



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, April 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), Francis Reddington (Vice-Chairperson), Scott Cummings, John Moreland, Sylvia Osewalt
Alternates: Gary Cater

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES March 5, 2019

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS None

- a. **Case Number:** **BOA 19-100020**
Owner/Applicant: Jessica R. Morris
Property Address: 3881 Poincianna Boulevard
Parcel ID: 181320-0180
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
34-336(e)(1)e., for 43.5% lot coverage, in lieu of 35% maximum; to allow for a pool and paver patio addition to an existing single-family dwelling, for property legally described as Lot 18, Block 8, *Ocean Terrace*.
Miscellaneous Info: One previous variance request, (BOA# 16-100100).

Notes: _____

- b. **Case Number:** **BOA 19-100023**
Owner/Applicant: Rick Woods; ACW Holdings
Agent: Maxwell Mayes
Property Address: 745 Penman Road
Parcel ID: 177862-0000
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)e., for lot coverage of 41%, in lieu of 35% maximum; to allow construction of a new single-family dwelling, on lot 11, for property legally described as Lots, 10 and 11, Block 11, *Pine Grove Unit 2*.
Miscellaneous Info: No previous variance requests.

Notes: _____

- c. **Case Number:** **BOA 19-100024**
Applicant/Owner: Rick Woods; ACW Holdings
Agent: Maxwell Meyers
Property Address: 815 Penman Road
Parcel ID: 177866-0000
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 21 feet, in lieu of 25 feet required; and 34-336(e)(1)c.3 for a rear yard setback of 29 feet in lieu of 30 feet required; and 34-336(e)(1)e., for 41.5% lot coverage in lieu of 35% maximum; to allow construction of a new single-family dwelling for legally described as Lots 15 and 16, Block 11, *Pine Grove Unit 2*.

Miscellaneous Info: No previous variance requests.

Notes: _____

- d. **Case Number:** **BOA 19-100025**
Applicant/Owner: Cinthia F. Lang
Agent: Ognjen Vojnovic
Property Address: 39 South 35th Avenue
Parcel ID: 181486-0000
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 westerly yard setback of 5 feet, in lieu of 10 feet required; and 34-336(e)(1)e., for 50% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property legally described as Lot 9, Block 6, *Replat DIV A Atlantic Shores*.

Miscellaneous Info: One previous variance request (BOA# 18-100231).

Notes: _____

PLANNING DEPARTMENT REPORT The next scheduled meeting is Tuesday, April 16, 2019.

There are four (4) 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.

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **April 2, 2019 at 7:00 p.m. in the Council Chambers**, located at **11 North 3rd Street**, Jacksonville Beach to consider the following variance applications:

- BOA 19-100020** **City of Jacksonville Beach Land Development Code Section(s)**
34-336(e)(1)e., for 43.5% lot coverage, in lieu of 35% maximum; to allow for a pool and paver patio addition to an existing single-family dwelling, for **property located at 3881 Poincianna Boulevard, legally described as Lot 18, Block 8, Ocean Terrace.**
- BOA 19-100023** **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)e., for lot coverage of 41%, in lieu of 35% maximum; to allow construction of a new single-family dwelling, on lot 11, for **property located at 745 Penman Road, legally described as Lots, 10 and 11, Block 11, Pine Grove Unit 2.**
- BOA 19-100024** **City of Jacksonville Beach Land Development Code Section(s)**
34-336(e)(1)c.1, for a front yard setback of 21 feet, in lieu of 25 feet required; and 34-336(e)(1)c.3 for a rear yard setback of 29 feet in lieu of 30 feet required; and 34-336(e)(1)e., for 41.5% lot coverage in lieu of 35% maximum; to allow construction of a new single-family dwelling for **property located at 815 Penman Road, legally described as Lots 15 and 16, Block 11, Pine Grove Unit 2.**
- BOA 19-100025** **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 westerly yard setback of 5 feet, in lieu of 10 feet required; and 34-336(e)(1)e., for 50% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for **property located at 39 South 35th Avenue, legally described as Lot 9, Block 6, Replat DIV A Atlantic Shores.**

Board of Adjustment
City of Jacksonville Beach

NOTICE

If a person decides to appeal any decision by the Board of Adjustment with respect to any matter considered at any meeting, such person may need a record of the proceedings, and, for such purpose, 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. 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 no later than 5:00 p.m. on the day preceding the meeting.

Agent: Tara Tedrow, 215 North Eola Drive, Orlando, utilized a PowerPoint presentation [on file] to explain the hardship of the property. She referred to a map of the property to indicate the parking spaces available in the adjacent vacant lot and later discussed the code-conforming changes that would follow. The site currently has seven exiting and non-conforming parking spaces in the front of the property, facing 3rd Street, which the owner wants to utilize as Americans with Disabilities Act (A.D.A) parking spaces. The spaces are accessible to the only public entrance into the building, located in the front. The non-conformance of the parking spaces is the hardship presented before the Board, adding other adjacent properties have faced similar issues.

Ms. Tedrow stated the lot does not meet current minimum parking requirements, and due to its shape and design, it is not possible to bring it into compliance without the requested variance. She also added the land was purchased as-is and no structural changes would be made to the construction other than for beautification purposes on what is already existing. She explained she is asking for the minimum amount of variance necessary for the utilization of the property and reiterated the A.D.A spaces would be the closest to the property's entrance, and since the only entrance is located facing 3rd Street, then this variance is needed. Ms. Tedrow commented this would not impact adjacent land usage and referred to a letter from the owner of Ginger's Place, an adjacent business, which states she is aware of this variance request and is in favor of it.

Ms. Osewalt commented the 3rd Street entrance is not the only access point to the property, as you can enter from the back. Ms. Tedrow clarified this entrance is the closest one to the front of the property, which is the only access point for its customers. The Board questioned the project engineer, Matt Femal, 655 North Frankin Street, Tampa, about clarification regarding the number of parking spaces. Mr. Femal stated the seven existing parking spaces would remain, two of which would become A.D.A parking spaces, and all the changes to be made meet the state requirements. Currently, there is one A.D.A parking space. The alleyway would be paved, and directional signage was proposed by the Board to indicate the availability of additional parking in the back of the property. It was also discussed the newly paved alley could have a one-way direction to facilitate driving. The business would be a medical marijuana dispensing facility.

Public Hearing:

No one came before the Board to speak about this case.

Mr. Truhlar closed the public hearing.

Discussion:

Ms. Osewalt commented a side yard setback variance request must be granted, given the circumstance of the property. Mr. Cummings commented he is in favor of the new parking plan. Mr. Moreland added he once tried to maneuver this proposed one-way alley when exiting the property and thinks it would facilitate movement.

Motion:

It was moved by Mr. Moreland, and seconded by Mr. Cummings to approve BOA# 19-100003, as presented and discussed, with the addition that the alleyway be paved and that it be one-way, directing traffic back to behind the building through the other paved parking, and that there be both signage to that effect and arrows directing drivers along that way on the ground.

Roll Call Vote:

Ayes –Scott Cummings, John Moreland, and Jeff Truhlar
Nays –Sylvia Osewalt and Francis Reddington

The motion was approved, as amended, by a vote of 3-2.

(B) Case Number: BOA 19-100005

Applicant/Owner: Conan M. Herring
Property Address: 1503 North 8th Street

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 42% lot coverage, in lieu of 35% maximum; 34-336(e)(1)g., for an accessory structure setback of 3 feet, in lieu of 5 feet required; 34-373(d) for a parking area setback of 1.5 feet, in lieu of 5 feet required; all to allow a shed, a driveway expansion, and a pool addition to an existing single-family dwelling, for property legally described as Lot 7, Block 1, *Beach Homesites Unit 3*.

Owner: Conan and Sarah Herring, 1503 8th Street North, approached the Board. Mr. Conan stated he has an undersized lot, with its width being 70 feet, rather than the 90 feet minimum. They spoke of three police reports of incidents involving the property which ultimately required reflectors be placed on the property to identify a nearby turn. He added he is expanding his driveway to the left and is requesting to add a storage shed. The side yard setback is for the shed only and not the pool. When asked about the 3-foot shed setback, the owner replied it is not a necessity.

Mr. Truhlar stated the current lot coverage is 38.2%, and Mr. Moreland added if it were a standard-sized lot, then the lot coverage would be 38.9%. The pavers around the pool are already-existing and under the roofline of the house, meaning they are part of the lot coverage, and the remaining items in the variance request are only a proposal.

Public Hearing:

No one came before the Board to speak about this case.

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Moreland commented the accessory structure request is not necessary to make reasonable use of the property.

Motion:

It was moved by Mr. Moreland, and seconded by Mr. Cummings, to approve BOA# 19-100005, for 34-336(e)(1)e., for 42% lot coverage, in lieu of 35% maximum; and 34-373(d) for a parking area setback of 1.5 feet, in lieu of 5 feet required; all to allow a driveway expansion and a pool addition to an existing single-family dwelling.

