



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, April 16, 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 None

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS None

- a. **Case Number:** **BOA 18-100224**
Owner/Applicant: South Jax Beach, LLC
Agent: Rick Johnston
Property Address: 3510 South Ocean Drive
Parcel ID: 181477-0000
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 19 feet, in lieu of 25 feet required; and 34-336(e)(1)c.2, for a northerly side yard setback of 8 feet, and a southerly side yard setback of 9 feet each, in lieu of 10 feet required; and 34-336(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required; 34-336(e)(1)e., for 43.5% lot coverage, in lieu of 35% maximum; 34-336(e)(1)g., for an accessory structure setback of 3.8 feet, in lieu of 5 feet required; and 34-373(f) for a turf block driveway, in lieu of required paving; all to allow construction of a new single-family dwelling, for property legally described as *Lots 10 and 11, Block 5, Atlantic Shores Ocean Front Section Division "A"*.
- Miscellaneous Info:** One previous variance request, (BOA# 17-100104).

Notes: _____

- b. **Case Number:** **BOA 19-100031**
Owner/Applicant: Benjamin and Brooke Holway
Property Address: 240 South 40th Avenue
Parcel ID: 180423-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
34-336(e)(1)e., for 49.4% lot coverage, in lieu of 35% maximum; and 34-336(e)(1)g., for an accessory structure setback of 2 feet, in lieu of 5 feet required (from rear property line), to allow a pool and paver patio addition to an existing single-family dwelling, for property legally described as West ½ of lot 4, and all of Lot 5, Block 1, *Avalon Unit No. 2*.
- Miscellaneous Info:** One previous variance request (BOA# 13-100031).

Notes: _____

- c. **Case Number:** **BOA 19-100032**
Applicant/Owner: City of Jacksonville Beach

Agent: Jason Phitides
Property Address: 216/218 South 16th Avenue
Parcel ID: 179342-0000
Current Zoning: C-1/RM-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
34-340(3)g., for an accessory structure setback of 1 foot, in lieu of 5 feet required; to allow construction of a tennis court, for property legally described as "*Huguenot Park*" part of *Permenter's Replat and Atlantic Camp Grounds*.
Miscellaneous Info: No previous variance requests.

Notes: _____

d. **Case Number:** **BOA 19-100033**
Applicant/Owner: Peter Hill
Property Address: 1816 North 2nd Street
Parcel ID: 175423-0000
Current Zoning: RM-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
34-340(e)(1)f., for 46.6% lot coverage, in lieu of 35% maximum; and section 34-373(d) for a 2.5 foot parking area setback, in lieu of 5 feet required; to allow subdividing a new two-family dwelling, for property located at 1816 North 2nd Street, legally described as Lot 12, Block 183 of *Elton Realty Company's Replat*.
Miscellaneous Info: One previous variance request (BOA# 17-100176).

Notes: _____

PLANNING DEPARTMENT REPORT The next scheduled meeting is Tuesday, May 7, 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.



APPLICATION FOR VARIANCE

BOA No. 18-100224
HEARING DATE 3-20-19

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 - 5 2019

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: South Jax Beach LLC **Telephone:** (904) 219-5003
Mailing Address: 118 West Adams Street Ste 600 **E-Mail:** rjohnston.mec@gmail.com
Jacksonville, Florida 32202

Agent Name: Rick Johnston **Telephone:** (904) 219-5003
Mailing Address: 352 Ocean Drive S (3510) **E-Mail:** rjohnston.mec@gmail.com
Jacksonville Beach, Florida 32250

Landowner Name: South Jax Beach LLC **Telephone:** (904) 219-5003
Mailing Address: 118 West Adams Street Ste 600 **E-Mail:** _____
Jacksonville, Florida 32205

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: 3510 (3518) Ocean Drive South /181477-000
 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).
 The property in question is a non conforming lot of record zoned RS1. The property owner cannot utilize the land as intended without the variance due to the non-conformity of the lot. Therefore we request the following relief which is consistent for the area. Front yard 19' in lieu of 25', North side yard 8' in lieu of 10', South side yard 9' in lieu of 10', rear yard 15' in lieu of 30'. and 47% lot coverage in lieu of 35% and turf block driveway in lieu of paved

AFFIDAVIT

I, Rick Johnston, 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

Rick Johnston/OBO South Jax Beach LLC

PRINT APPLICANT NAME

2-5-2019
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 4 day of February, 2019 by Richard Johnston who is personally known to me or has produced _____ as identification

[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: _____
 CODE SECTION (S): Section 34-336(e)(1)C.1 for a front yard setback of 19' ± 25' required and (e)(1)C.2 for a northerly side yard setback of 8' and a southerly side yard setback of 9' each ± 10' required and (e)(1)C.3 for a rear yard setback of 15' ± 30' required, and (e)(1)e. for 43.5% lot coverage ± 35% maximum, (e)(1)g for accessory structure setback of 3.8', i.e. 5' required, Section 34-373 (F) for a turf block driveway ± 20' required paving, all to allow construction of a new single family dwelling.



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Jacksonville, Florida 32202

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[Signature]
APPLICANT SIGNATURE

Rick Johnston/OBO South Jax Beach LLC

PRINT APPLICANT NAME

2-5-2019
DATE

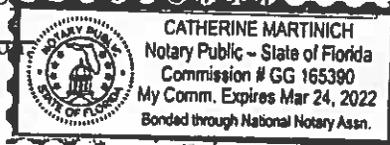
STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 4 day of February, 2019 by Richard Johnston who is personally known to me or has produced _____ as identification

[Signature]

[Signature]
CATHERINE MARTINICH

PRINT NOTARY NAME



(Allix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

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VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100224

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	Parcel is undersized and cannot enjoy the same entitlements of the land without the variance RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	No	N/A NOV 27 2018 PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	Consistent with surrounding area and previously approved variances including set backs and lot coverage for non conforming lots
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	In as much as lot is non conforming lot of record, enforcement of the code would severely impair the property. The surrounding parcels of land predominately enjoy similar relief in event not granted would cause undue burden and hardship
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	See attached plans, which we think represents best land utilization
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	consistent with plans and objectives of the area, and will continue to enhance the surrounding area.

John R. Schultz
Chief Executive Officer

The Schultz Companies

118 W. Adams Street, Suite 600 ♦ Jacksonville, Florida 32202

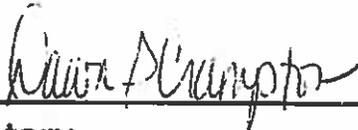
June 6, 2017

Owners Agent Designation & Authorization:

South Jax Beach, LLC does designate and authorize Rick Johnston as the owner's agent to represent, assemble and file any and all necessary documents related to City of Jacksonville Beach permitting, variance, land use and or zoning applications and represent as required in any such hearing for the property owned at 3510 Ocean Dr., S., Jacksonville Beach, FL 32250.

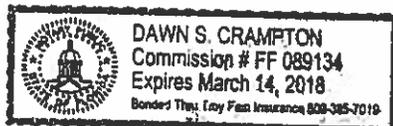


John R. Schultz



Notary

Seal



RECEIVED

NOV 27 2016
18-100224
PLANNING & DEVELOPMENT



August 17, 2017

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

Rick Johnston
3582 Ocean Drive South
Jacksonville Beach, FL 32250

RE: BOA# 17-100104
3510 Ocean Drive South
(A part of Lots 8, 9, 10, and 11, Block 5, *Atlantic Shores*. (Lot B)

Dear Mr. Johnston,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 1, 2017, to consider South Jax Beach, LLC's *application* for a variance from the requirements of the Land Development Code.

