT No. 6643

STATE OF FLORIDA
JAN 16 2017

FLORIDA REGISTERED SURVEYOR AND MAPPER





APPLICATION FOR VARIANCE

BOA No. 18-100214
HEARING DATE 1-2-2019 *Wed.*

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. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, 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 \$500.00 (due at the time of application submittal).
5. Completed application.

NOV 20 2018

APPLICANT INFORMATION

Applicant Name: Robert & Kimberly Rohner Telephone: 904-813-5153
 Mailing Address: 104 Autumn Place E-Mail: rokim5763@aol.com
Ponte Vedra Bch. Fl. 32082
 Agent Name: Ben Broadfoot Telephone: 904-242-8800
 Mailing Address: 1261 Mayport Rd. E-Mail: broadfootdesign@aol.com
Atlantic Bch. Fl. 32233
 Landowner Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property AND Real Estate Number: 401 15th Ave N, Jax Bch. Fl. 32250
 Legal description of property (Attach copy of deed): _____
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
See attached, ① REAR YARD SETBACK OF 22' INSTEAD OF 30'
② LOT COVERAGE OF 40% INSTEAD OF 35% (EXPANDING EXIST
ATTACHED GARAGE TO A 2 CAR)

AFFIDAVIT

I, Kimberly Rohner, 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.

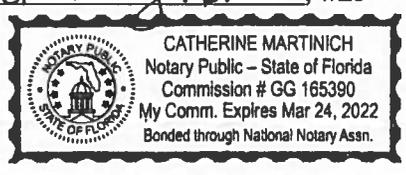
Kimberly Rohner APPLICANT SIGNATURE
Kimberly Rohner PRINT APPLICANT NAME
11/20/18 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 20th day of November, 2018 by Kimberly Rohner, who is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

CATHERINE M. MARTINICH
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

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

CODE SECTION (S): Section 34-336(e)(1)C.3 for a rear yard setback of 22' ILO 30' required and (e)(1)E. for Lot coverage of 40% ILO 35% maximum to allow substantial improvement to an existing single family dwelling.

Existing L.C. 22.3%

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100214

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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	Existing garage is non conforming
Special circumstances and conditions do not result from the actions of the applicant.	NO	
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	The garage is existing, same location
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	Removing the entire garage.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	" RECEIVED
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.		" NOV 20 2018 PLANNING & DEVELOPMENT

RECEIVED

NOV 20 2018

18-100214

PLANNING & DEVELOPMENT

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence

Sallie Bassett
Witness #1: Sallie Bassett

Barbara A. Calvin
Witness #2: Barbara A Calvin

Randall L. Novotny by Elizabeth P. Butler
as his Attorney in Fact

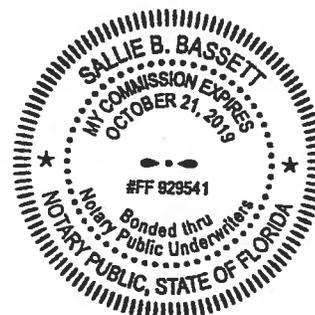
Randall L. Novotny by Elizabeth P Butler
as his Attorney in Fact

State of Florida
County of Duval

The foregoing instrument was sworn to and subscribed before me this 22nd day of October 2018, by Randall L. Novotny by Elizabeth P Butler as his Attorney in Fact, who produced a Driver's License as identification.

Sallie B. Bassett
Notary Public

(Notary Seal)