Roll Call Vote:

Ayes – John Moreland, Francis Reddington, Scott Cummings, and Jeff Truhlar
Nays – Sylvia Osewalt

The motion was approved, as modified, by a vote of 4-1.

(C) Case Number: BOA 19-100006

Applicant/Owner: Richard Johnson and Angela Tekin
Agent: Casa Design Build Management, Chad Whitman
Property Address: 616 North 5th Street

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 41% lot coverage, in lieu of 35% maximum; for a driveway and patio additions to a new single-family

dwelling, for property legally described as *North ½ of Lots 7, 8, and 9, Block 66, Pablo Beach North Replat.*

Agent: Chad Whitman, P.O. Box 56726, Jacksonville, is building a two-story Hemingway-style home with a detached garage. He wants to expand the driveway area so vehicles can adequately enter the circular driveway when exiting the garage. It is new construction. When asked to specify his hardship, he stated one of his hardships is the lack of patio space, and the other is the inability to successfully pull out of the garage with the space given in the original proposed survey. Board agreed the lot itself does not create a hardship.

Mr. Cummings stated the lot width for this property must be at least 75 feet, yet it is currently 62.5 feet wide. Mr. Reddington commented it is substandard. Mr. Whitman added the hardship is the combination of the easement and the lot width. He spoke with Public Works regarding paving the property and received the department's approval. Ms. Osewalt commented there is a hardship created by the new design, but not by the lot itself because the variance requested was not for additional width. The agent then stated he is also requesting for a paver patio addition, and as the owner's direct neighbor, he is approving of this variance. Discussion ensued between Board and the agent regarding property design and the possibility of reducing lot coverage.

Public Hearing:

The following were in favor of the variance request, but preferred not to speak:

- Mike and DeAnna Anderson, 605 North 5th Street, Jacksonville Beach, the property's next-door neighbors.

Mr. Truhlar closed the public hearing.

Discussion:

Ms. Osewalt stated the patio addition is not necessary. Mr. Moreland discussed with the Board alternative driveway design options.

Motion:

It was moved by Mr. Reddington, and seconded by Mr. Cummings, to approve BOA# 19-100006, as read, special conditions and circumstances exist which are peculiar to this parcel of land, building or structure, which are not applicable to other parcels of land, structures, or building on the same zoning district.

Roll Call Vote:

Ayes – Francis Reddington, Scott Cummings, John Moreland, and Jeff Truhlar
Nays – Sylvia Osewalt

The motion was approved by a vote of 4-1.

(D) Case Number: BOA 19-100007

Applicant/Owner: LeRoy H. Stecker, III
Property Address: 1200 North 2nd Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 48.1% lot coverage, in lieu of 35% maximum; and 34-336(e)(1)g., for an accessory structure setback of 4 feet in lieu of 5 feet required; to allow the addition of a paver patio and pergola to an existing single-family dwelling, for property legally described as *Lot 7, Block 3, Pine Grove Unit 1.*

Owner: LeRoy H. Stecker, III, 1200 2nd Avenue North, Jacksonville Beach, stated his backyard faces the south, which places the house in direct sunlight, and he wants to build a paver patio and pergola to limit sunlight access. He explained one of his hardships is his substandard lot, and the other being part of his westerly neighbor's property (driveway) is located three feet into his property. The lot is currently at 43% lot coverage due to a previous variance request. Mr. Moreland stated granting 5% additional lot coverage would make up for the space the neighbor's driveway took from his property.

Public Hearing:

No one came before the Board to speak about this case.

Mr. Truhlar closed the public hearing.

Discussion:

Board agreed this is an unusual case because of the neighbor's intrusion into the lot.

Motion:

It was moved by Mr. Moreland, and seconded by Mr. Reddington, to approve BOA# 19-100007, as presented and discussed, because it will make the property owner whole and because granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan.

Roll Call Vote:

Ayes – Francis Reddington, Scott Cummings, John Moreland, Sylvia Osewalt, and Jeff Truhlar

The motion was approved unanimously.

(E) Case Number: BOA 19-100011

Applicant/Owner: Ossi Investments, LLC, Jack Ossi

Property Address: 344 St. Augustine Boulevard

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 43.5% lot coverage, in lieu of 35% maximum; 34-337(e)(1)g., for an accessory structure (pool) setback of 2 feet in lieu of 5 feet required; to allow construction of a new single-family dwelling, for property legally described as *Proposed Lot 1, South Beach Village West a.k.a Rio Beach (Unrecorded Plat) (Lots 8, 9, 10, 13, and Part of Lots 14 & 15, Block 11 Replat of Atlantic Shores, Unit 1, Plat Book 14, pages 39-40, of Duval County).*

Prior to hearing the case, Mr. Truhlar stated the Board would treat the variance request as an RS-2 zoning case.

Owner: Jack Ossi, 322 Pablo Road, Ponte Vedra, is the builder and representative of the property owners. He stated his hardship is the 6,813-foot lot size, whereas for an RS-2 lot, a 7,500-foot lot size minimum is required. The Board agreed this lot is substandard. He is asking for an increase in the lot coverage to add a pool in the backside of the property and is willing to make changes to his request to reduce the lot coverage so it would become the minimum necessary for reasonable land use. Coping, instead of pavers, has been proposed by the Board to be placed around the 12x15 foot pool to reduce lot coverage, and Mr. Ossi agreed in response to this proposal. Mr. Truhlar referred to the history of the variance requests for this lot, noting most requests were for setbacks and questioning why lot size has now become an issue. Mr. Ossi stated the three-foot proposed pavers

surrounding the pool are causing the rise in the lot coverage. He reiterated he is only the builder and not the requestor of the variance and therefore does not know the intent and flexibility of the owners regarding the request. Mr. Cummings commented on the size of the house, too, is causing the lot coverage increase. Mr. Ossi commented he believes a commercial property exists adjacent to this property.

The Board examined the variance request history for the discussed lot. Mr. Cummings reiterated Mr. Ossi is willing to make changes to the request to reduce lot coverage and satisfy the owners at the same time. Discussion ensued regarding variances granted to adjacent lots. When Ms. Osewalt asked Mr. Ossi about the minimum variance needed in this case, he stated approximately 40% lot coverage is sufficient if he can alter the driveway. Placing pavers on the backside of the pool was deemed not necessary by the Board, which would eliminate 90 feet from the lot coverage and the setback request in the variance, resulting in 42% lot coverage.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Truhlar closed the public hearing.

Discussion:

There was no further discussion regarding this case.

Motion: It was moved by Ms. Osewalt, and seconded by Mr. Cummings, to approve BOA# 19-100011, as read and discussed, 34-337(e)(1)e., for 42% lot coverage, in lieu of 35% maximum, only.

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

The motion was approved unanimously, as modified.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Wednesday, March 20, 2019**. There are four (4) scheduled cases. Ms. Osewalt stated she would not be able attendance.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 8:25 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

BOA No. 19-100020
HEARING DATE 4-2-2019

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 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.

FEB 15 2019

APPLICANT INFORMATION

Applicant Name:	<u>Jessica R. Morris</u>	PLANNING & DEVELOPMENT Telephone: (412) 601-2429
Mailing Address:	<u>3881 Poincianna Blvd Jacksonville Beach, FL 32250</u>	E-Mail: <u>jessica@morrislawjax.com</u>
Agent Name:	_____	Telephone: _____
Mailing Address:	_____	E-Mail: _____
Landowner Name:	<u>Jessica R. Morris</u>	Telephone: (412) 601-2429
Mailing Address:	<u>3881 Poincianna Blvd Jacksonville Beach, FL 32250</u>	E-Mail: <u>jessica@morrislawjax.com</u>

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

VARIANCE DATA

Street address of property AND Real Estate Number: 3881 Poincianna Blvd, Tax Beach
 Legal description of property (Attach copy of deed): Parcel ID - 181320-0180
 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).
lot coverage to 43.5%. Our lot is undersized, creating a hardship for us to install a pool with pavers.