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

- Sec. 34-336(e)(1)c.1., for a front yard setback of 18 feet, in lieu of 25 feet required;
- 34-336(e)(1)c.2., for a northerly side yard of 6.5 feet, and a southerly side yard of 8.2 feet, each in lieu of 10 feet required;
- 34-336(e)(1)c.3., for a rear yard setback of 10 feet, in lieu of 30 feet required;
- 34-336(e)(1)e., for 48.7% lot coverage, in lieu of 35% maximum;

To allow construction of a new single-family dwelling with pool.

The Board **denied** the request finding that the requested variance is not the minimum necessary to allow reasonable use of the lot.

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 submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,



William C. Mann III, AICP
Planning and Development Director



Ref. PDA# 18-100224

April 5, 2019

Board of Adjustment
Jacksonville Beach

Gentlemen:

My name is Frederick Irving and I own property at 3515 Ocean Drive S. Jacksonville Beach. I am responding to the proposed variance to property at 3510 Ocean Drive dated March 28, 2019.

A similar adjustment was heard by you on August 15, 2017 and part denied and part amended. I submitted a letter to you at the time with reasons for denial. (copy enclosed). My other property owners affected agreed with me.

The proposed adjustment now proposed does nothing to improve the situation. It is still detrimental to those of us with adjacent property. The person requesting adjustment is trying to upgrade the value of property he owns at a downgrade of value to adjacent property.

Request denied.

RECEIVED

Frederick F. Irving

APR - 3 2019

PLANNING & DEVELOPMENT

Ref. BOA#18-100224

firving

From: firving <firving@bellsouth.net>
Sent: Friday, August 11, 2017 3:21 PM
To: planning@jaxbchfl.net
Cc: firving@bellsouth.net
Subject: UPDATE: BOA 17-100126 and BOA 17-100104 re. // Objection to proposed Zoning Variances for the Property Located at 3510 Ocean Drive South

RECEIVED

Importance: High

APR - 3 2019

UPDATED EMAIL with Corrected BOA reference number

PLANNING & DEVELOPMENT

City of Jacksonville Beach – Board of Adjustment:

My name is Frederick Irving and I own the property at 3515 Ocean Drive South, directly across the street. I have owned it for 37 years.

I am responding to the agenda of the Board of Adjustment meeting on August 15th agenda items: BOA 17-100126 and BOA 17-100104 regarding zoning variances for properties at 3510 Ocean Drive S., Jacksonville Beach.

The setback of the current home on the property at 3510 OD South is 37 feet. I object to the proposed reduction of the front yard setback variance of the subject property for a front yard setback of 18 feet in lieu of 25 feet for two reasons.

- First, S. Ocean Drive is a narrow one -way road with no parking allowed. Houses on the drive have setbacks large enough for good landscaping. This makes the area attractive and adds to its value. **Without good setbacks the street would become "Ocean Alley South."**
- Second, a setback of 18 feet for proposed new housing would not allow for enough parking in the driveway of proposed houses. Eighteen feet is not sufficient and would not allow for two cars bumper to bumper.

Please keep the front yard setbacks at the current zoning of 25 feet.

- The proposed rear and side yard variances reduced, from 30 to 15' and 10 to 7.5' respectively, and the maximum construction coverage to 52% also are excessive variances for the lot size. This is a well-established beach residential community not a "McMansion town."
- The new property owner knew these zoning restrictions when the purchased the property. Why should a new property owner be able to come in and overbuild for the lot size and there by re-set the whole moderately sized single family landscape that attracted the existing taxpaying home owners.

These side and coverage zoning variances exceptions should also be denied. Please keep the existing zoning restrictions "as-is."

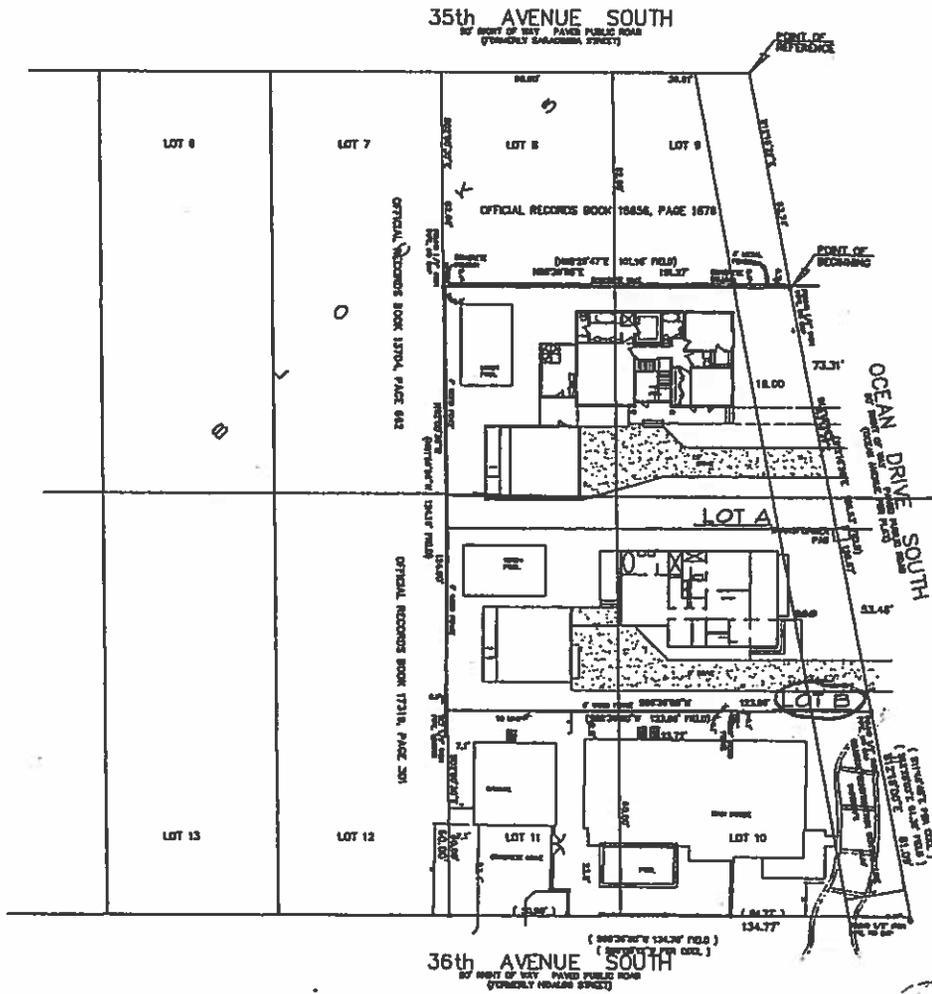
There is a reason the Zoning ordinances were original put in place to protect a single family residential community from sprawl and overcrowding. Continual exceptions from zoning undermines the original intent for the community and creates a loss of value and feeling of a family community for the incumbent tax paying home owners.

I am retired from the Army Corps of Engineers and have experience in planning, land use and values.