MAP SHOWING BOUNDARY SURVEY OF

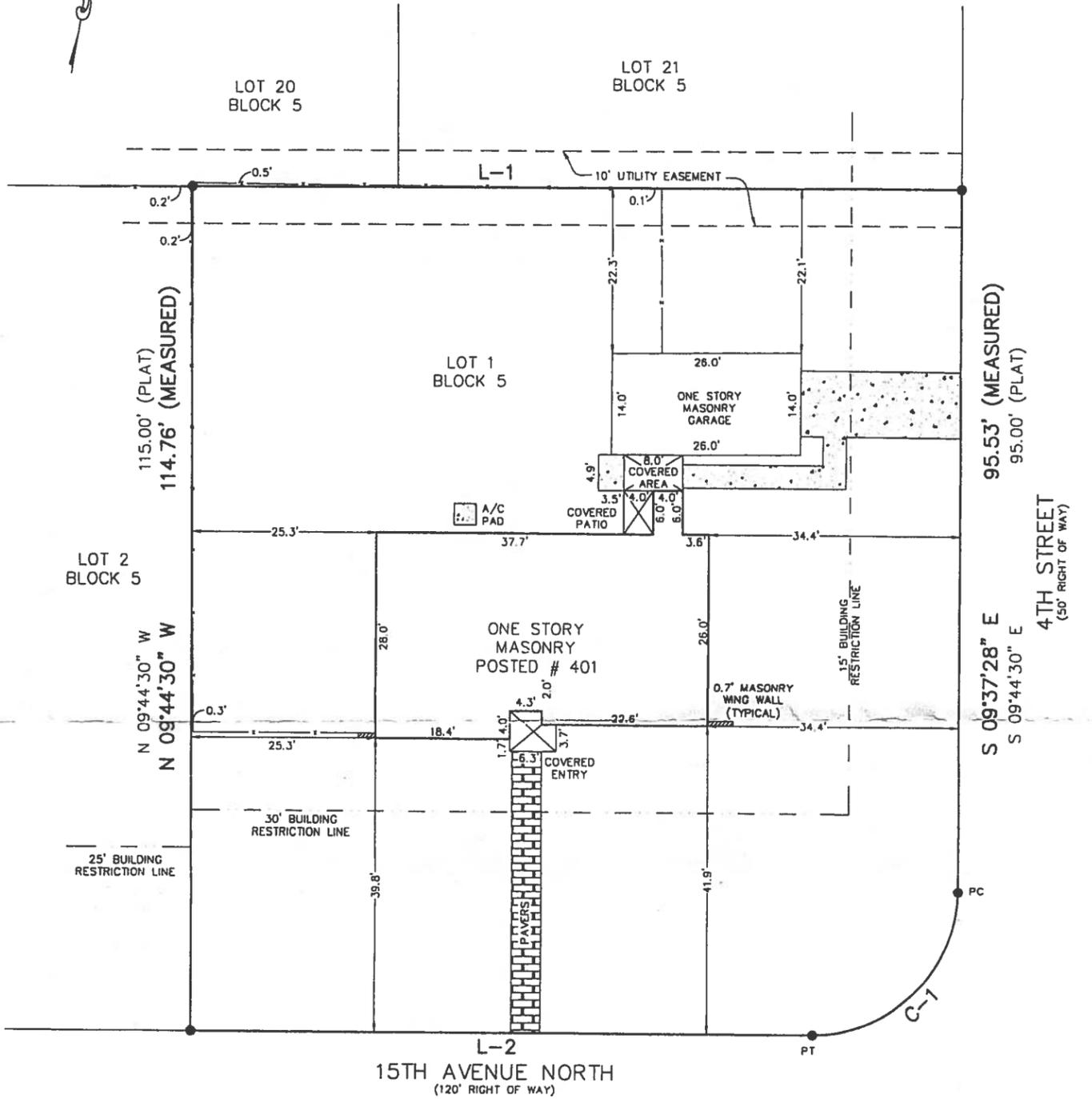
Existing

LOT 1, BLOCK 5, SURF PARK- UNIT ONE, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 19, PAGES 39 AND 39-A, OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
922SECONDSOUTH, LLC
AMERICA'S CHOICE TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

RECEIVED

NOV 20 2018
18-100214
PLANNING & DEVELOPMENT



- LEGEND:**
- = SET 1/2" REBAR STAMPED PSM #6146
 - = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
 - = 4"x4" CONCRETE MONUMENT
 - A/C = AIR CONDITIONER
 - X- = FENCE
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - ☉ = CONCRETE

L-2
S 80°21'49" W 85.06' (MEASURED)
S 80°15'30" W 85.00' (PLAT)

L-1
N 80°12'11" E 105.13' (MEASURED)
N 80°15'30" E 105.00' (PLAT)

C-1
S 35°49'18" W 27.83' (CHORD) (MEASURED)
S 35°15'30" W 28.28' (CHORD)(PLAT)
R= 20.00' ~ L= 31.42'



Ray Thompson SURVEYING, Inc.
Going the DISTANCE for You!
1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

America's Choice TITLE COMPANY

REVISIONS	
DATE	DESCRIPTION

JOB # 36306 DATE OF FIELD SURVEY: 10-01-18 SCALE: 1" = 20'

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF N 09°44'30" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: JUNE 3, 2013, COMMUNITY NUMBER: 120078 PANEL 0417.H.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, 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.

