



Agenda

Board of Adjustment

Tuesday, July 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: Daniel Janson, Gary Cater

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held June 18, 2019

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS

- a. **Case Number:** BOA#19-100091
Applicant/Owner: Virginia and Graydon Mabry
Property Address: 3015 Ocean Drive South
Parcel ID: 181507-0000
Legal Description: Lot 3, Block 1, *Atlantic Shores Ocean Front Section-Division B*
Current Zoning: RS-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for side yard setbacks of 7 feet in lieu of 10 feet required and 34-336(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for construction of a new single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- b. **Case Number:** BOA#19-100093
Applicant/Owner: Sean Shapiro
Property Address: 1745 Pullian Street
Parcel ID: 179868-0700
Legal Description: Lots 7 and 8, Block 4, *Williams Coastal Boulevard Heights S/D*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for lot coverage of 43.6% in lieu of 35% maximum and 34-337(e)(1)g, for an accessory structure (walkway) setback of 3 feet in lieu of 5 feet required to allow for a pool with paver patio and walkway addition to an existing single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- c. **Case Number:** BOA#19-100094
Applicant/Owner: Dannean Hetzel
Property Address: 3963 America Avenue
Parcel ID: 181401-0500
Legal Description: Lot 17, together with the west ½ closed alley east of and adjacent thereto, Block 16, *Ocean Terrace*
Current Zoning: RS-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for the addition of a pool and paver patio to an existing single-family dwelling
Miscellaneous Info: One previously approved variance request [BOA#56-97].

Notes: _____

- d. **Case Number:** BOA#19-100096 and BOA#19-100097
Applicant: MaliVai Washington
Owner: Diamond Life Real Estate, Inc. (MaliVai Washington)
Property Address: 629 4th Avenue South
Parcel ID: 175840-0000
Legal Description: Lot 8, Block 37, *Pablo Beach South*
Current Zoning: RM-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)f, for 36% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- e. **Case Number:** **BOA#19-100100**
Applicant: Julie Marco
Owner: Mad Dog Land Holdings, LLC.
Agent: Craig Sommers
Property Address: 1181 10th Street South
Parcel ID: 176767-0000
Legal Description: Lots 7 and 8, Block 120, *Oceanside Park*
Current Zoning: I-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-377, for 5 parking spaces in lieu of 17 parking spaces required to allow for conversion of a warehouse building into a dog boarding and training facility with a covered training area**
Miscellaneous Info: No previous variance requests

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is August 6, 2019. There are six scheduled cases.

ADJOURNMENT

NOTICE

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.

Minutes of Board of Adjustment Meeting
held Tuesday, June 18, 2019, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida



CALL TO ORDER

Vice-Chairperson Francis Reddington called the meeting to order.

ROLL CALL

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

Building Official George Knight was also present.

EX-PARTE COMMUNICATION:

Mr. Moreland stated he spoke with a neighbor regarding case BOA# 19-100041, and they are in support of approving the variance.

APPROVAL OF MINUTES:

It was moved by Ms. Osewalt, seconded by Mr. Cummings, and passed unanimously to approve the following minutes:

- May 7, 2019
- May 21, 2019

CORRESPONDENCE: *None*

NEW BUSINESS:

(A) Case Number: BOA 19-100041

Owner/applicant: William and Ann Pinner Living Trust
Property Address: 1902 1st Street South
Legal Description: Lot 1 and the North ½ of Lot 2, Block "AA," Permenter's Replat of *South Pablo or Atlantic Camp Grounds*

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet required and 34-338(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling and detached one-car garage.

Applicant: William Pinner, 1902 1st Street South, stated he has a non-conforming 60 x 70 foot lot. The lot underwent rezoning for conditional use from a multi to a single family lot recently. The home is 4,200 square feet, and the minimum required per RS-3 zoning laws is 6,000 square feet. Ms. Osewalt discussed the previous variance application for this lot. Mr. Pinner explained the house

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

Date



APPLICATION FOR VARIANCE

BOA No. 19-100091

HEARING DATE 7/16/19

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

MAY 23 2019

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Virginia and Graydon Mabry Telephone: 904 228 0110
 Mailing Address: 2112 Birch Bark Court East E-Mail: Vmabry@gmail.com
JACKSONVILLE FL 32246

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

Landowner Name: Virginia and Graydon Mabry Telephone: 904 228 0110
 Mailing Address: 2112 Birch Bark Court East E-Mail: Vmabry@gmail.com
JACKSONVILLE FL 32246

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: 3015 Ocean Drive South Jacksonville Beach 32250

Legal description of property (Attach copy of deed): LOT 3 Block 1

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).
Side yard set backs of 7 feet in lieu of 10 feet required
lot coverage of 48.07 percent in lieu of thirty five percent (35%) for construction of a new single-family

AFFIDAVIT

I, Virginia Mabry, 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.

Virginia Mabry
 APPLICANT SIGNATURE PRINT-APPLICANT NAME DATE 5/22/19

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 22nd day of MAY, 2019 by Virginia Mabry, who is personally known to me or has produced FL Driver License identification.

Chandra Medford
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME
 CHANDRA MEDFORD
 Commission No. GG 283199
 Expires December 21, 2022
 Notary Public State of Florida
 (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: AO/VE

CODE SECTION (S): Section 34-336(e)(1)C2. for 5' side yard setbacks of 7' ± 10' required and (e)(1)e. for lot coverage of 49% ± 35% maximum to allow construction of a new single family dwelling.