PLANNING & DEVELOPMENT

JUN - 9 2017
17-100/24

RECEIVED



MICHAEL DUNLAP ARCHITECT P.A.
 20 NORTH RECORD AVENUE
 JACKSONVILLE, FLORIDA 32202
 PHONE: 904.241.1111 FAX: 904.241.1112

OCEAN DRIVE HOUSES
 JACKSONVILLE BEACH, FLORIDA

Reference

DATE
09-21-11

SHEET

A-3

Existing

MAP OF

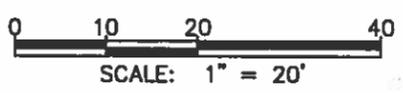
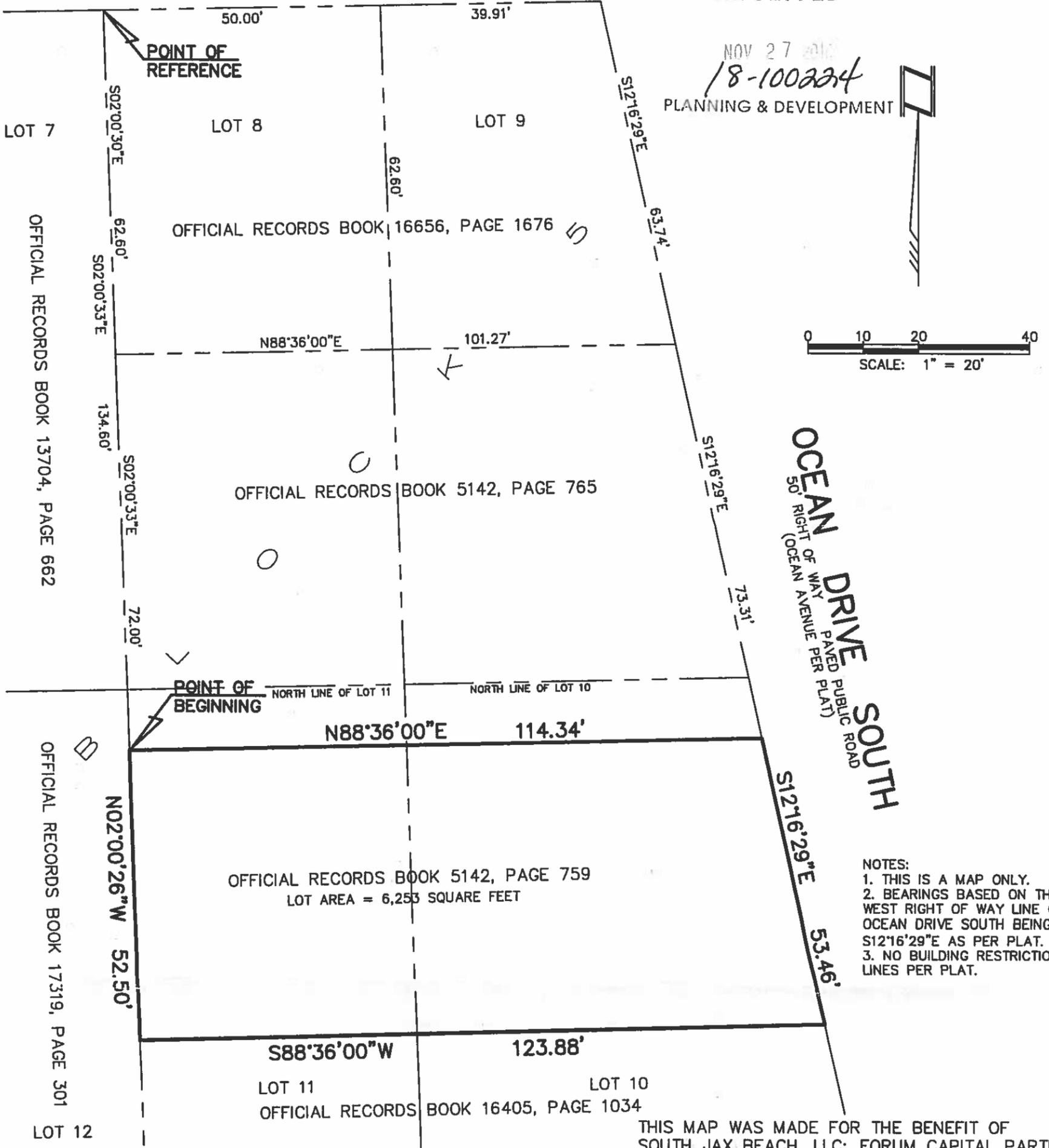
A PART OF LOTS 10 AND 11, BLOCK 5, ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "A" AS RECORDED IN PLAT BOOK 14, PAGE 11, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 8, BLOCK 5 OF SAID ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "A"; THENCE SOUTH 02°00'30" EAST ALONG THE WESTERLY LINE OF SAID LOTS 8 AND 11, A DISTANCE OF 134.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°36'00" EAST, PARALLEL TO THE NORTHERLY LINE OF LOTS 8 AND 9, BLOCK 5 OF SAID ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "A", A DISTANCE OF 114.34 FEET; THENCE SOUTH 12°16'29" EAST ALONG THE EASTERLY LINE OF SAID LOT 10, ALONG THE WESTERLY RIGHT OF WAY LINE OF OCEAN DRIVE SOUTH AS NOW ESTABLISHED AS A 50 FOOT RIGHT OF WAY, A DISTANCE OF 53.46 FEET; THENCE SOUTH 88°36'00" WEST, PARALLEL TO THE NORTHERLY LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 123.88 FEET; THENCE NORTH 02°00'30" WEST, ALONG THE WESTERLY LINE OF SAID LOT 11, A DISTANCE OF 52.50 FEET TO THE POINT OF BEGINNING.

35th AVENUE SOUTH

50' RIGHT OF WAY PAVED PUBLIC ROAD
(FORMERLY SARAGOSSA STREET)

RECEIVED

NOV 27 2017
18-100224
PLANNING & DEVELOPMENT



OCEAN DRIVE SOUTH
50' RIGHT OF WAY PAVED PUBLIC ROAD
(OCEAN AVENUE PER PLAT)

- NOTES:
1. THIS IS A MAP ONLY.
 2. BEARINGS BASED ON THE WEST RIGHT OF WAY LINE OF OCEAN DRIVE SOUTH BEING S12°16'29"E AS PER PLAT.
 3. NO BUILDING RESTRICTION LINES PER PLAT.

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

THIS MAP WAS MADE FOR THE BENEFIT OF SOUTH JAX BEACH, LLC; FORUM CAPITAL PARTNERS, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND VAN HOY LAW.



DONN W. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 3295
FLORIDA STATE 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: SWC
FILE: 2017-0780-B