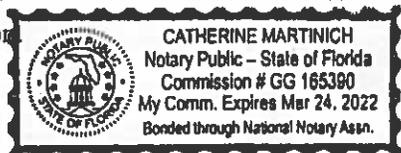
AFFIDAVIT

I, Jessica Morris, 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: [Signature] PRINT APPLICANT NAME: Jessica Morris DATE: 2.14.19

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 14th day of February, 2019 by Jessica Morris, who is personally known to me or has produced FLDL as identification

NOTARY PUBLIC SIGNATURE: [Signature] PRINT NOTARY NAME: CATHERINE MARTINICH



(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)e. for 43.5% lot coverage 220 35% maximum
to allow for a pool and paver patio addition to an existing single family dwelling
 Existing Lot Coverage = 34.9%

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-10002C

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	RECEIVED FEB 15 2019
Special circumstances and conditions do not result from the actions of the applicant.	Yes	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	hardship -7 lot size
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	



CERTIFIED MAIL# 7012 2210 0002 4628 9583

Ref: BOA# 19-100020

August 19, 2016

RECEIVED

FEB 15 2019

PLANNING & DEVELOPMENT

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

Mr. David Palaj
12480 Arrowleaf Lane
Jacksonville, FL 32225

RE: BOA# 16-100100
3881 Poincianna Boulevard
(Lot 18, Block 8, Ocean Terrace)

www.jacksonvillebeach.org

Dear Mr. Palaj,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 16, 2016, 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:

- 34-336(e)(1)c.1, for a front yard of 20 feet in lieu of 25 feet required and
- 34- 336(e)(1)c.2, for side yards of 7.5 feet each in lieu of 10 feet required

The Board *amended* and *approved* the request as follows:

- 34- 336(e)(1)c.2, for side yards of 7.5 feet each in lieu of 10 feet required and
- Limited to as discussed and presented

To allow for construction of 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,

William C. Mann III, AICP
Planning and Development Director



MAP SHOWING SURVEY OF

Existing

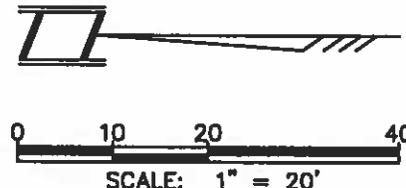
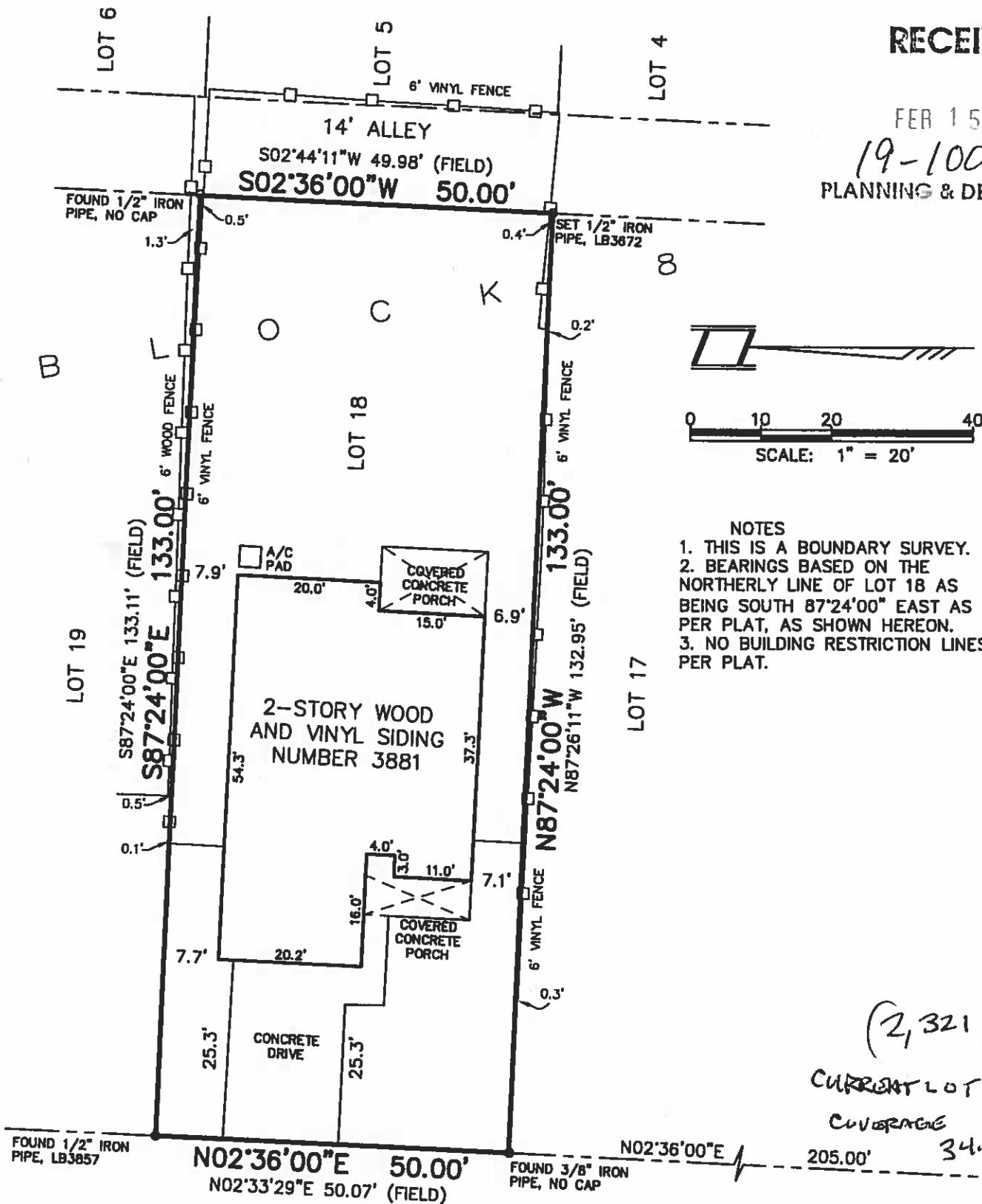
LOT 18, BLOCK 8, OCEAN TERRACE AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

FEB 15 2019

19-100020

PLANNING & DEVELOPMENT



- NOTES
1. THIS IS A BOUNDARY SURVEY.
 2. BEARINGS BASED ON THE NORTHERLY LINE OF LOT 18 AS BEING SOUTH 87°24'00" EAST AS PER PLAT, AS SHOWN HEREON.
 3. NO BUILDING RESTRICTION LINES PER PLAT.

(2,321)
 CURRENT LOT
 COVERAGE 34.91%

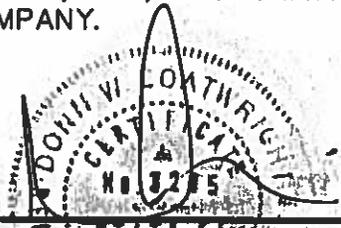
Lot Sq. Ft. 6,650
 Proposed TOTAL coverage 2,892
 43.5%

POINCIANNA BOULEVARD
 50' RIGHT OF WAY PAVED PUBLIC ROAD

JACKSONVILLE DRIVE
 50' RIGHT OF WAY PAVED PUBLIC ROAD

THIS MAP WAS MADE FOR THE BENEFIT OF UNITED WHOLESALE MORTGAGE; JESSICA MORRIS AND LUKE MORRIS; HEAD, MOSS, FULTON & GRIFFIN, P.A.; AND CHICAGO TITLE INSURANCE COMPANY.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.



DON W. BOATWRIGHT, P.S.M.
 FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
 FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