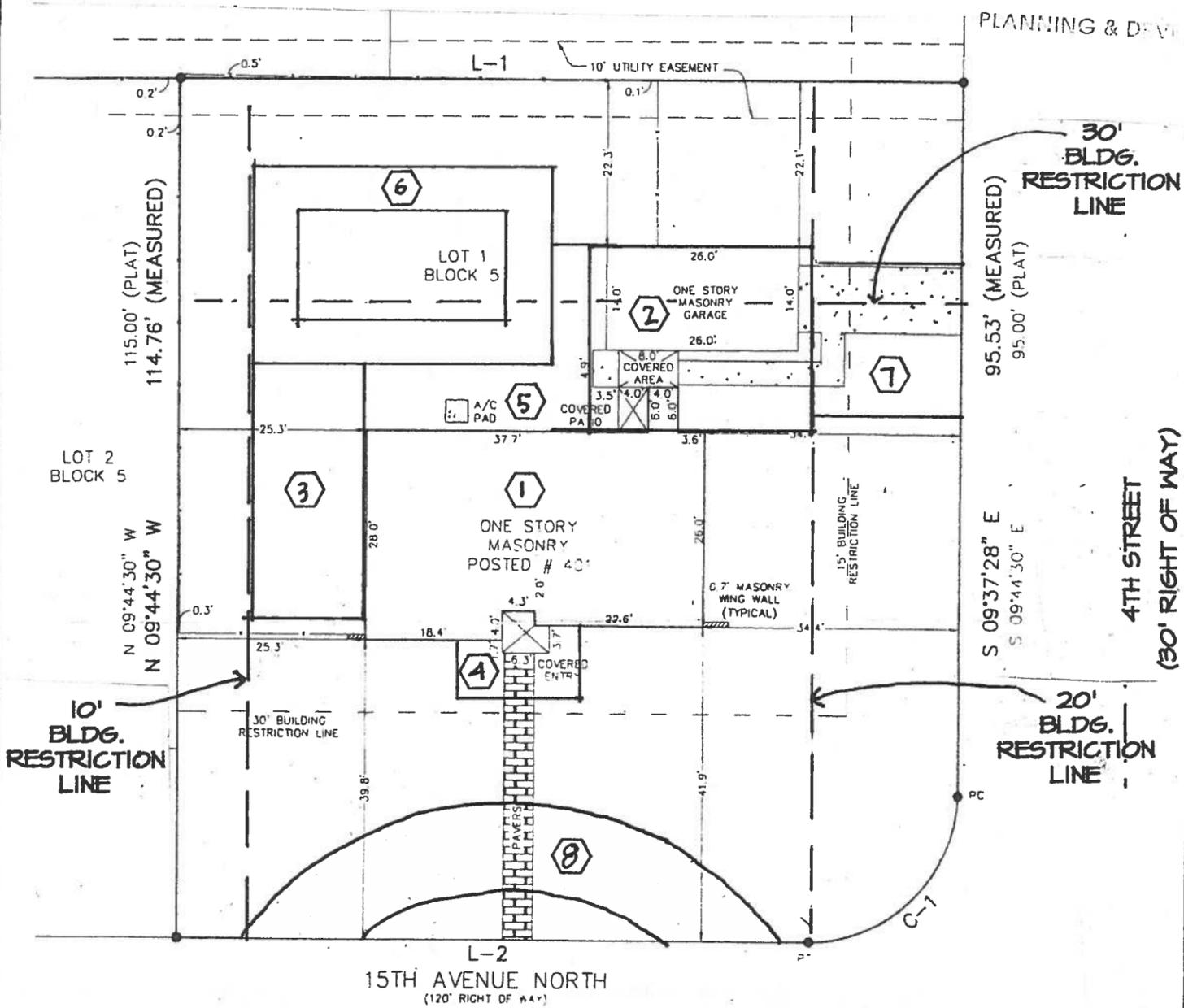
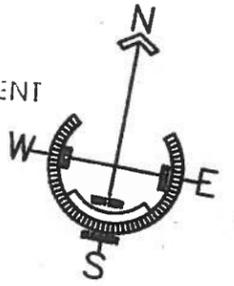
CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 4720.07, FLORIDA STATUTES.

Raymond Thompson
RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146 STATE OF FLORIDA
LICENSED SURVEYOR # 6. 7469

LAND SURVEYS ○ CONSTRUCTION SURVEYS ○ SUBDIVISIONS

NOV 29 2018



SITE PLAN

SCALE: 1" = 20'-0"

L-2 S 80°21'49" W 85.06' (MEASURED)
 L-1 N 80°12'11" E 105.13' (MEASURED)
 S 80°15'30" W 85.00' (PLAT)
 N 80°15'30" E 105.00' (PLAT)

C-1 S 35°49'18" W 27.83' (CHORD) (MEASURED)
 S 35°15'30" W 28.28' (CHORD)(PLAT)
 R= 20.00' - L= 3' 42"

SITE PLAN KEY	
①	EXISTING ONE STORY MASONRY HOUSE = 1200 SF
②	PROPOSED 2ND STORY ADDITION = 742 SF (AT EXISTING ATTACHED GARAGE LOCATION) 30'-1" X 24'-9"
③	HABITABLE ADDITION = 526 SF 15'-4" X 34'-4"
④	PROPOSED COVERED PORCH = 175 SF 17' X 10'-4"
⑤	PROPOSED PAVER PATIO = 328 SF (a) 5' X 24'-9" = 123 SF (b) 8'-4" X 24'-8" = 205 SF
⑥	PROPOSED PAVER POOL DECKING = 600 SF (a) 27' X 40' = 1080 SF (b) = 28' X 15' = 420 SF
⑦	PROPOSED CONCRETE DRIVEWAY = 415 SF 20'-1" X 20'-9"
⑧	PROPOSED CONCRETE DRIVEWAY = 780 SF 62'-6" X 12'

VARIANCE REQUEST

REAR SETBACK AT 22' INSTEAD OF 30'
 LOT COVERAGE AT 40% INSTEAD OF 35%

LOT COVERAGE

TOTAL SITE AREA	11,957 SF
EXISTING LOT COVERAGE	2,670 SF
PROPOSED LOT COVERAGE	4,833 SF
PERCENT LOT COVERAGE	40 %

DATE: 11/14/2018
 TIME: 10:00 AM
 PROJECT: ROHNER RESIDENCE
 CLIENT: JIM ROHNER
 ADDRESS: 401 15TH AVENUE NORTH, JACKSONVILLE BEACH, FL 32250