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

DATE: JUNE 8, 2017
SHEET 1 OF 1

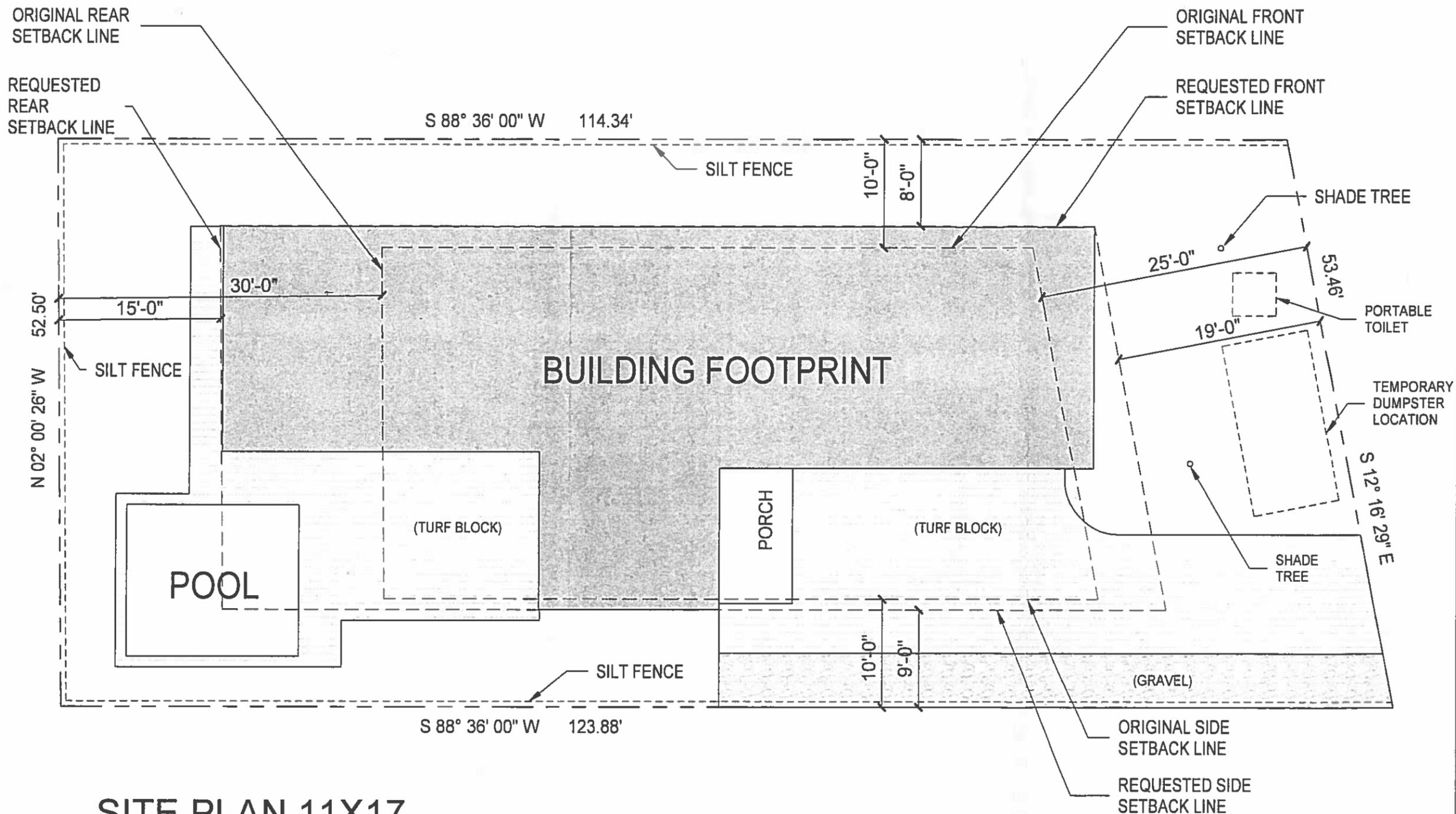
RECEIVED

FEB - 5 2019
18-100224
PLANNING & DEVELOPMENT

Proposed

BUILDING CALCULATIONS:

LOT TOTAL:	6,253 SF
FIRST FL. AC SPACE:	1,200 SF
2ND FL. AC SPACE:	1,671 SF
3RD FL. AC SPACE:	877 SF
TOTAL AC SPACE:	3,748 SF
BUILDING FOOTPRINT:	1988 SF
SWIMMING POOL:	224 SF
TURF BLOCK: (130'x 50%)	651 SF
PORCH:	84 SF
TOTAL SITE COVERAGE:	2,947 SF
TOTAL LOT COVERAGE:	47%



SITE PLAN 11X17

1" = 10'-0"

MARK MACCO ARCHITECTS

FORWARD DESIGN. UNPARALLELED EXECUTION.

www.MaccoArchitects.com

472 OSCEOLA AVENUE
JACKSONVILLE BEACH, FL 32250
E: Info@MaccoArchitects.com
PH: 904. 249-ARCH (2724)

MARK MACCO, AIA NCARB
FLORIDA REGISTRATION: #
AR96004

3518 OCEAN DRIVE

Unnamed

Project Number #####

Date JAN 23, 2019

Drawn By Author

Checked By Checker

A 001

RECEIVED

NOV 27 1981

18-100224

PLANNING & DEVELOPMENT





APPLICATION FOR VARIANCE

BOA No. 19-10003-1
HEARING DATE 4-16-19

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RECEIVED
MAR - 6 2019

APPLICANT INFORMATION

Applicant Name: Benjamin Holway & Brooke Holway Telephone: (904) 718-5919
 Mailing Address: 240 40th Ave S E-Mail: holway5@yahoo.com
Jacksonville Beach FL 32250

Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: Benjamin Holway & Brooke Holway Telephone: (904) 718-5919
 Mailing Address: 240 40th Ave S E-Mail: holway5@yahoo.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: 240 40th Ave S, Jax Beach, 32250 (RE # 180423-0000)

Legal description of property (Attach copy of deed): West 1/2 of lot 4 and all of lot 5, block 1, Avalon Unit no. 2 (21-63 09-3S-29E)

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).

Impervious surface/lot coverage increase to accommodate pool and associated pavers as well as pool equipment pad.

Accessory structures (pavers) 0-2ft from any property line in lieu of 5ft.

Requesting 49.4% Lot Coverage

AFFIDAVIT

I, Benjamin Holway, 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

Benjamin Holway
PRINT APPLICANT NAME

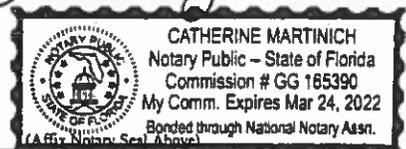
3/6/19
DATE

Corrected documents submitted

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 6th day of March, 2019 by Benjamin Holway who is personally known to me or has produced FLDL as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH
PRINT NOTARY NAME



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. for 49.4% lot coverage ILO
35% maximum and (e)(1)g for an accessory structure setback of 2'
ILO 5' required (from rear property line) to allow a pool and paver
patio addition to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100031

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	Sec 34-336 - Residential, single-family: RS-1 states minimum lot area is 10,000 sqft where as our lot is only 7,650. This creates a hardship for an undersized lot to be able to add a pool with additional decking to a single family dwelling.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Granting this variance would allow our home to have a pool much like many other homes in the Avalon subdivision of Jacksonville beach. 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	MAR - 6 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	Other properties in the area have put in pools and were granted additional lot coverages. Next door neighbor (230 40th ave S) as well as neighbors across the street (249 & 231 40th ave S) were able to put in pools with additional paver decking. Many other homes in the Avalon subdivision have pools. BOA granted variance in 2011 for 20 lots at one time with 50% variance in the Avalon neighborhood, which set a precedent. I do not believe our lot was one of the 20 approved therefore this has created a hardship or disadvantage to our neighbors that were already granted 50% lot coverage. (see 2011 letter attached regarding BOA 11-100066). A neighbor in the area has pavers all the way up to the fence line in lieu of 5ft per RS-1 zoning. BOA 17-100124 approved 50% lot coverage citing the precedent set in 2011 when the 20 lots were granted 50%.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	See attached drawing for proposed 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	Addition of pool will not negatively affect the adjacent properties.



Ref. BOA #19-100031

March 21, 2013

RECEIVED

MAR 5 2013

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250

Atlee Development Group, Inc.
5851 Timuquana Road, #301
Jacksonville, FL 32210

RE: BOA #13-100031
240 40th Avenue South

PLANNING & DEVELOPMENT

Dear Atlee Development Group, Inc.:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, March 19, 2012 to consider your variance application.