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

MAP SHOWING SURVEY OF

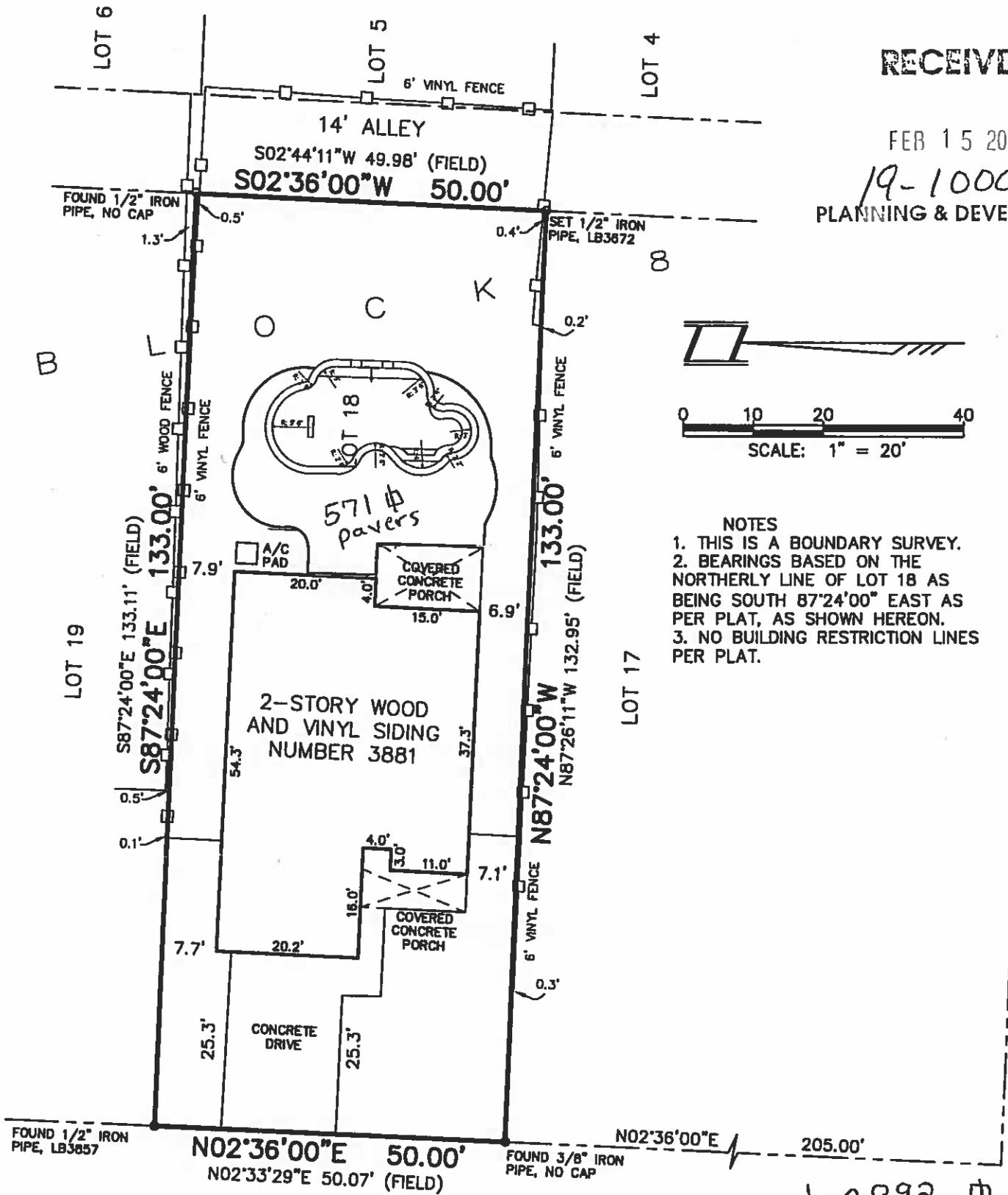
Proposed

LOT 18, BLOCK 8, OCEAN TERRACE AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

FEB 15 2019

19-100020
PLANNING & DEVELOPMENT



- NOTES
1. THIS IS A BOUNDARY SURVEY.
 2. BEARINGS BASED ON THE NORTHERLY LINE OF LOT 18 AS BEING SOUTH $87^{\circ}24'00''$ EAST AS PER PLAT, AS SHOWN HEREON.
 3. NO BUILDING RESTRICTION LINES PER PLAT.

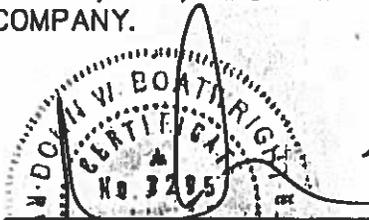
Proposed 2.892 Φ
43.5% LOT coverage

POINCIANNA BOULEVARD
50' RIGHT OF WAY PAVED PUBLIC ROAD

JACKSONVILLE DRIVE
50' RIGHT OF WAY PAVED PUBLIC ROAD

THIS MAP WAS MADE FOR THE BENEFIT OF UNITED WHOLESALE MORTGAGE; JESSICA MORRIS AND LUKE MORRIS; HEAD, MOSS, FULTON & GRIFFIN, P.A.; AND CHICAGO TITLE INSURANCE COMPANY.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.



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

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

CHECKED BY: _____
DRAWN BY: JDB
FILE #: 2017-1318

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

DATE: SEPTEMBER 19, 2017
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 19-100023
HEARING DATE 4-2-2019

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

FEB 19 2019

APPLICANT INFORMATION

Applicant Name: Rick Woods (ACW Holdings) Telephone: 904 219 2944 PLANNING & DEVELOPMENT
 Mailing Address: 11732 Beach Blvd. E-Mail: rick.woods@woodsman.biz

Agent Name: Maxwell Mayes Telephone: 904-553-6900
 Mailing Address: 1304 1st St S E-Mail: max.mayes@mypiplierhomes.com
32250

Landowner Name: ACW Holdings Telephone: 904-219-2944
 Mailing Address: 11732 Beach Blvd. 32246 E-Mail: rick.woods@woodsman.biz

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: 745 Penman Road (177862) - 0000 (Lot 11)
 Legal description of property (Attach copy of deed): Lot 11, Block 11 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).
Lot coverage to 41% FROM 35%. WE HAVE A LAND DEVELOPMENT
HOLDING DUE TO AN UNDERSIZED LOT OF RECORD - A TOTAL
711 PENMAN PARALLEL SPLIT. LOT SIZE IS 27150 FT²
2 PROPOSED IMPERVIOUS AREA IS 2950 FT² (41%).

AFFIDAVIT

I, _____, 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.

Rick Woods APPLICANT SIGNATURE Richard S Woods PRINT APPLICANT NAME 2/11/19 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 11 day of February, 2019 by Richard S Woods, who is personally known to me or has produced _____ as identification.

Bradley Scott Mangold NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME (Sealed Thru Notary Public Underwriting, 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.1 for a front yard setback of 20' z10
25' required and (e)(1)e for lot coverage of 41% z10 35% maximum to allow
construction of a new single family dwelling on lot 11.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100023

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.

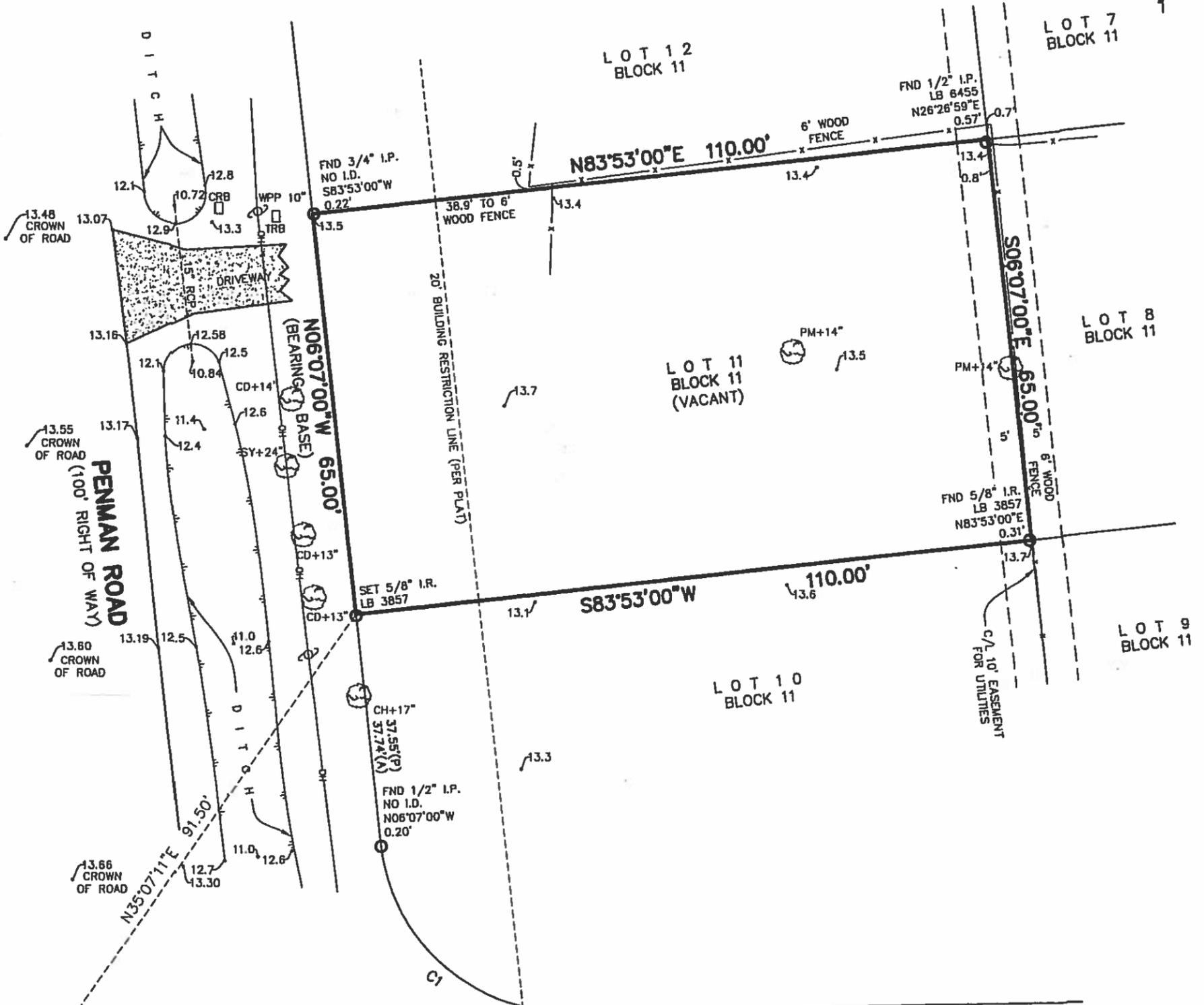
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	LOT OF RECORD - SMALL / UNDESIZED LOT. LAND DEVELOPMENT HARDSHIP
Special circumstances and conditions do not result from the actions of the applicant.	N/A	RECEIVED
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES N/A	FEB 19 2019 PLANNING & DEVELOPMENT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	35% LAND COVERAGE ON THIS SPECIAL LOT
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 EXACT 'L' PLAN CALLS FOR
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	DEVELOPMENT OF LAND A REASONABLE

MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF LOT 11 BLOCK 11, AS SHOWN ON THE MAP OF *Existing* PINE GROVE UNIT 2

RECORDED IN PLAT BOOK 17 PAGES 18 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: PIPER HOMES

19-100023
FEB 19 2019

RECEIVED



CURVE DATA C1
S48°30'00"E
CH = 40.45'
R = 30.00'
A = 44.38'
Δ = 84°46'00"

SIXTH AVENUE NORTH
(70' RIGHT OF WAY)

BENCHMARK:
FND NAIL & DISK
LB 3857
ELEVATION: (12.47)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

TREE LEGEND

- 10°PM 10° PALM
- 10°CD 10° CEDAR
- 10°CH 10° CHERRY
- 10°SY 10° SYCAMORE

- DENOTES CONCRETE
- DENOTES OVERHEAD POWER LINES
- DENOTES CABLE RISER BOX
- DENOTES TELEPHONE RISER BOX
- DENOTES 2.3'x2.3' CONCRETE POWER POLE
- DENOTES WOOD POWER POLE

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.

177862-0000

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN
ON FLOOD INSURANCE RATE MAP 0417 H FOR DUVAL COUNTY, FLORIDA, F.I.R.M INDEX DATE 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
CONC	= CONCRETE
(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
E	= CENTER LINE
R/W	= RIGHT-OF-WAY
(A)	= ACTUAL
(W)	= WITNESS
F.F.E.	= FINISH FLOOR ELEVATION
A/C	= AIR CONDITIONER
(TYP.)	= TYPICAL
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
-	= FENCE
LB	= LICENSED BUSINESS
NGVD	= NATIONAL GEODEIC VERTICAL DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
P.I.	= POINT OF INTERSECTION
W	= WIDTH
D	= DEPTH

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 D. HARRISON, JR. No. 2847
MICHAEL A. GARRETT, No. 8843

SCALE 1"=20'

DATE 10-18-18

FLORIDA REGISTERED SURVEYOR AND MAPPER



Proposed

MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY WITH PLOT PLAN OF

LOT 11 BLOCK 11, AS SHOWN ON THE MAP OF PINE GROVE UNIT 2

AS RECORDED IN PLAT BOOK 17 PAGES 18 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLA

RECEIVED

PLANNING & DEVELOPMENT

19-100023

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN

LOT 11	PLAN SPEC HOME
LOT SIZE	7,150± SQ. FT.
DRIVEWAY TO R W	322± SQ. FT.
LEAD WALK	57± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	65.00 FT.
TOTAL IMPERVIOUS AREA	2,95 ± SQ. FT. 41%

- DENOTES CONCRETE
- OH- DENOTES OVERHEAD POWER LINES
- CRB - DENOTES CABLE R SER BOX
- TRB - DENOTES TELEPHONE R SER BOX
- DENOTES 2.3"x2.3" CONCRETE POWER POLE
- WPP DENOTES WOOD POWER POLE
- UNDERGROUND ENCROACHMENT NOT LOCATED

DRAINAGE NOTES:

1. THE COVERED PORCH AND STOOP SHALL BE SLOPED AT MIN. 1% AWAY FROM STRUCTURE. AT THE CONNECTION POINT OF THE PORCH AND STOOP, THE TYPICAL ELEVATION DROP SHALL BE 4 INCHES.
2. GROUND ELEV. AT FOUNDATION SHALL BE MIN. 6IN BELOW F.F. ELEV.
3. DOWNSPOUTS ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE 6" SOCK DRAIN PIPE WITH POP-UP EMITTERS PLACED AT PROPERTY LINE.

DRAINAGE LEGEND

- PRE-FLOW ARROW
- POST-FLOW ARROW
- EXIST. SPOT EL.
- TREE PROTECTION
- PROPOSED SPOT EL.
- PROPOSED SHALLOW SWALE
- TO BE REMOVED
- SOCK DRAIN PIPE WITH POP-UP EMITTER

GRAPHIC SCALE



SIXTH AVENUE NORTH (70' RIGHT OF WAY)

PLOT PLAN: W.O.# 169882, 1-18-19 (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.

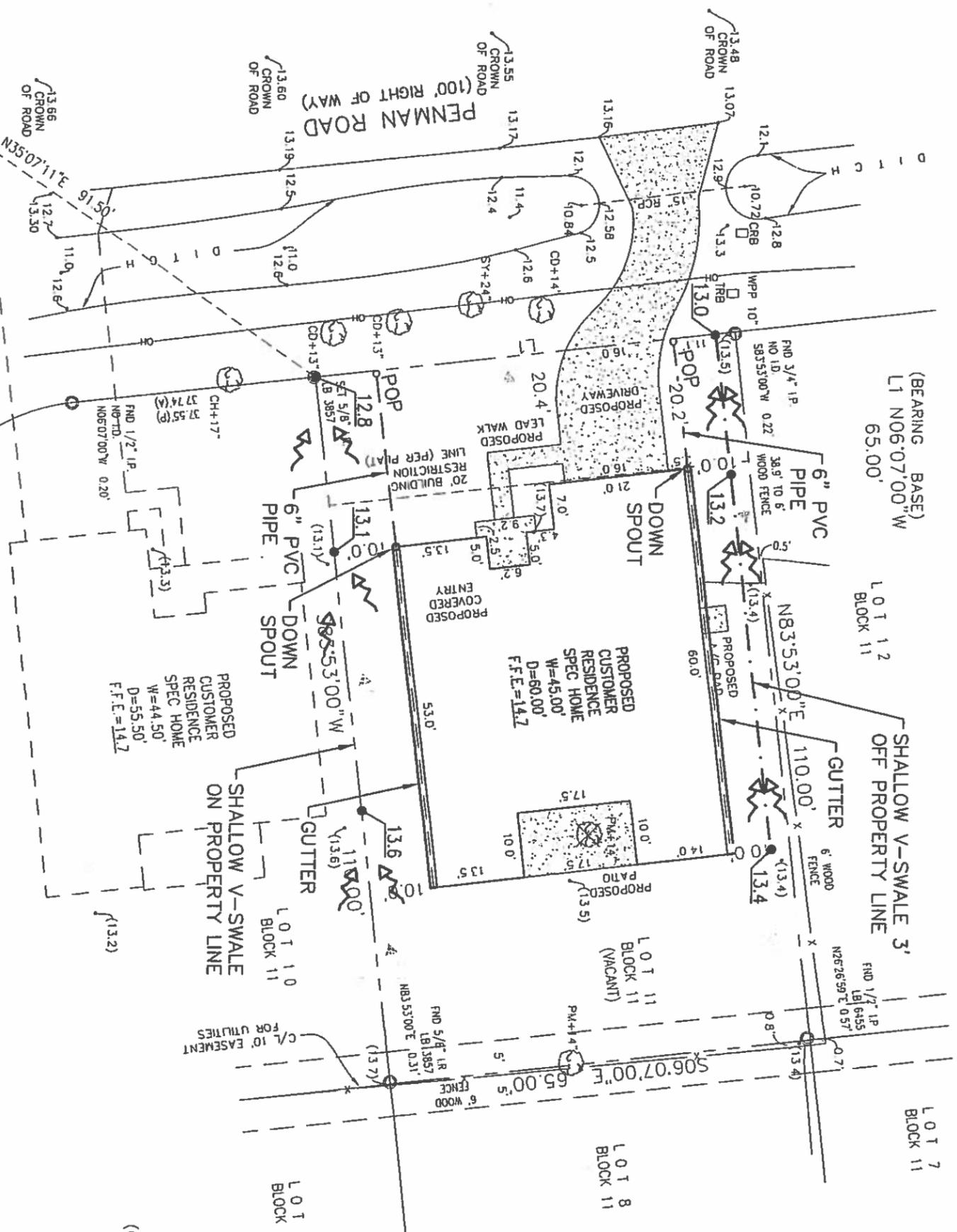
THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0417 J FOR DUVAL COUNTY, FLORIDA. F.R.M. INDEX DATE 1-02-18 ALL AMERICAN SURVEYORS OF FLORIDA, INC. LAND SURVEYORS - 3751 SW 108th PLACE SUITE 15 - JACKSONVILLE, FLORIDA 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3837

BENCHMARK:
 FND NAIL & DISK
 LB 3657
 ELEVATION: (12.47)
 10°SY

TREE LEGEND

- 10°PM 10° PALM
- 10°CD 10° CEDAR
- 10°CH 10° CHERRY
- 10°SY 10° SYCAMORE

ELEVATIONS SHOWN HEREON REFER TO NAVD OF 1988



REYNOLD D. PETERSON
 LICENSE No. 84559
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 REYNOLD D. PETERSON
 P.E. NO. 84559

ALPHA SOUTHEAST
 2650 ROSSELLE STREET, SUITE 2A
 JACKSONVILLE, FLORIDA 32204
 PHONE: (904) 551-4945
 C.A. NO. 29643

711 PENMAN ROAD LOT 11 FOR PIPER HOMES
 SITE DRAINAGE PLAN

REVISIONS

DATE	DESCRIPTION
01/10/19	AS NOTED

PILOT DATE: 01/10/19
 DRAWN BY: RDP
 DESIGNED BY: RDP
 CHECKED BY: AS NOTED
 SCALE: AS NOTED
 JOB NO.: 71905.06
 SHEET NO.