PROPOSED HOUSE REMODEL & ADDITION FOR:

ROHNER RESIDENCE
 401 15TH Ave. North
 Jacksonville Beach, Florida 32250

VERMEY ARCHITECT
 420 S. THIRD ST. JACKSONVILLE BEACH, FLORIDA 32250
 246-1180

BEN BROADFOOT • DESIGN
 1251 MAYPORT ROAD (904) 242-8800
 ATLANTIC BEACH, FL 32233

NO.	DATE	DESCRIPTION



APPLICATION FOR VARIANCE

BOA No. 18-100219

HEARING DATE 1-15-2019

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. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, 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 \$500.00 (due at the time of application submittal).
5. Completed application.

NOV 28 2018

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: James H Taylor Telephone: 904-254-7115
 Mailing Address: 1848 Arden Way E-Mail: dunjo@hotmail.com
Jacksonville Beach, FL 32250

Agent Name: Donald Edwards (Third Construction) Telephone: (904) 509-9623
 Mailing Address: 5027 River Point Rd E-Mail: thirdconstruction@att.net
Jacksonville, FL 32207

Landowner Name: James H Taylor Telephone: 904 254-7115
 Mailing Address: 1848 Arden Way E-Mail: dunjo@hotmail.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: 1848 Arden Way - RE# 178476-0000
 Legal description of property (Attach copy of deed): 29-33 38-2S-29E Ocean Forest UNIT 3 LOT 22 BLK11
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
This is a corner lot (Arden Way & Tallwood Road). Owner needs to widen garage towards the WSW 8'10" to allow for a 2 car garage.
Requesting the variance to change the sideyard setback along Tallwood Road from 20' to 17' to allow for the widening of the garage.
Existing bathroom and laundry on the ENE of the proposed garage are the reason that we would like to expand in the WSW direction without having to alter these existing facilities.

AFFIDAVIT

I, James H Taylor, 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]
APPLICANT SIGNATURE

James H Taylor
PRINT APPLICANT NAME

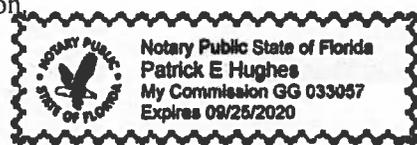
28 Nov 18
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 28 day of November, 2018 by JAMES H TAYLOR who is personally known to me or has produced FLA DLs License as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

Patrick E Hughes
PRINT NOTARY NAME



(Affix Notary Seal Above)

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 corner side yard of 17' ILO 20' minimum and (e)(1)C.3 for a rear yard setback of 27' ILO 30' required to allow additions to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100219

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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	
Special circumstances and conditions do not result from the actions of the applicant.	NO	
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	RECEIVED
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	NOV 24 2018 PLANNING & DEVELOPMENT
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	This variance will allow for the construction of the proposed garage within the new expanded under roof area along with the existing adjacent area.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	We do not believe that this variance will adversely affect adjacent properties.

Agent Authorization Affidavit- Property Owner

Date: 11/27/2018

City of Jacksonville Beach
11 North 3rd Street
Jacksonville Beach, Florida 32250

Re: Agent Authorization for the following site location:
1848 Arden Way, Jacksonville Beach, FL 32250

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Donald H. Edwards III to act as agent to file application(s) for James H Taylor for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

By [Signature]
Print Name: James H Taylor

JAMES H. TAYLOR 28 NOV 18

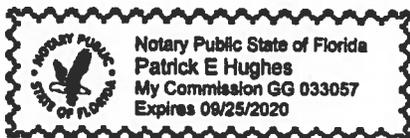
STATE OF FLORIDA COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 28 day of November 2018, by JAMES H TAYLOR, who is personally known to me or who has produced FLA DLs LICENSE as identification and who took an oath.

Patrick Hughes (Signature of NOTARY PUBLIC)

PATRICK E Hughes (Printed name of NOTARY PUBLIC)