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

- 34-336(e)(1)c.1, for a 10 foot front yard limited to open porches, 15 feet for enclosed portions of habitable space, and 18 feet for garage walls in lieu of 25 feet required;
- 34-336(e)(1)c.2, for 15 feet in total for both side yards provided that no side yard is less than 5 feet, in lieu of 10 feet required, except when the lot is a corner lot. For a corner lot the side yard on the corner shall be 10 feet in lieu of 20 percent of the lot width or 10 feet whichever is greater;
- 34-336(e)(1)c.3, for 20 foot rear yards in lieu of 30 feet required; and
- 34-363(e)(1)e, for 50% lot coverage in lieu of 35% maximum;
- Conditioned that above includes the Avalon Neighborhood Architectural Guidelines as shown and submitted

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

- 34-336(e)(1)c.1, for a 10 foot front yard limited to open porches, 15 feet for enclosed portions of habitable space, and 18 feet for garage walls in lieu of 25 feet required;
- 34-336(e)(1)c.2, for 15 feet in total for both side yards provided that no side yard is less than 5 feet, in lieu of 10 feet required, except when the lot is a corner lot. For a corner lot the side yard on the corner shall be 10 feet in lieu of 20 percent of the lot width or 10 feet whichever is greater;
- 34-336(e)(1)c.3, for 20 foot rear yards in lieu of 30 feet required; and
- 34-363(e)(1)e, for 42% lot coverage in lieu of 35% maximum;
- Conditioned that above includes the Avalon Neighborhood Architectural Guidelines as shown and submitted
- Limited to as discussed and presented

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

Sincerely,

Jon Hays, CBO
Building Department

cc: Charles Roth

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org



MAP OF SURVEY

THE WEST 1/2 LOT 4 AND ALL OF LOT 5, BLOCK 1, AVALON UNIT No. 2
AS RECORDED IN PLAT BOOK 21, PAGE 63 OF THE CURRENT PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA.

40th AVENUE SOUTH
50' RIGHT OF WAY PAVED PUBLIC ROAD

SITE BENCHMARK:
SET MAG NAIL AND DISK
ELEVATION=9.31 (N.A.V.D. 1986)



RECEIVED
Re-Submitted/Corrected
MAR 6 2019
19-100031

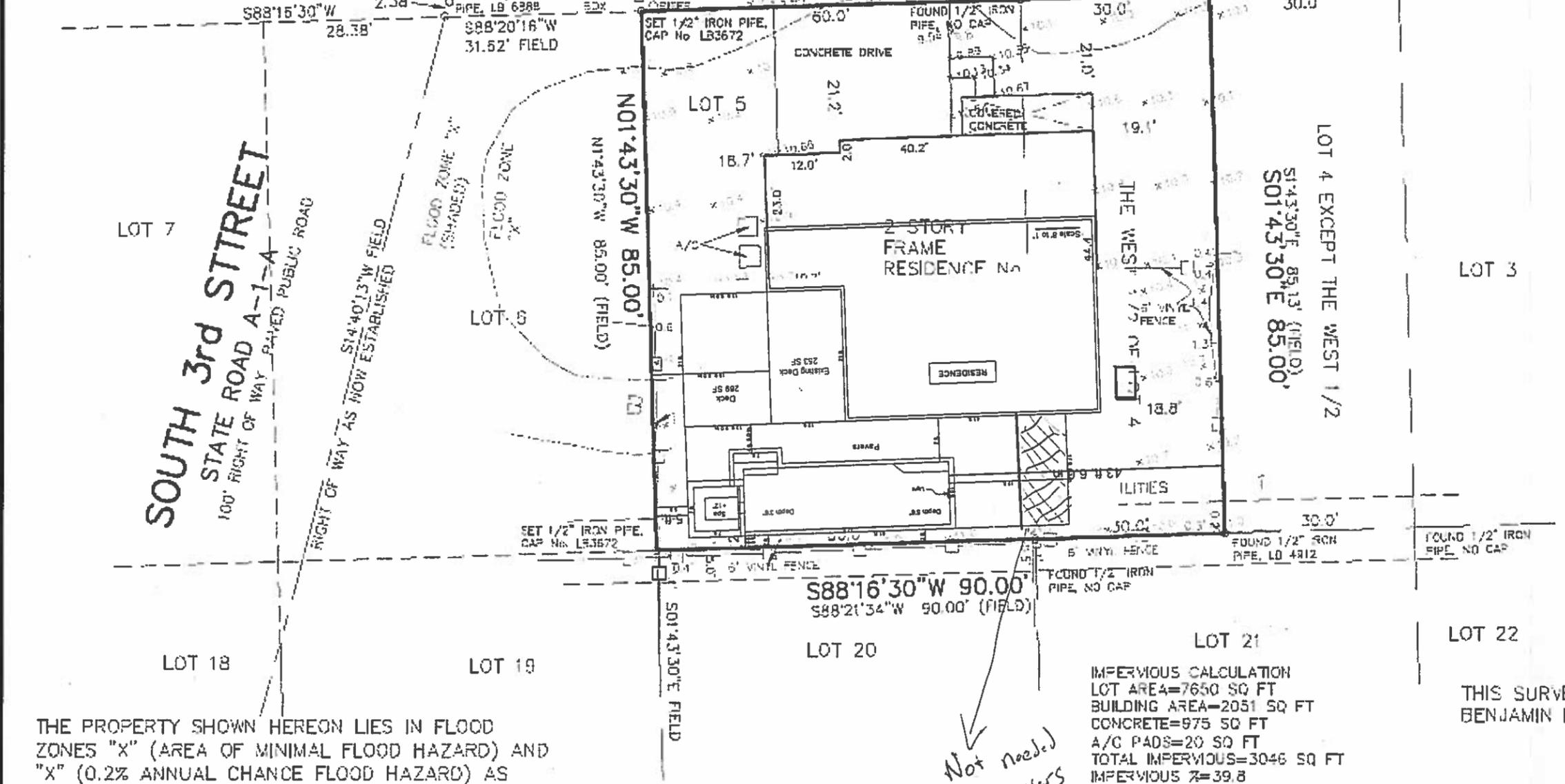
PLANNING & DEVELOPMENT

POOL: 350 SF / 95 LF
SPA: 49 SF / 28 LF
Deck: [redacted] = 78
+ Pad 739

Epic Pools & Hardscape
Construction, Inc.
CPC# 1457438
3948 3 rd Street South
Jacksonville Bch FL 32250
(P) 904-417-5100
Email: info@epicpool.com



- NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
 2. BEARINGS ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF LOT 4, BEING SOUTH 01°43'30" EAST, AS PER PLAT.
 3. BENCHMARK USED IS A MAG NAIL NEAR THE NORTH PROPERTY LINE OF 201 41ST AVE SOUTH, HAVING AN ELEVATION OF 10.46 (N.G.V.D. 1929).
 4. ELEVATIONS CONVERTED FROM N.G.V.D. 1929 DATUM TO N.A.V.D. 1988 DATUM USING CORPSCON 5.0.1, USING A CONVERSION FACTOR OF -1.08'.
 5. SITE BENCHMARKS AS SHOWN HEREON.
 6. NO BUILDING RESTRICTION LINES PER PLAT.



*Not needed
no pavers
JH*

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES "X" (AREA OF MINIMAL FLOOD HAZARD) AND "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATION
LOT AREA=7650 SQ FT
BUILDING AREA=2051 SQ FT
CONCRETE=975 SQ FT
A/C PADS=20 SQ FT
TOTAL IMPERVIOUS=3046 SQ FT
IMPERVIOUS %=39.8

THIS SURVEY WAS MADE FOR THE BENEFIT OF BENJAMIN HOLWAY.

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

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

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

CHECKED BY: _____

DRAWN BY: CL

FILE: 2019-322

DATE: MARCH 1, 2019

SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 19-100032
HEARING DATE 4-16-2019

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
MAR 5 2019

APPLICANT INFORMATION

Applicant Name: City of Jacksonville Beach Telephone: (904) 247-6236
 Mailing Address: 11 North Third Street E-Mail: jphitides@jaxbchfl.net
Jacksonville Beach, FL 32250

Agent Name: Jason Phitides Telephone: 904-247-6236
 Mailing Address: 2514 South Beach Pkwy E-Mail: _____
Jacksonville Beach, FL 32250

Landowner Name: City of Jacksonville Beach Telephone: _____
 Mailing Address: 11 North Third Street E-Mail: _____
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.