APPLICATION FOR VARIANCE

BOA No. 19-100024
HEARING DATE 4-2-2019

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
FEB 19 2019

APPLICANT INFORMATION

Applicant Name: Rick Woods (ACW Holdings) Telephone: 904 219-2944 **PLANNING & DEVELOPMENT**
 Mailing Address: 11732 Beach Blvd. E-Mail: rick.woods@woodsman.biz

Agent Name: Maxwell Mayes Telephone: 904-553-6900
 Mailing Address: 1304 1st St S E-Mail: max.mayes@mypiiperhomes.com
32250

Landowner Name: ACW Holdings Telephone: 904-219-2944
 Mailing Address: 11732 Beach Blvd. 32246 E-Mail: rick.woods@woodsman.biz

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: 815 Penman Road (177866) - 0000 (Lot 16 Block 11)
 Legal description of property (Attach copy of deed): 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).
Lot coverage to 43% FROM 35%. WE HAVE A LAND DEVELOPMENT
HOLDING DUE TO A MISLATERED LOT OF 12,600 SQ
FTS. 807 PARCEL SPLIT. LOT SIZE IS 7,100 SQ FT
PROPOSED IMPROVISED AREA IS 3050 SQ FT (43%).

AFFIDAVIT

I, _____, 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.

R.S. Woods Richard S. Woods 2/11/19
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 11 day of February, 2019 by Richard S Woods who is personally known to me or has produced _____ as identification.

[Signature] BRADLEY SCOTT MANGOLD
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME MY COMMISSION # GG 196410
 EXPIRES: June 4, 2022
 Bonded Thru Notary Public Under 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.1 for a frontyard setback of 21' ± to 25' required and (e)(1)C.3 for a rear yard setback of 29' ± to 30' required and (e)(1)e for 41.5% lot coverage ± to 35% maximum to allow construction of a new single family dwelling on lot 16

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100024

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 OF RECORD - SMALL / UNDEVELOPED LOT. LAND DEVELOPMENT HARDSHIP
Special circumstances and conditions do not result from the actions of the applicant.	N/A	RECEIVED FEB 19 2019
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.	N/A	PLANNING DEPARTMENT
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	35% LAND COVERAGE ON THIS SPECIFIC LOT
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 EXACT %. PLAN CALLS FOR
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	REASONABLE DEVELOPMENT OF LAND

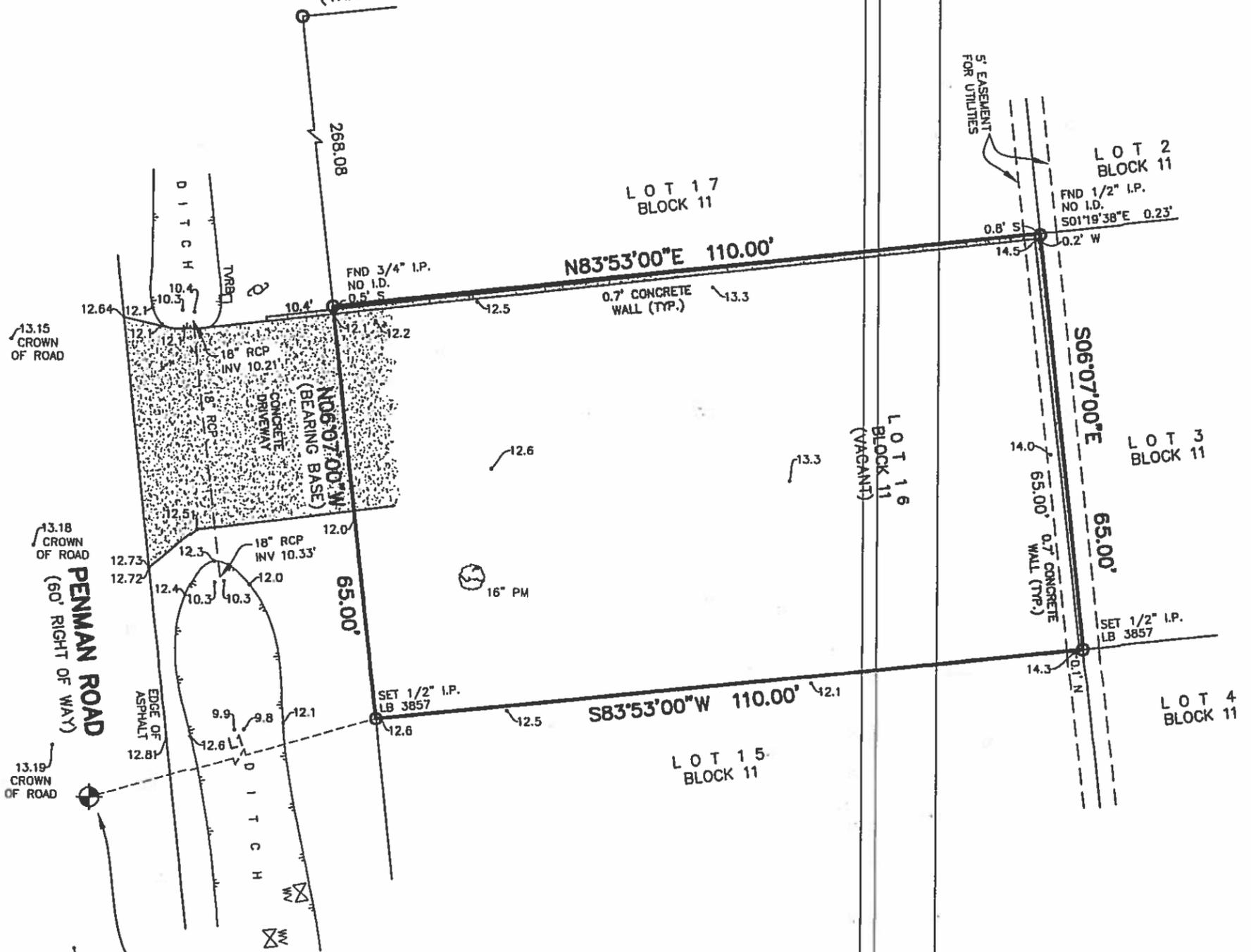
MAP SHOWING BOUNDARY, TOPOGRAPHIC *Existing* & TREE SURVEY OF LOT 16, BLOCK 11 AS SHOWN ON MAP OF PINE GROVE

RECEIVED

AS RECORDED IN PLAT BOOK 17 PAGES 18 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: PIPER HOMES

FEB 19 2019
19-100024
PLANNING & DEVELOPMENT

EIGHTH AVE. NORTH
(VARIABLE WIDTH RIGHT OF WAY)



BENCHMARK:
SET NAIL & DISK LB 3857
IN FRONT OF LOT 15 ON
PENMAN ROAD
ELEVATION: (12.27)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

SOURCE BENCHMARK:
FND NAIL & DISK LB 3857
@ INTERSECTION SIXTH AVE.
NORTH & PENMAN ROAD
ELEVATION: (12.40)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

TREE LEGEND

10 PM 10\"/>

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 "A" AS SHOWN
ON FLOOD INSURANCE RATE MAP 0417 H FOR DUVAL COUNTY, FLORIDA, F.I.R.M INDEX DATE 09-03-13