State of Florida at Large. My commission expires: 9/25/20

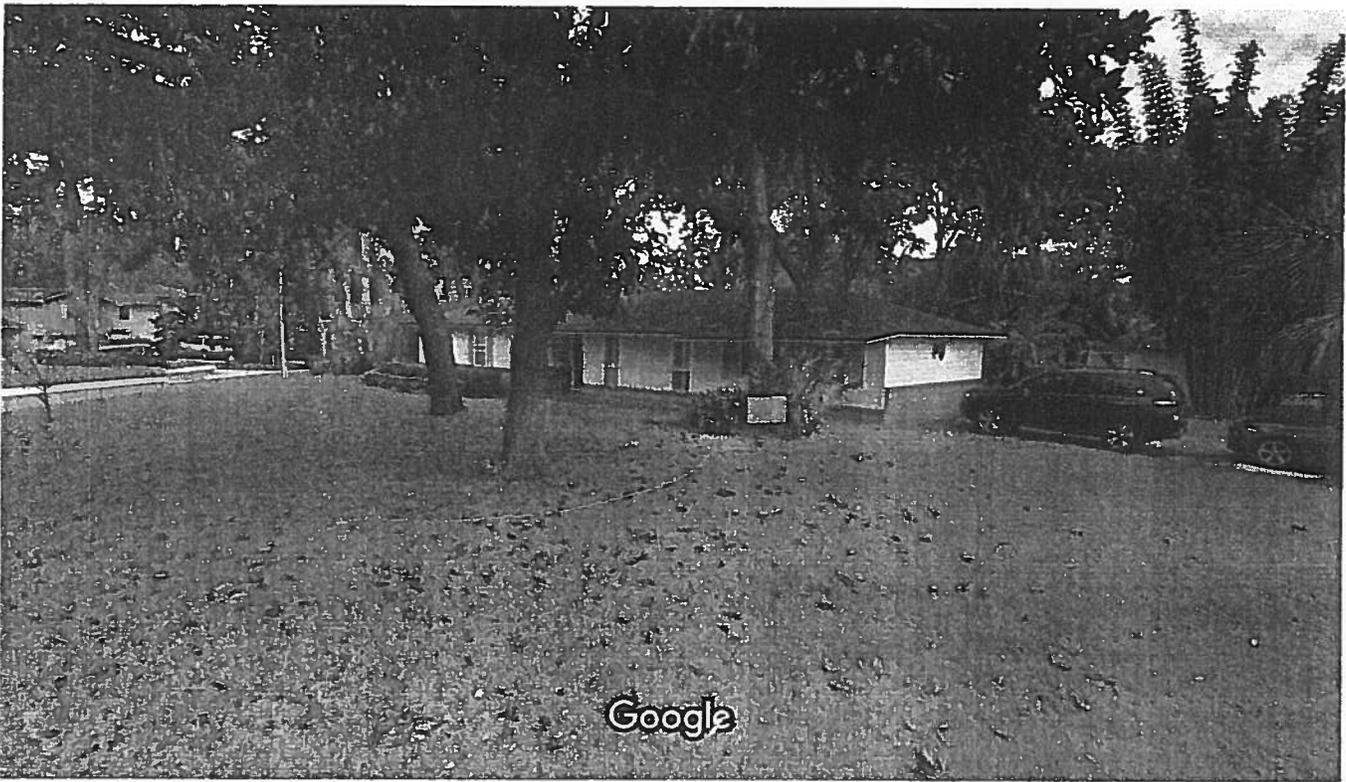


RECEIVED

NOV 28 2018

18-100219

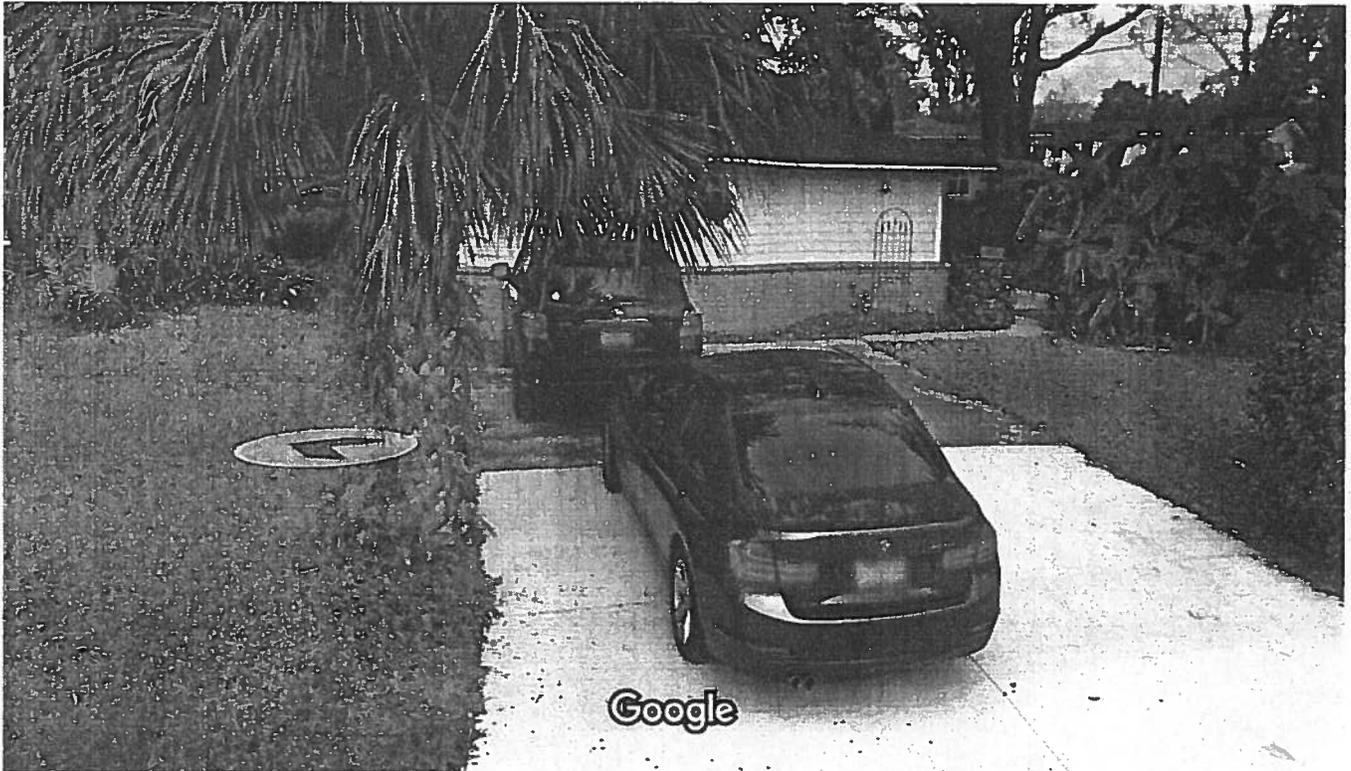
PLANNING & DEVELOPMENT



S. W. Corner

Image capture: Dec 2016 © 2018 Google

Jacksonville Beach, Florida



SSE Wall (Proposed Garage Rear Wall)