Laka 218 50th Ave 179342-0000

VARIANCE DATA

Street address of property AND Real Estate Number: 216 16th Avenue South, Jax Beach, RE#: 179818-0010
 Legal description of property (Attach copy of deed): Huguenot Park part of Permenter's replat & Atlantic campgrounds recorded in plat book 18, page 33
 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).
Partial East boundary setback of 1 ft. in lieu of 20 ft for 33 ft along the right-of-way boundary on Second Street South.
 There are seven (7) courts that accommodate approximately 1,500 tennis players per month.
 An additional tennis court is necessary to meet the growing demand, especially evening play. Morning play is limited when inter club matches are scheduled.

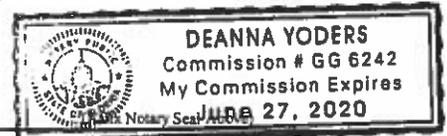
AFFIDAVIT

I, Jason Phitides, 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.

Jason Phitides APPLICANT SIGNATURE JASON PHITIDES / COTB PRINT APPLICANT NAME 3/4/19 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 5 day of March, 2019 by Jason Phitides who is personally known to me or has produced _____ as identification.

Deanna Yoders NOTARY PUBLIC SIGNATURE Deanna Yoders PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1/RM-2 FLOOD ZONE: AE9'
 CODE SECTION (S): 34-340(3) g. for an accessory structure setback of 1', in lieu of 5' required, to allow construction of a tennis court.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100032

Variations 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. Variations 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 variations. 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.

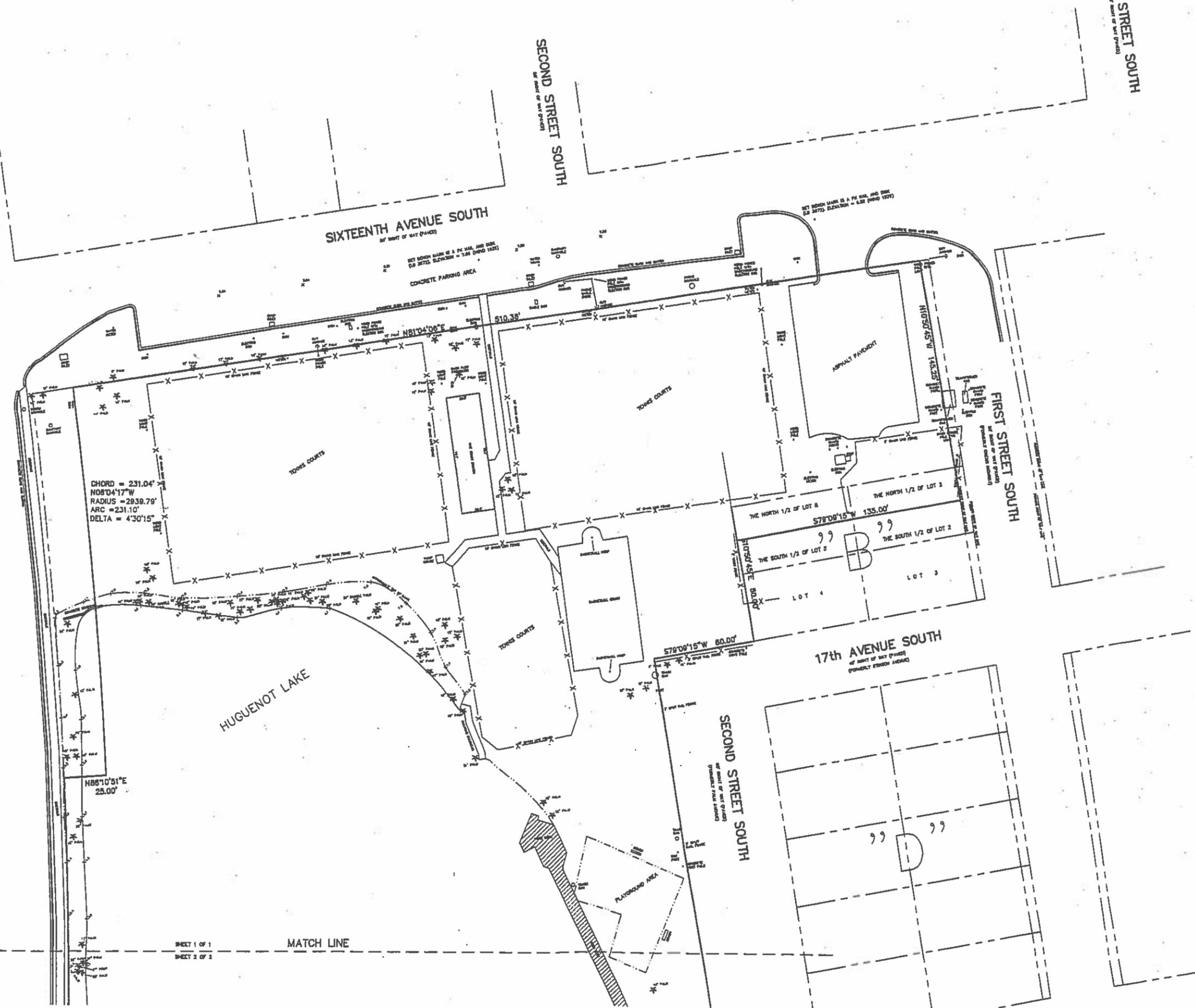
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	This is for public tennis court usage that is necessary due to growing demand. Seeking to make the best usage of City park space. The variance is a request to place a fence within the property line that is about one foot away from the right-of-way line.
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 MAR 5 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.	No	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	There is a need for an additional tennis court due. Currently the tennis center cannot accommodate evening play while morning play is limited during inter club matches.
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.	No	

EXISTING
SCALE 1

RECEIVED

MAR 5 2019
19-100032
PLANNING & DEVELOPMENT

STATE ROAD A-1-A



CHORD = 231.04'
N08°04'17"W
RADIUS = 2939.79'
ARC = 231.10'
DELTA = 4°30'15"

N86°10'51"E
25.00'

S79°09'15"W 60.00'

17th AVENUE SOUTH
OF SURVEY OF SIXTH AVENUE
(FORMERLY SEVEN AVENUE)

SECOND STREET SOUTH
OF SURVEY OF SEVENTH AVENUE
(FORMERLY SEVEN AVENUE)

FIRST STREET SOUTH
OF SURVEY OF SEVENTH AVENUE
(FORMERLY SEVEN AVENUE)

SECOND STREET SOUTH
OF SURVEY OF SEVENTH AVENUE
(FORMERLY SEVEN AVENUE)

1ST STREET SOUTH
OF SURVEY OF SEVENTH AVENUE
(FORMERLY SEVEN AVENUE)

SIXTEENTH AVENUE SOUTH
OF SURVEY OF SIXTH AVENUE

HUGUENOT LAKE

MATCH LINE

SHEET 1 OF 1
SHEET 2 OF 2

NOTES:

1. THIS IS A SPECIAL PURPOSE SURVEY TO SHOW IMPROVEMENTS AND SELECTED SPOT ELEVATIONS ONLY.
2. BOUNDARY SHOWN AS WELL AS CAN BE DETERMINED FROM PERMENTER'S REPLAT AND ATLANTIC CAMPGROUNDS AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND FROM THE DEPARTMENT OF TRANSPORTATION DATUM FOR STATE ROAD A-1-A.
3. BENCH MARK IS A NAIL AND DISK (LB 3672) LOCATED IN THE CONCRETE PARKING AREA TO THE NORTH OF HUGUENOT PARK. ELEVATION = 7.06 (1929 NGVD) (AS SHOWN ON MAP).