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

COV. = COVERED	F.F.E. = FINISH FLOOR ELEVATION
FND. = FOUND	A/C = AIR CONDITIONER
ESMT = EASEMENT	LD. = IDENTIFICATION
CONC = CONCRETE	P.R.M. = PERMANENT REFERENCE MONUMENT
MON. = MONUMENT	P.T. = POINT OF TANGENCY
IP. = IRON PIPE	P.C.P. = PERMANENT CONTROL POINT
LR. = IRON ROD	P.C. = POINT OF CURVE
Δ = DELTA ANGLE	P.R.C. = POINT OF REVERSE CURVE
CH = CHORD	P.C.C. = POINT OF COMPOUND CURVE
A = ARC LENGTH	B.R.L. = BUILDING RESTRICTION
R = RADII	F.P.&L. = FLORIDA POWER & LIGHT (TYP.) = TYPICAL
(G) = CALCULATED	NGVD = NATIONAL GEODETIC VERTICAL DATUM
(D) = DEED	NAVD = NORTH AMERICAN VERTICAL DATUM
(P) = PLAT	N.T.S. = NOT TO SCALE
(R) = RADIAL LINE	LB = LICENSED BUSINESS
CL = CENTER LINE	P.I. = POINT OF INTERSECTION
R/W = RIGHT-OF-WAY	EOW = EDGE OF WATER
(A) = ACTUAL	TOB = TOP OF BANK
(W) = WITNESS	

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 640.17-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2847
MICHAEL A. BARTETT, No. 6843
STATE OF FLORIDA
James D. Harrison, Jr.
FLORIDA REGISTERED SURVEYOR AND MAPPER

SCALE 1"=20'

DATE 10-11-18

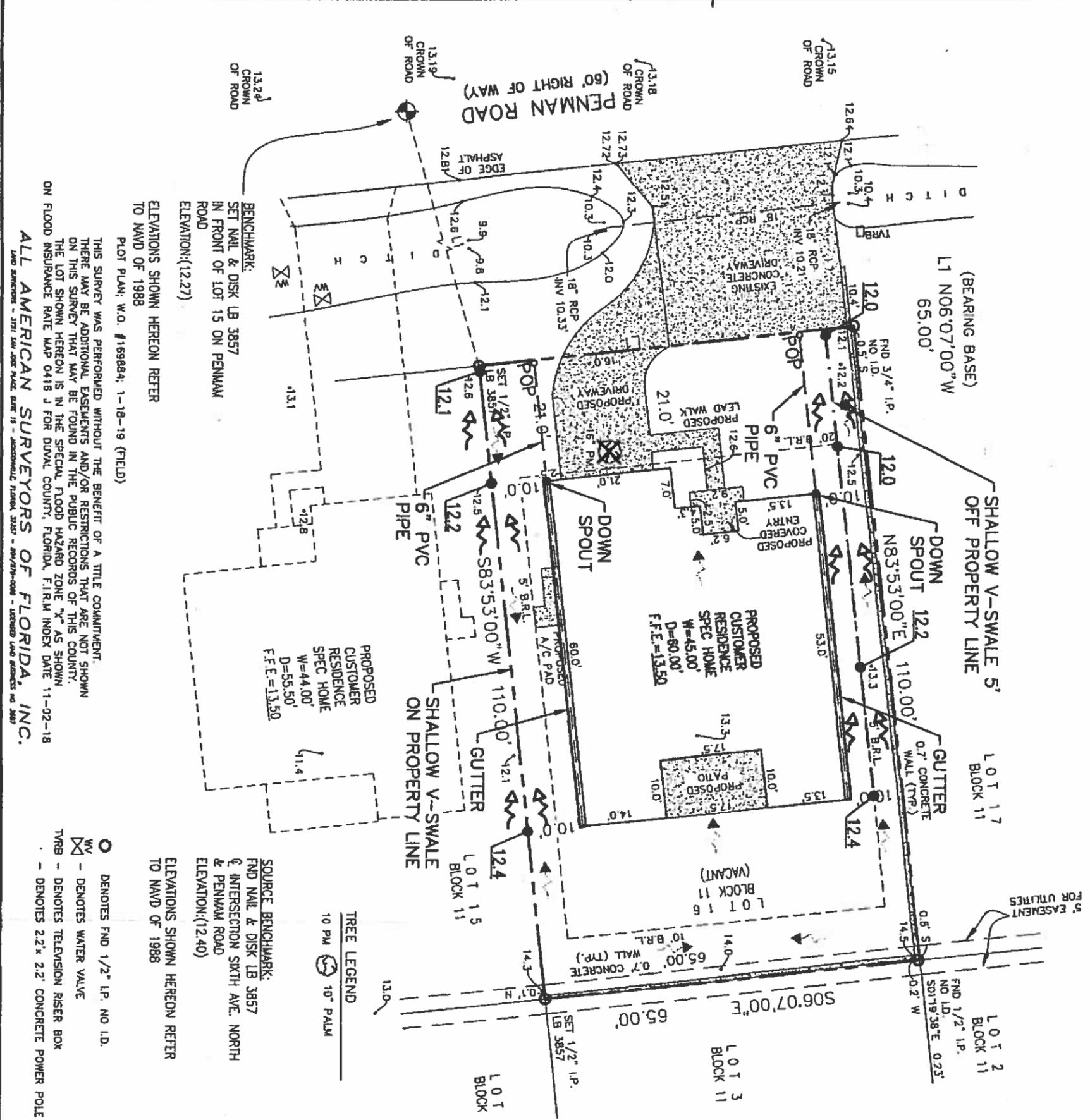


- DENOTES FND 1/2" I.P. NO I.D.
- WV - DENOTES WATER VALVE
- TVRB - DENOTES TELEVISION RISER BOX
- ⊗ - DENOTES 2.2'x 2.2' CONCRETE POWER POLE

177866-0000

Proposed

MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY WITH PLOT PLAN OF LOT 16, BLOCK 11 AS SHOWN ON MAP OF PINE GROVE UNIT 2 AS RECORDED IN PLAT BOOK 17 PAGES 18 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLA.



DIAGRAMS SHOWN HEREON ARE PER FOUNDATION PLAN

LOT 16	PLAN: SPEC HOME
LOT SIZE	7,150± SQ. FT.
DRIVEWAY TO R/W	339± SQ. FT.
LEAD WALK	98± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	65.00' FT.
TOTAL IMPERVIOUS AREA	3,050± SQ. FT. 43%

- DRAINAGE NOTES:**
1. THE COVERED PORCH AND STOOP SHALL BE SLOPED AT MIN. 1% AWAY FROM STRUCTURE. AT THE CONNECTION POINT OF THE PORCH AND STOOP, THE TYPICAL ELEVATION DROP SHALL BE 4 INCHES.
 2. GROUND ELEV. AT FOUNDATION SHALL BE MIN. 6IN BELOW F.F. ELEV.
 3. DOWNSPOUTS ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE 6" SOCK DRAIN PIPE WITH POP-UP EMITTERS PLACED AT PROPERTY LINE.

- DRAINAGE LEGEND**
- PRE-FLOW ARROW
 - POST-FLOW ARROW
 - EXIST. SPOT EL. (00.0)
 - PROPOSED SPOT EL.
 - PROPOSED SHALLOW SWALE
 - TO BE REMOVED
 - SOCK DRAIN PIPE WITH POP-UP EMITTER

GRAPHIC SCALE



BENCHMARK:
SET NAIL & DISK LB 3857
IN FRONT OF LOT 15 ON PENMAN
ROAD
ELEVATION:(12.27)

ELEVATIONS SHOWN HEREON REFER
TO NAVD OF 1988

PLOT PLAN: W.O. #169884; 1-18-19 (FIELD)

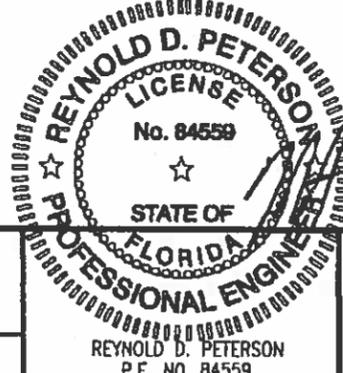
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN
ON FLOOD INSURANCE RATE MAP 0418 J FOR DUVAL COUNTY, FLORIDA, FIRM INDEX DATE 11-02-18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
LAND SURVEYORS - 3701 LAW OFFICE PLAZA, SUITE 15 - JACKSONVILLE, FLORIDA 32207 - (904) 716-0000 - LICENSED LAND SURVEYORS NO. 3807

- DENOTES FND 1/2" I.P. NO. I.D.
 - ⊗ DENOTES WATER VALVE
 - TVRB - DENOTES TELEVISION RISER BOX
 - DENOTES 2.2" x 2.2" CONCRETE POWER POLE
- ELEVATIONS SHOWN HEREON REFER
TO NAVD OF 1988
- SOURCE BENCHMARK:
FND NAIL & DISK LB 3857
@ INTERSECTION SIXTH AVE. NORTH
& PENMAN ROAD
ELEVATION:(12.40)

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FEB 19 2019
19-100024
PLANNING & DEVELOPMENT



ALPHA SOUTHEAST
2850 ROSSELLE STREET, SUITE 2A
JACKSONVILLE, FLORIDA 32204
PHONE: (904) 551-4945
C.A. NO. 28643

807 PENMAN ROAD Lot 16
FOR
PIPER HOMES
SITE DRAINAGE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	01/20/18	DRAWN BY: NPS
2		DESIGNED BY: NPS
3		CHECKED BY: NPS
4		SCALE: AS NOTED
5		DWG NO.: 7180100

SHEET NO.
C-1



APPLICATION FOR VARIANCE

BOA No. 19-100025
HEARING DATE 4-2-2019

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.

