

on the property is 30 feet on one end and 22 feet on the other, and they are planning to make it more square-shaped.

Public Hearing:

Mr. Cummings read into the record letters and emails in support of the variance request from:

- Daniel Elmaleh, 1879 South First Street, Jacksonville Beach
- Steven Haerter, 106 19th Avenue South, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Mr. Moreland commented this lot is substandard, to which Ms. Osewalt agreed, and added the changes would improve in the neighborhood, as it would fit better with the surrounding homes. Mr. Cummings agreed.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100041, as presented and discussed.

Roll Call Vote: Ayes— Scott Cummings, John Moreland, Sylvia Osewalt, Gary Cater, and Francis Reddington

The motion was approved unanimously.

(B) Case Number: BOA 19-100068

Owner/Applicant: Benjamin and Brooke Holway

Property Address: 240 40th Avenue South

Legal Description: West ½ of Lot 4 and all of Lot 5, Block 1, *Avalon Unit No. 2*

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e, for 47.2% lot coverage in lieu of 35% maximum (42% previously approved) to allow for a pool and paver patio addition to an existing single-family dwelling.

Applicant: Benjamin Holway, 240 40th Avenue South, Jacksonville Beach, stated he has an undersized lot in an RS-1 zone, which requires a minimum of 10,000 square feet, and the lot in discussion is 7,650 square feet. Mr. Knight commented the current lot coverage is 39.8%. The applicant clarified for the Board pavers were in the red shading, and the pool was in blue on the survey. The applicant added he recently applied for a variance with a higher lot coverage, and the application was denied. He came back before the Board after discussing his options with Mr. Knight.

Previous and current variance applications were compared. Mr. Holway added he spoke with his neighbor, Melinda Mousa, 230 40th Avenue South, regarding this variance and she is in support of it. Setbacks were also discussed.

Public Hearing:

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

Mr. Reddington closed the public hearing.

Discussion:

Mr. Cummings commented he appreciates the applicant's efforts to negotiate a preferable plan for the City. Mr. Moreland and Ms. Osewalt both commented the lot is clearly substandard.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100068, as written and discussed.

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

The motion was approved unanimously.

(C) Case Number: BOA 19-100070

Owner/Applicant: Nancy C. and David S. Massey

Property Address: 39 35th Avenue South

Legal Description: Lot 10, Block 6, *Atlantic Shores Oceanfront Section Division "A"*

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; 34-336(e)(1)c.2, for side yard setbacks of 7.5 feet in lieu of 10 feet required; and 34-336(e)(1)e, for 47.2% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Nancy and David Massey, 2872 3rd Street South, Jacksonville Beach, stated they have a 6,180-foot substandard lot in RS-1 zoning, which requires a minimum of 10,000 Square feet. The lot dimensions are 50 x 123.6 feet, and the house on the property would be three stories. Neighboring lots were discussed.

Public Hearing:

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

Mr. Reddington closed the public hearing.

Discussion:

Lot sizes and neighborhood standards were discussed. Board stated this lot is undersized. Conversation ensued regarding lot percentage calculations and how they aid the Board in determining the reasonableness of the request.

Motion: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve BOA# 19-100070, as written and discussed.

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

The motion was approved unanimously.

(D) Case Number: BOA 19-100075

Owner/Applicant: Cynthia Williams Grossberg
Property Address: 1423 Constitution Place
Legal Description: Lot 26, *Constitution Cove*

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.3, for a rear yard setback of 16 feet in lieu of 30 feet required to allow for the conversion of an open patio into a covered screened porch at an existing single-family dwelling.

Applicant: Cynthia Grossberg and William Powers, 1423 Constitution Place, Jacksonville Beach, 3617 Red Oak Circle West, Orange Park, approached the Board to state their case. Ms. Grossberg stated she has an 11 x 22 foot open patio with a cement slab. The current lot coverage is 31% and would remain as such if the proposed variance is approved.

Public Hearing:

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

Discussion:

Board agreed this lot is substandard.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100075, as written and discussed.

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

The motion was approved unanimously.

(E) Case Number: BOA 19-100076

Owner/Applicant: Jay and Katherine Villanti
Agent: Jeff Swatkoski, Jr.
Property Address: 1867 Arden Way
Legal Description: Lot 19, Block 14, *Ocean Forest Unit 3*

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e, for 47.5% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 4.8 feet in lieu of 5 feet required to allow for the addition of pavers around a pool inside of an existing screen pool enclosure at an existing single-family dwelling.

Agent: Jay Villanti, 1822 Georgia Shore Road, Saint Albans, Vermont, stated he has a nonconforming lot and currently there is an existing oversized house. Mr. Villanti provided Board members photos [*on file*] to show the areas in discussion. Mr. Knight explained a screened pool enclosure is the only exemption that allows it to remain as an accessory structure. Surrounding neighbors were informed about this variance. There is a 50-foot drainage easement behind the property.

Public Hearing:

Mr. Cummings read into the record letters and emails in support of the variance request from:

- Gerald Stalnaker, 1868 Arden Way, Jacksonville Beach
- Mrs. L. A. Swann, 1865 Arden Way, Jacksonville Beach

Mr. Knight commented in order for Mr. Villanti to add pavers around the pool, he must obtain a permit from the City's Planning and Development Department.

Mr. Reddington closed the public hearing.

Discussion:

Mr. Moreland commented if it were not for the drainage easement in the back, he would not approve the variance. Ms. Osewalt agreed.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA# 19-100076, as written and discussed.

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

The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

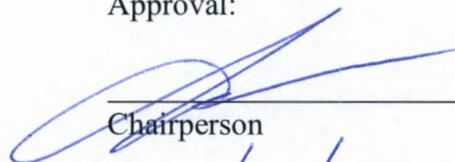
The next scheduled meeting is **Tuesday, July 2, 2019**. There are five (5) scheduled case.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:45 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:



Chairperson

7/16/19

Date