Image capture: Dec 2016 © 2018 Google

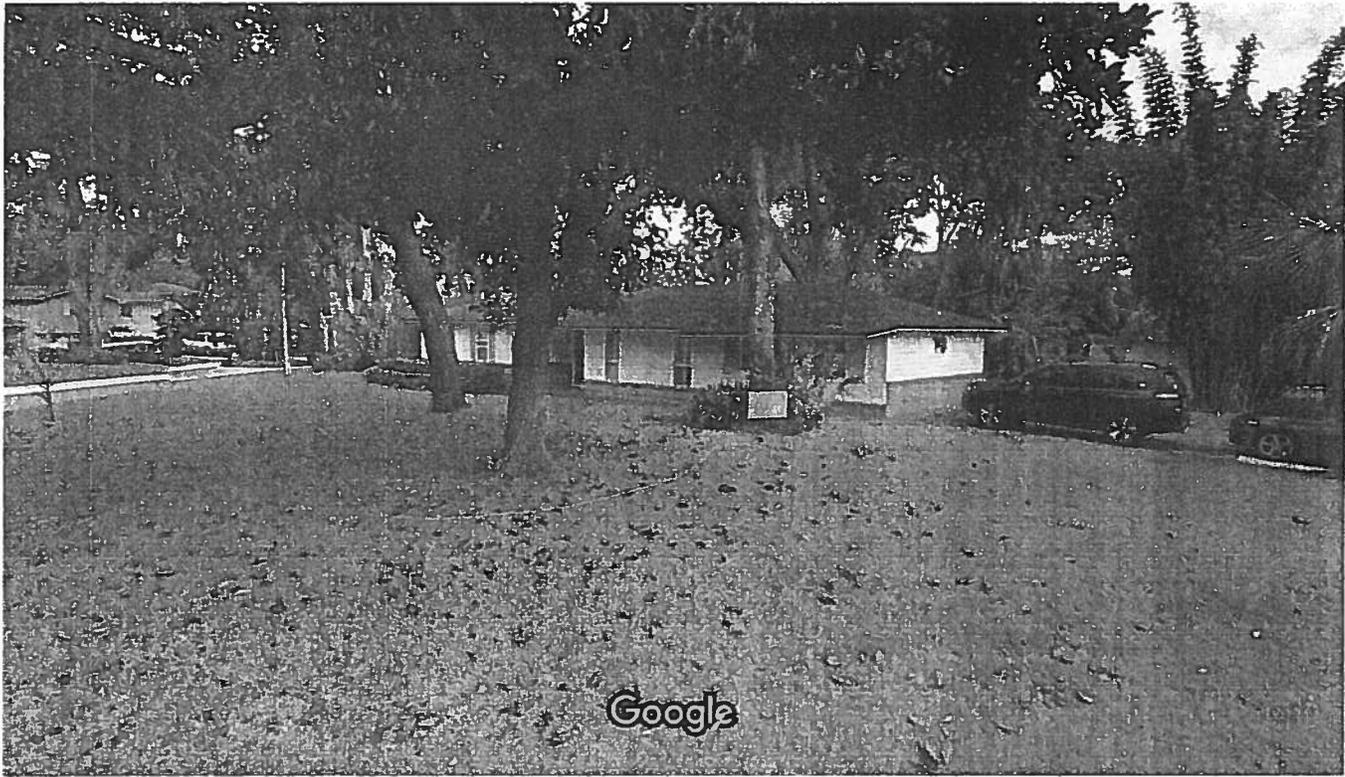
Jacksonville Beach, Florida

RECEIVED

NOV 28 2018

18-100219

PLANNING & DEVELOPMENT



S. W. Corner

Image capture: Dec 2016 © 2018 Google

Jacksonville Beach, Florida



SSE Wall (Proposed Garage Rear Wall)