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FEB 19 2019

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APPLICANT INFORMATION

Applicant Name: Cynthia F. Long Telephone: 904 480 4835
 Mailing Address: Clary @ SRG-CORP.COM E-Mail: _____
393 Cape May Ave - Ponte Vedra - FL - 32081
 Agent Name: OGNEN VOJNOVIC Telephone: 904 716 6335
 Mailing Address: 13021 YELLOW STAR LN N E-Mail: ogn@vo.com.calt.net
JAX FL 32224
 Landowner Name: Cynthia F. Long Telephone: 904 480 4835
 Mailing Address: Clary @ SRG-CORP.COM E-Mail: _____
393 Cape May Ave - Ponte Vedra - FL 32081

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: 39 35TH AVE S - Lot 9 - 1814860000
 Legal description of property (Attach copy of deed): 14-11-10-35-29E-419
 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).
ATTACHED HARDSHIP IS UNDERSIZED LOT 06.175 SF, REQUESTING:
1. 20' FRONT SETBACK
2. 5' SIDE SETBACK
3. 50% LOT COVERAGE

AFFIDAVIT

I, Cynthia F. Long, 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

Cynthia Fonseca Long
PRINT APPLICANT NAME

02.19.2019
DATE

STATE OF FLORIDA, COUNTY OF DUVAL
Sworn to and signed before me this 19th day of February, 2019 by Cynthia F. Long
is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

CATHERINE 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

CODE SECTION (S): Section 34-336 (e)(1)c.1 for a frontyard setback of 20' x 20 25' required and (e)(1)c.2 for a westerly sideyard setback of 5' x 10' required and (e)(1)e for 50% lot coverage x 35% maximum to allow for the construction of a new single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100025

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.		
Special circumstances and conditions do not result from the actions of the applicant.		<p>RECEIVED</p> <p>FEB 19 2019</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.		<p>PLANNING & DEVELOPMENT</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.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.		<p>SETBACKS REQUESTED DUE TO UNDER SIZED LOT, DESIGNED DETACHED 2-CAR GARAGE, 5' SIDE SETBACKS FOR ACCESS TO GARAGE</p>



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



DEPARTMENT OF PLANNING & DEVELOPMENT
CERTIFIED MAIL# 7017 3040 0000 2076 7035

Reference for
 BOA#19-10023

February 6, 2019

Oghjen Vojnovic
 13021 Yellow Star Lane North
 Jacksonville, FL 32224

RE: BOA# 18-100231
 39 South 35th Avenue South
 (Lot 9, Block 6, Atlantic Shores Oceanfront Division "A")

Dear Mr. Vojnovic,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, February 5, 2019, to consider Cinthia F. Lang's application for a variance from the requirements of the Land Development Code.

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

- Section 34-336(e)(1)c.1, for a front yard setback of 18 feet, in lieu of 25 feet required;
- Section 34-336(e)(1)c.2, for a westerly side yard setback of 5 feet, in lieu of 10 feet required;
- Section 34-336(e)(1)e. for 68.6% lot coverage, in lieu of 35% maximum;
- Section 34-373(d) for a parking area setback of 2 feet in lieu of 5 feet required;

The Board *denied* the request.

To allow for the construction of a new single-family dwelling.

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

Sincerely,

George D Knight

George Knight
 Building Official

U.S. Postal Service
CERTIFIED MAIL RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 18-100231

Total Postage and Fees \$ VOJNOVIC / Lang

Sent To _____

Street and Apt. No., or PO Box No. _____

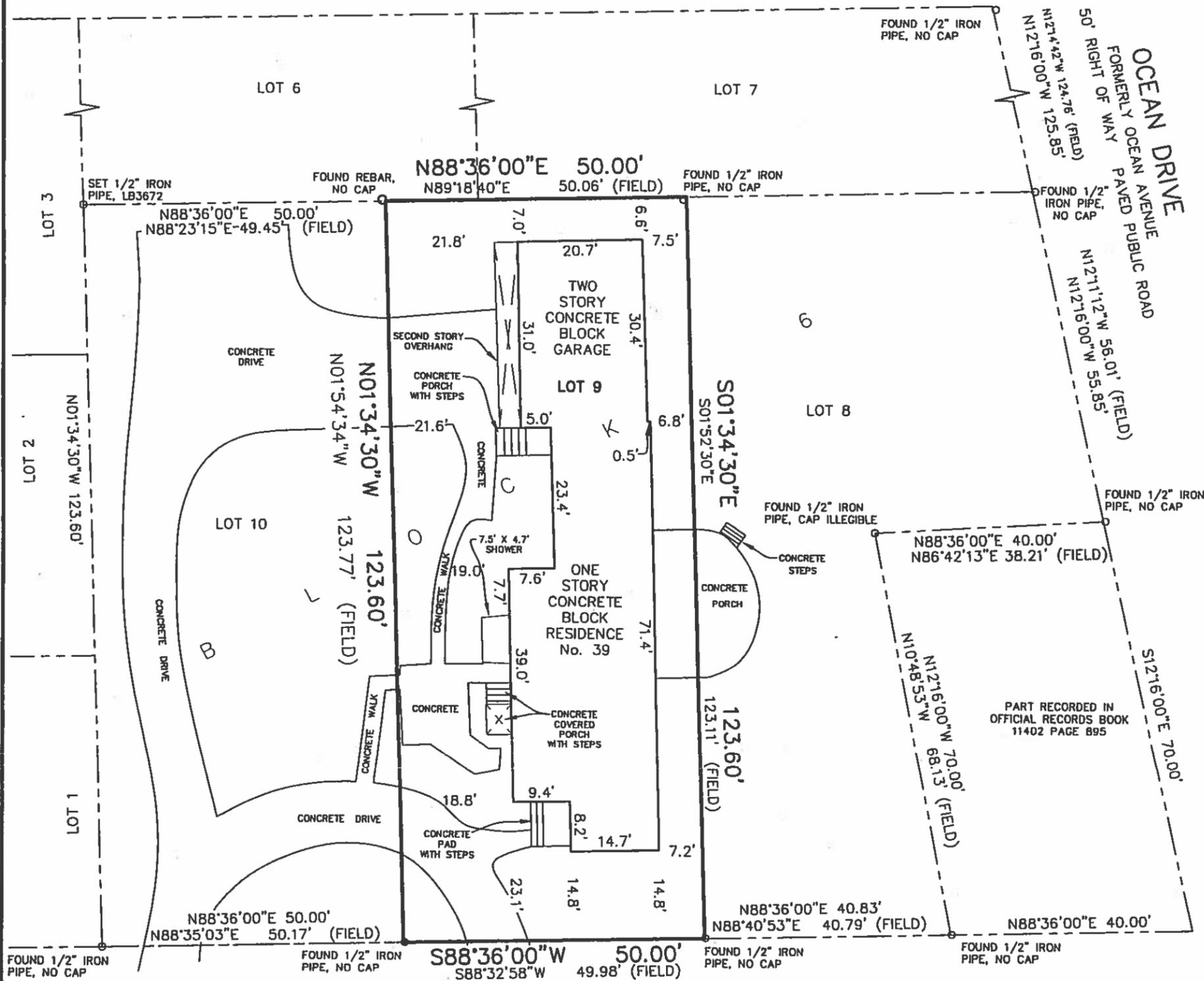
City, State, ZIP+4® _____

7017 3040 0000 2076 7035

Existing

MAP SHOWING SURVEY OF

LOT 9, BLOCK 6, ATLANTIC SHORES OCEANFRONT DIVISION "A" AS RECORDED IN PLAT BOOK 25, PAGE 58, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



35TH AVENUE SOUTH
FORMERLY SARAGOSSA STREET
50' RIGHT OF WAY PAVED PUBLIC ROAD

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. BEARINGS BASED ON THE WESTERLY LINE OF LOT 10, BEING NORTH 01°34'30" WEST, AS PER PLAT, AS SHOWN HEREON.
 3. NO BUILDING RESTRICTION LINES PER PLAT.

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FEB 19 2019



PLANNING & DEVELOPMENT

19-100025

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DEC 19 2018

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J, REVISED NOVEMBER 2, 2018, FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF STEFAN R. LANG & CINTHIA F. LANG; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BRILEY & DEAL, LLC.



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

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

PLANNING & DEVELOPMENT

CHECKED BY: SWC
DRAWN BY: TKW/JDB
FILE: 2018-1822

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

DATE: NOVEMBER 9, 2018
SHEET 1 OF 1

00018 1001

