

to allow construction of a new single-family dwelling, for property legally described as *Lot 7, Block 5, Pine Grove Unit 4 S/D*.

Applicant: Ross Fanti, 1729 Sunset Drive, Jacksonville Beach, stated his hardship is his undersized, 9,132 square-foot lot in an RS-1 zone, which requires a minimum of 10,000 square feet. Additionally, RS-1 zoning requires a minimum of 90-foot width size across the lot, and the current lot only has 75 feet; the variance requests were made due to the lot's corner location. He added the request for a rear yard setback of 21 feet was both a personal preference and for complimenting the neighborhood; it allowed him to maintain the home design as one-story, rather than block any neighbors' views if he were to build a two-story home. The already-existing home on the lot would be demolished, and another would be built. The current house faces 4th Avenue North. Mr. Fanti is proposing the new construction face 15th Street North and has talked to the City about this change.

Discussion ensued regarding the rear, concrete covered patio, and the proposed setbacks. Ms. Osewalt stated the area necessary to achieve the minimum 10,000 square foot rule (868 square feet) would equal to less than the 10% additional coverage Mr. Fanti is requesting. Mr. Fanti responded it was also needed to maintain the home as single-story. Ms. Osewalt also questioned if he spoke to his rear neighbors about moving back eight feet to their property line, and he stated he has not.

Public Hearing:

The following spoke in favor of the variance application:

- Evan Greenfield, 1800 The Greens Way, Suite 208, Jacksonville Beach

Mr. Truhlar closed the public hearing.

Discussion:

Ms. Osewalt acknowledged a hardship is present but is not comfortable with the owner not speaking to his rear neighbors regarding the setbacks. Board members responded these neighbors would have been notified by letter from the City about these changes.

Motion: It was moved by Mr. Cummings, seconded by Mr. Reddington, to approve BOA# 19-100026, as written and discussed.

Roll Call Vote: Ayes— Scott Cummings, Sylvia Osewalt, Francis Reddington, and Jeff Truhlar

The motion was approved unanimously.

Mr. Truhlar made the recommendation BOA 19-100040 be discussed next, and the Board agreed.

(D) Case Number: BOA 19-100040

Owner/Applicant: Amanda and Andrew Davis

Property Address: 612 North 18th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-366(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet and for 34-366(e)(1)c.2, for a westerly side yard setback of 7.5 feet in lieu of 10 feet required and 34-366(e)(1)e., for 37% lot coverage in lieu of 35% maximum; and 34-366(e)(1)g., for an accessory structure (walkway) setback of 2.5 feet in lieu of 5 feet required,

Section 34-373(d) for a parking area setback of 0 feet, in lieu of 5 feet required; all to allow a carport to garage conversion and to relieve existing non-conformities, for property legally described as Lot 13, Block 7, *Surf Park Unit One*.

Owner: Amanda Davis stated she is requesting to alter the carport to make the house more square-shaped and allow the building of a garage. The home was purchased approximately two months ago and is undergoing renovations. She added she is reducing the footprint of the already-existing home and has spoken to her neighbor regarding carport changes, and he was in support of it. Mr. Knight informed the Board the current lot coverage is 37.1%, and the proposed construction reduces it by .1%. Mr. Truhlar questioned why the owner is maintaining the existing concrete driveway, which is a non-parking surface, and Ms. Osewalt added due to the lot's large size, there is no lot coverage issue.

Discussion ensued regarding the existing non-conformities. Mr. Cummings proposed to the owner removing the concrete to the left side of the property, and the Board incorporated additional ideas to reduce the proposed lot coverage and create privacy for the owners and the neighbor. Mr. Knight commented these propositions would reduce the size of the lot coverage by approximately 1%.

Public Hearing:

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

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Cummings spoke about eliminating the 7.5-foot setback request after speaking with Ms. Davis, which would increase the parking area setback to 2.5 feet, in lieu of 5 feet required.

Motion:

It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA# 19-100040, as written and read; for Sections 34-366(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet; 34-366(e)(1)c.2, for a westerly side yard setback of 7.5 feet in lieu of 10 feet required; 34-366(e)(1)c.2, for 37% lot coverage in lieu of 35% maximum; 34-366(e)(1)g., for an accessory structure (walkway) setback of 2.5 feet in lieu of 5 feet required; and 34-373(d), for a parking area setback of 2.5 feet, in lieu of 5 feet required; all to allow a carport to garage conversion and to relieve existing non-conformities.

Roll Call Vote:

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

The motion was approved unanimously.

The agent of the next two applications, John Atkins, 786 North 2nd Street, Jacksonville Beach, elected to defer cases BOA 19-100036 and 19-100038 to another date due to the existence of a quorum. When Mr. Reddington asked about the violation of the previously-granted variance for these applications, Mr. Atkins responded it was a mistake unnoticed by different entities, including himself, the engineer, and the Planning and Development Department.

(B) Case Number: BOA 19-100036

Owner: The Palms of Jacksonville, LLC
Applicant: Atkins Builders, Inc.
Agent: John Atkins
Property Address: 2062 & 2088 North 1st Street

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)f., for 45% lot coverage, in lieu of 41.5% previously approved lot coverage to correct an error in calculations, and allow a larger footprint on a new two-family dwelling; for property legally described as part of Lots I and 2, Block 202, together with the East half of a 12 foot alley, closed by City of Jacksonville Beach, Ordinance No. 5386, *Ocean Villa Replat.*

(C) Case Number: BOA 19-100038

Owner: The Palms of Jacksonville, LLC
Applicant: Atkins Builders, Inc.
Agent: John Atkins
Property Address: 2016 & 2023 North 1st Street

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)f., for 48.7% lot coverage, in lieu of 42.9% previously approved lot coverage to correct an error in calculations, and allow a larger footprint on a new two-family dwelling; for property legally described as part of Lots 1 and 2, Block 202, together with the East half of a 12 foot alley, closed by City of Jacksonville Beach, Ordinance No. 5386, *Ocean Villa Replat.*

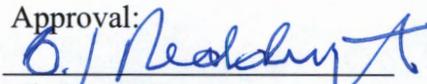
PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, May 21, 2019**. There are four (4) scheduled case.

ADJOURNMENT

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 8:40 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval: 
Chairperson
06-12-2019
Date