Image capture: Dec 2016 © 2018 Google

Jacksonville Beach, Florida

RECEIVED

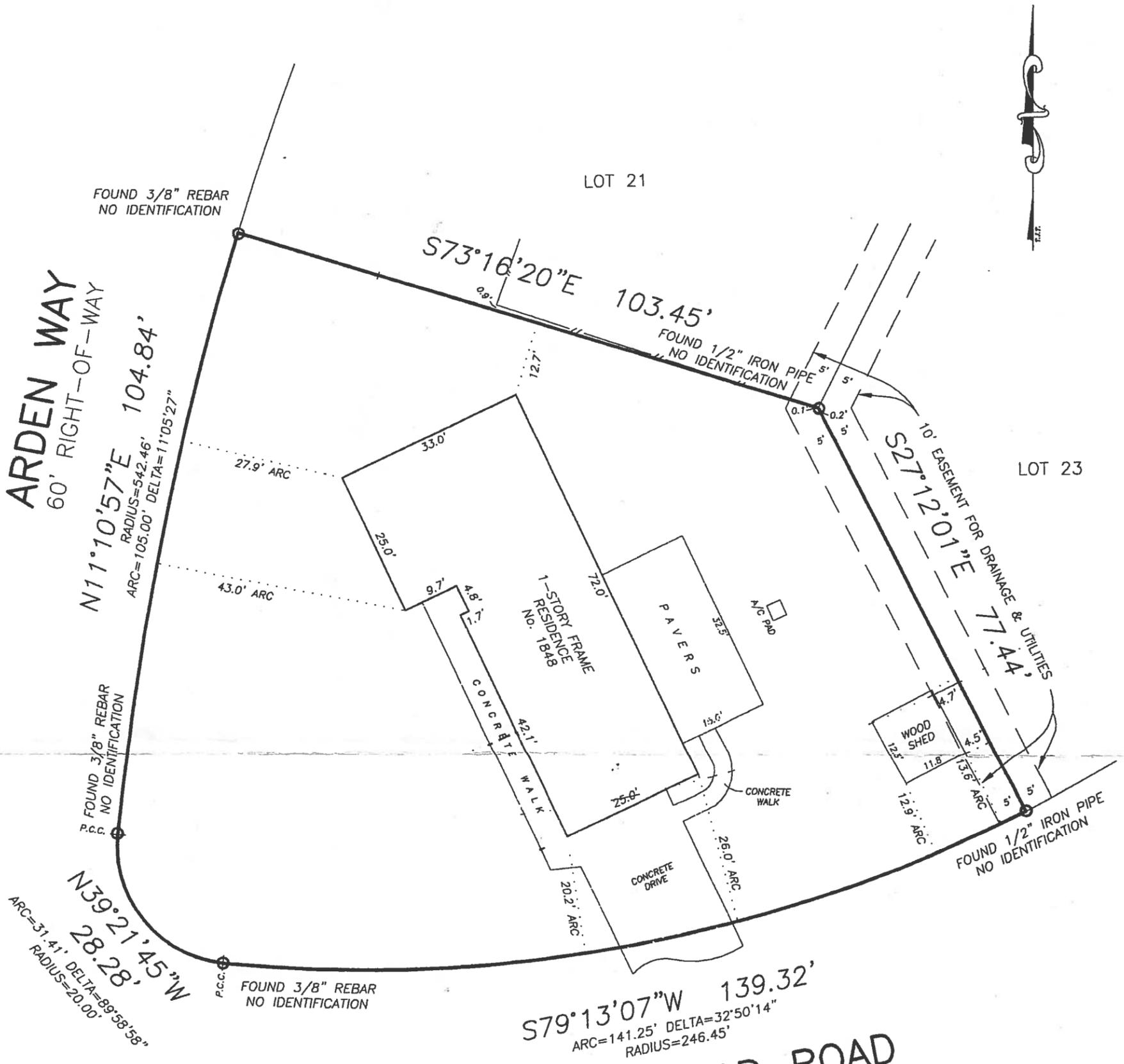
NOV 28 2018

18-100219

PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF:

LOT 22, BLOCK 11, OCEAN FOREST UNIT THREE, AS RECORDED IN PLAT BOOK 29, PAGES 33 THROUGH 33B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120077, MAP/PANEL No. 12031C-0000-H, REVISED JUNE 3, 2013
 BEARINGS BASED ON THE SOUTHERLY PROPERTY LINE OF LOT 22, BLOCK 11 AS BEING S 73°16'20" E
 25' BUILDING RESTRICTION LINE (B.R.L.) BY PLAT
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 11
 --- DENOTES 6' 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.

TALLWOOD ROAD
 VARIABLE WIDTH RIGHT-OF-WAY

RECEIVED
 NOV 28 2018
 18-100219
 PLANNING & DEVELOPMENT

CERTIFIED TO:
 JAMES TAYLOR

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

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 Durdan Jr.
 FLORIDA REGISTERED SURVEYOR No. 4707
 H. BRUCE DURDEN, Jr.

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.