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

THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR

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.

April 16, 2019
 RECEIVED
 MAR - 5 2019
 19-100033
 PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Peter Hill **Telephone:** (904) 838-4088
Mailing Address: 1409 4th Ave. North **E-Mail:** peteralexhill@gmail.com
 Jacksonville Beach, FL 32250
Agent Name: Peter Hill **Telephone:** _____
Mailing Address: Same **E-Mail:** _____
Landowner Name: Peter Hill **Telephone:** _____
Mailing Address: Same **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: 1816 N 2nd Street / 175423-0000
 Legal description of property (Attach copy of deed): Lot 12, Block 183 of Elton Realty Company's Replat
 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 Seperate

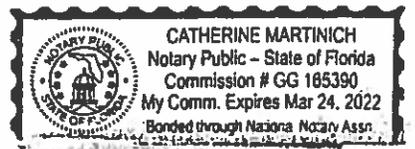
AFFIDAVIT

I, Peter Hill, 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.

Peter Hill Peter Hill 3/5/19
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 5th day of March, 2019 by Peter Hill, who is personally known to me or has produced FLDL as identification.

[Signature] CATHERINE MARTINICH
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: X shaded
 CODE SECTION (S): Section 34-340(e)(1)f. for 46.6% lot coverage ILO 35% maximum and section 34-373(d) for a 2.5' parking area setback ILO 5' required to allow subdividing a new two family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100033

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	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">MAR - 5 2019</p> <p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Special circumstances and conditions do not result from the actions of the applicant.	Yes	No special circumstances or conditions will result from this action, because it will be conforming with many others in this area with the same zoning.
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	Most Town home duplexes around Jax beach have driveways and A/C pads similar to the layout of this property.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The building plans have been approved and construction is near the end. We cannot move the driveways or AC pad.
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 zoning classification is JRM-2. The purpose states this is for medium to high density residential development.

Justification for Variance

We have already received approval for our building plans and construction is near the end of completion. We have decided instead of keeping the whole structure, we would live in half and sell the other half. In order to divide the property in two, we are required to obtain variance for driveways and A/C pads being too close to the proposed property line. The A/C pads are set and the drive ways are in line with the garages that are built, therefore we have no other options on placement of either.

Additionally, we would like to ask for a variance in lot coverage allowance. Our approved plans call for 40% coverage with concrete strip driveways. We feel that the concrete strips with gravel in-between may create a tripping hazard and would prefer if we could pour solid concrete driveways. My wife and I are having a baby this year and plan on raising our children in this house. We do not want to have this risk of injury. We have seen many constructed sites in our area that have exceeded the allowable lot coverage and also feel that the purpose of this zoning, being medium to high density residential, would allow for more coverage than code states.

RECEIVED

MAR - 5 2019

19-100033

PLANNING & DEVELOPMENT



CERTIFIED MAIL# 7017 0660 0000 0986 9108

October 23, 2017

Reference for #19-100033

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6304

Fax: 904.247.0107

Planning@jaxbeach.net

www.jacksonvillebeach.org

Peter Hill
1643 Naldo Avenue
Jacksonville, FL 32270

RE: BOA# 17-100176
1816 North 2nd Street
(Lot 20, Block 4, Ocean Terrace)

Dear Mr. Hill,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, October 17, 2017, to consider Ann Hill's application for a variance from the requirements of the Land Development Code.

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

- 34- 340(e)(1)c.2, for a northerly side yard of 5.6 feet and a southerly side yard of 5.7 feet, each in lieu of 10 feet required;
- 34-340(e)(1)h., for an accessory structure (sidewalk) setback of 1.5 feet, in lieu of 5 feet required;
- 34-340(e)(1)f., for lot coverage of 40%, in lieu of 35% maximum;

The Board **amended and approved** the request for side yards and lot coverage.

- Sec. 34- 340(e)(1)c.2, for a northerly side yard of 5.6 feet and a southerly side yard of 5.7 feet, each in lieu of 10 feet required;
- Sec. 34-340(e)(1)f., for lot coverage of 40%, in lieu of 35% maximum;

To allow construction of a new two 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 submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,

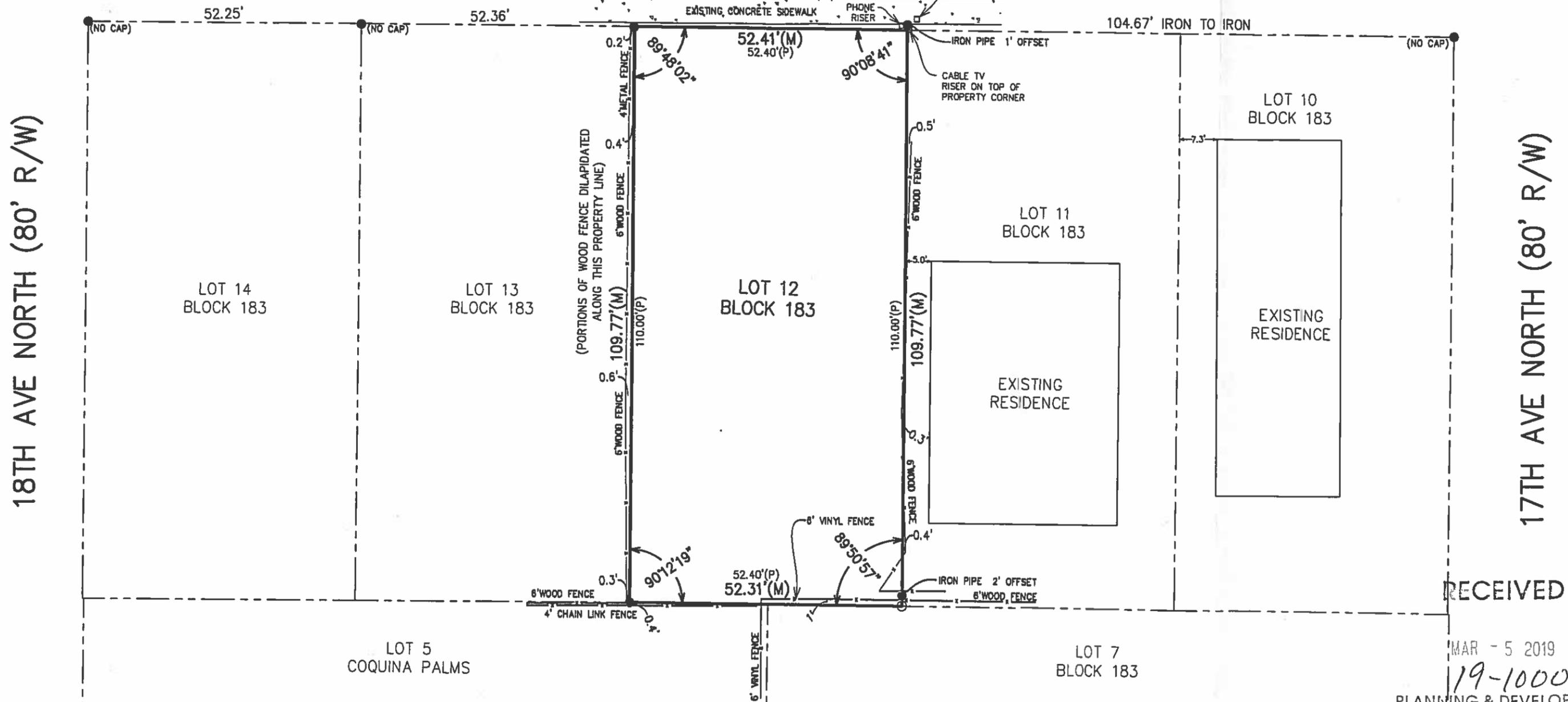

Heather Ireland, AICP
Planning and Development



MAP SHOWING BOUNDARY SURVEY OF
LOT 12 BLOCK 183 OF ELTON REALTY COMPANY'S REPLAT OF BLOCK 173, 183, 193 AND 203 OF PABLO BEACH, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 14 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

2ND STREET NORTH (50' R/W)

CERTIFIED TO:
 DESTINY P.A. HILL, LLC
 CENTERSTATE BANK, N.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 ROGERS TOWERS, P.A.



RECEIVED

MAR - 5 2019
 19-100033
 PLANNING & DEVELOPMENT

LEGEND	
●	FOUND 1/2" IRON (LB 8139), UNLESS NOTED
○	SET 1/2" IRON (LB 1704)
⊗	WATER METER
☆	CONCRETE LAMP POLE
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
R/W	RIGHT OF WAY
(BT)	BUILDING TIE TO PROPERTY LINE
BRL	BUILDING RESTRICTION LINE

- NOTES:
- NORTH ARROW SHOWN HEREON IS APPROXIMATE AND FOR PICTORIAL PURPOSES ONLY. TRUE NORTH MAY VARY.
 - THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 12031C0417H, DATED JUNE 3, 2013.
 - THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION WAS LOCATED OR SHOW.



Surveyed and Prepared By:
 Richard P.
CLARSON & ASSOCIATES, INC.
 Professional Surveyors and Mappers
 1643 Naldo Avenue, Jacksonville, FL 32207
 Phone: 904.396.2623 Website: clarsonfl.com

I hereby certify that this survey, performed under my responsible direction meets the minimum standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: September 11, 2018 Drafted By: SZ
 Survey Scale: 1"=20' Reviewed By: WDP
 Field Books and Pages: 916, 4 Project No. 17-193

Registered Surveyor No. 6793, State of Florida
WILLIAM D. PINKSTON
 SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

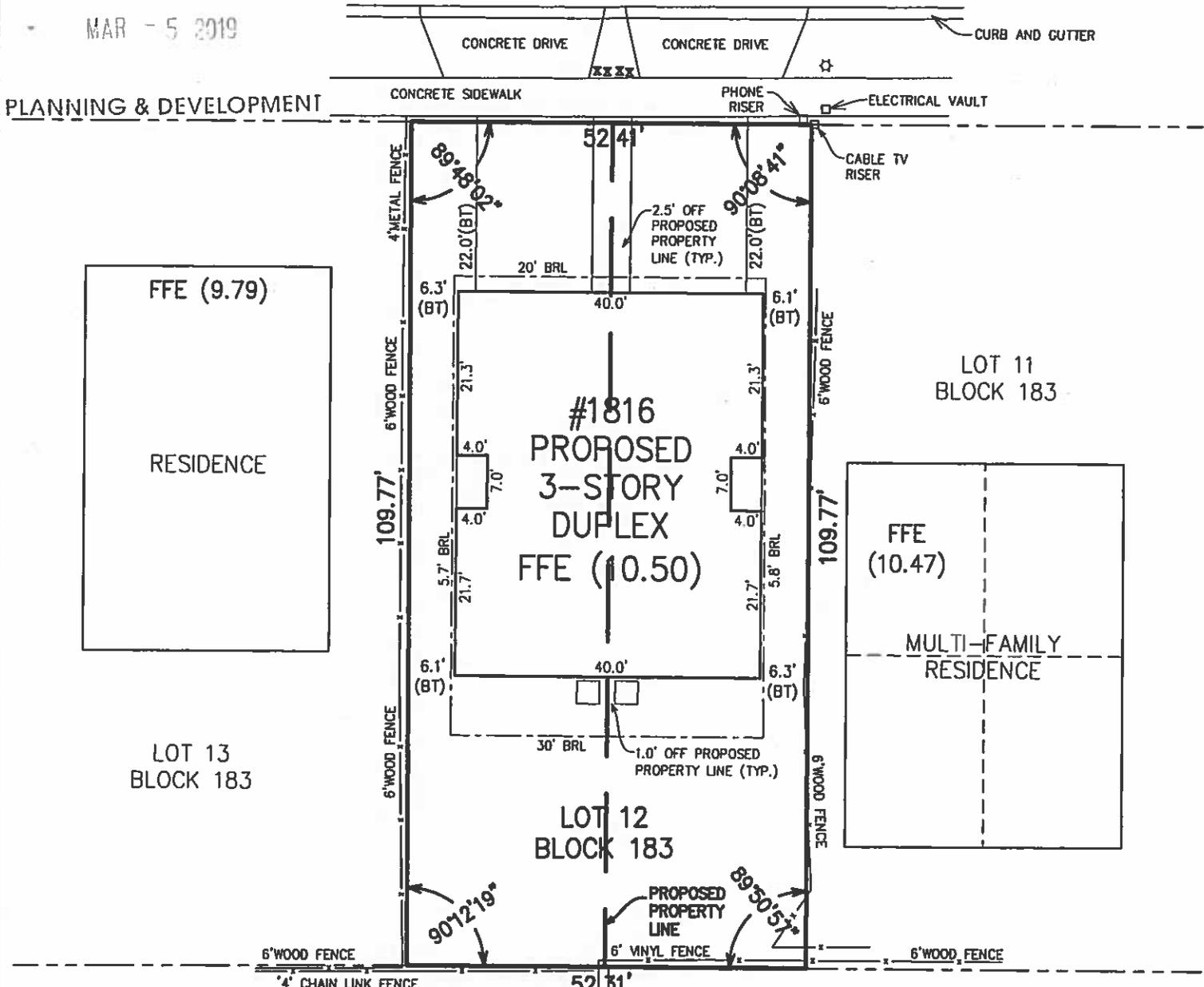
RECEIVED

2ND STREET NORTH (50' R/W)

Proposed #2

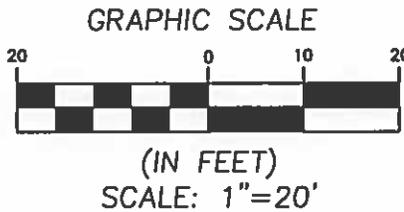
MAR - 5 2019

PLANNING & DEVELOPMENT



- XX.X = PROPOSED GRADE ELEVATION
- (XX.X) = EXISTING GRADE ELEVATION
- = DRAINAGE FLOW

PROPOSED LOT COVERAGE
 TOTAL LOT = 5748 SF (0.13 ACRES)
 IMPERVIOUS AREA = 2,674 SF
 TOTAL LOT COVERAGE = 46%



LEGEND	
⊗	WATER METER
⊛	CONCRETE LAMP POLE
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
R/W	RIGHT OF WAY
(BT)	TIE FROM PROPOSED RESIDENCE TO BOUNDARY
BRL	BUILDING RESTRICTION LINE
FFE	FINISH FLOOR ELEVATION

NOTES:

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2. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 12031C0417H, DATED JUNE 3, 2013.
3. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION WAS LOCATED OR SHOWN.
4. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS SPECIFIED OTHERWISE.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. GROUND ELEVATION AT FOUNDATION SHALL BE A MINIMUM OF 0.5' BELOW FINISHED FLOOR ELEVATION.
7. DOWNSPOUTS ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE 6" SOCK DRAIN PIPE WITH POP-UP EMITTERS PLACED AT PROPERTY LINE.
8. A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING.



Date: MARCH 5, 2019

Scale: 1"=20'

SITE PLAN

HILL RESIDENCE

1816 NORTH 2ND STREET,
JACKSONVILLE BEACH, FL

REVISIONS

NO.	DATE	DESCRIPTION

PETER A. HILL
P.E. NO. 83265