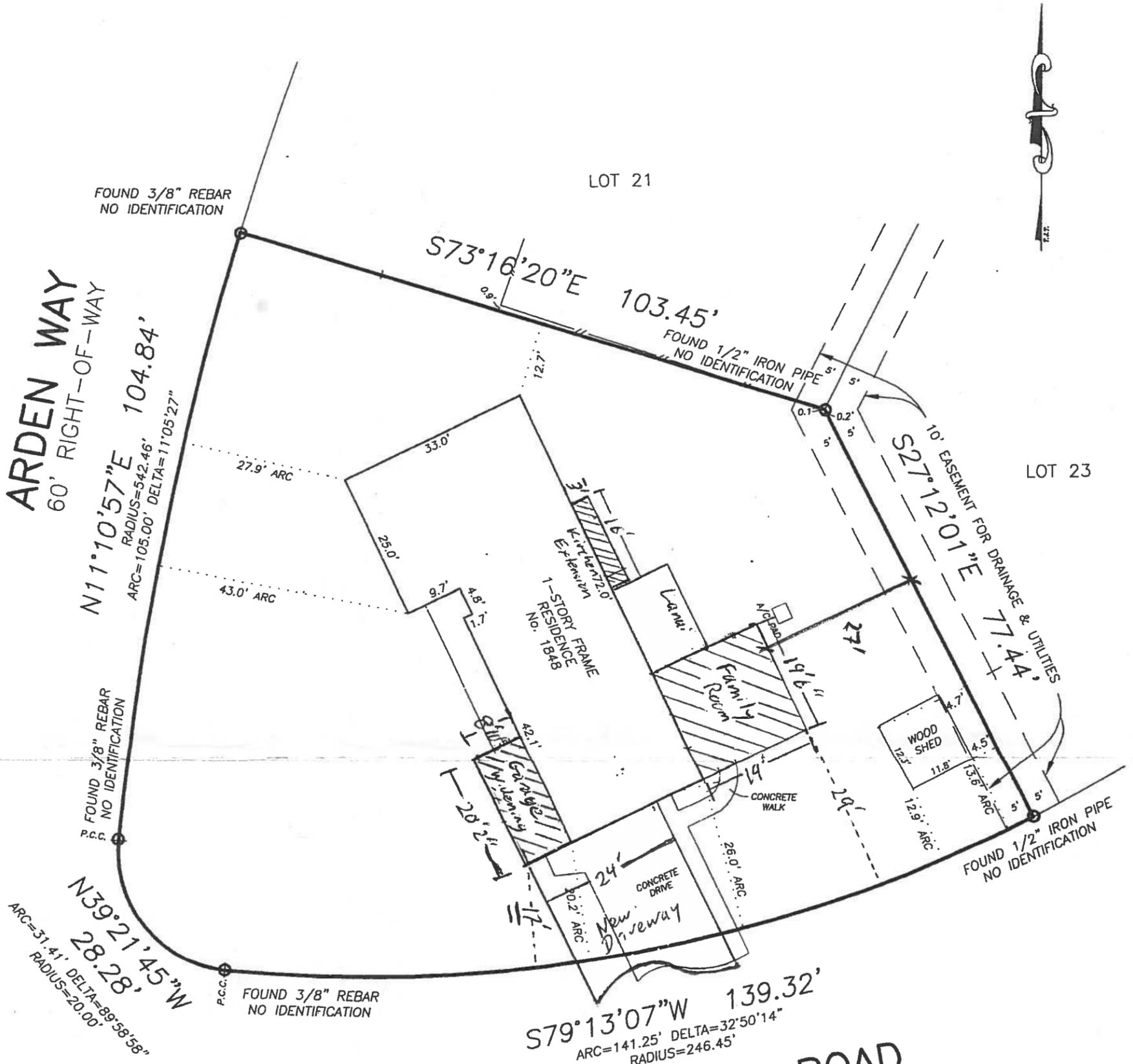
SIGNED APRIL 13, 2018
 SCALE: 1" = 20'
 WORK ORDER NUMBER: 18210

B-9283

Existing

MAP SHOWING BOUNDARY SURVEY OF:

LOT 22, BLOCK 11, OCEAN FOREST UNIT THREE, AS RECORDED IN PLAT BOOK 29, PAGES 33 THROUGH 33B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NOTES

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120077, MAP/PANEL No. 12031C-0000-H, REVISED JUNE 3, 2013

BEARINGS BASED ON THE SOUTHERLY PROPERTY LINE OF LOT 22, BLOCK 11 AS BEING $S 73^{\circ}16'20'' E$

25' BUILDING RESTRICTION LINE (B.R.L.) BY PLAT

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 11

--- DENOTES 6' 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.

TALLWOOD ROAD
VARIABLE WIDTH RIGHT-OF-WAY

RECEIVED

NOV 28 2018

CERTIFIED TO: 18-100219
JAMES TAYLOR PLANNING & DEVELOPMENT

Existing S.F. = 1953 S.F.
Additional S.F. = 160
Garage Widening = 8x20 = 160
Family Room = 20x20 = 400
Kitchen = 3x16 = 48
Total Add = 608



DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250
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Proposed