Existing lot coverage = 55%.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100091

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.

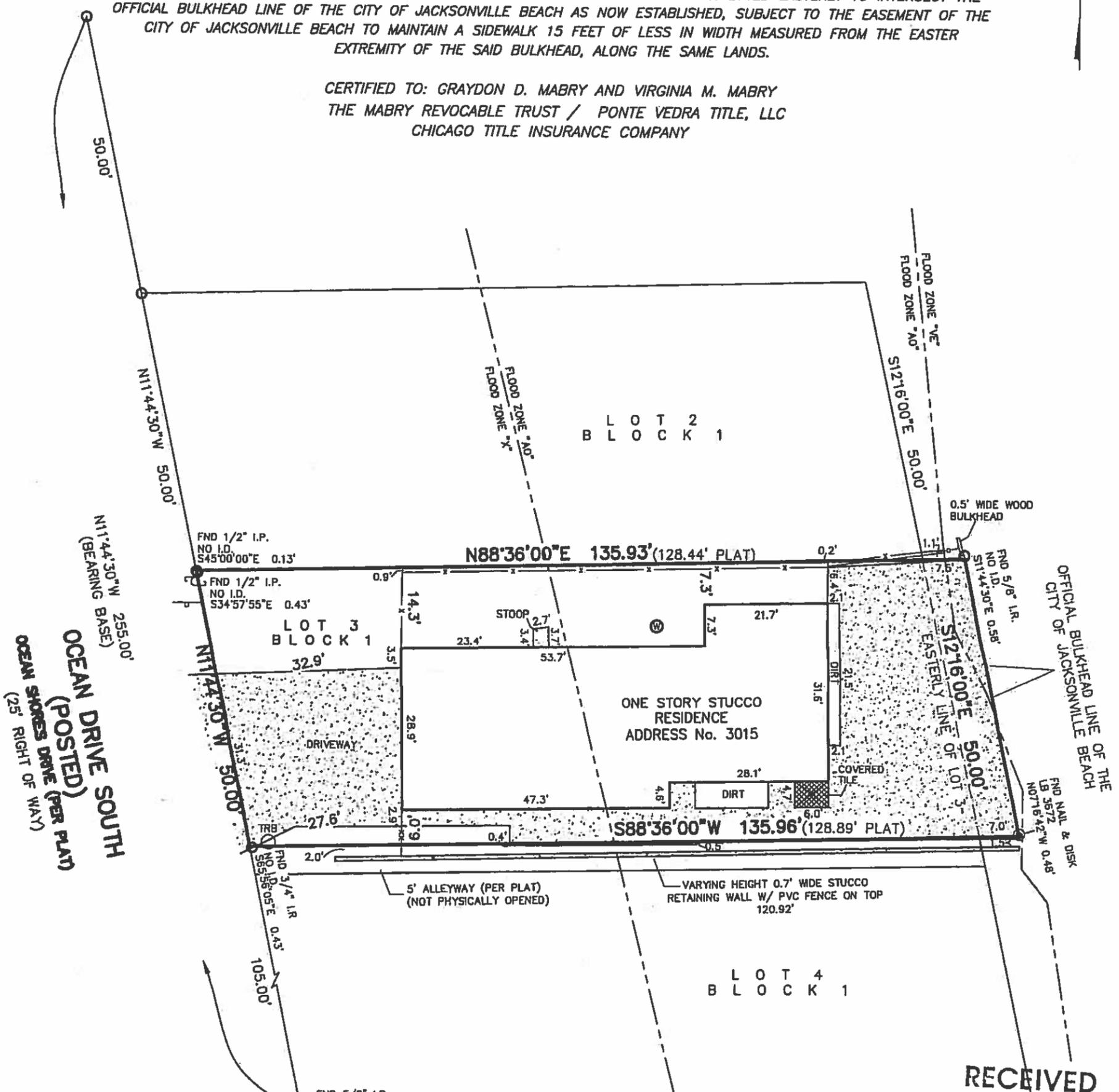
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Y	The lot is non conforming at 6,675 SF Conforming is 10,000 RECEIVED MAY 23 2019
Special circumstances and conditions do not result from the actions of the applicant.	Y	Adjacent homes on properties to North and South have existing homes on have similar setbacks and lot coverages to request. 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.	Y	There are precedences on that street of similar granted requests at: 3510 Ocean and 2700 Ocean
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.	Y	It would require a thinner house design along with a smaller footprint 1st floor footprint than other existing and new construction homes in the neighborhood.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	We are asking for 49 percent lot coverage in lieu of 35 due to the lot is non conforming at 6,675, (conforming is 10,000). The lot coverage of the existing home and concrete on the property is 3645 SF or 54.6%. We are asking for 7'-0" side setbacks in lieu of the 6.0' and 7.3' of the existing home on the property.
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.	Y	The new home would be set back further from ocean side of property from existing home and side setback of 7'-0" are consistent with current home on the property setbacks of 6.0' and 7.3'

MAP SHOWING BOUNDARY SURVEY OF LOT 3 BLOCK 1 AS SHOWN ON MAP OF ATLANTIC SHORES OCEAN FRONT SECTION - DIVISION B

AS RECORDED IN MAP BOOK 15 PAGE 92 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
TOGETHER WITH LANDS CONVEYED FROM THE CITY OF JACKSONVILLE BEACH BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

LOT THREE (3), BLOCK ONE (1), ATLANTIC SHOES, OCEAN FRONT SECTION, DIVISION "B", AS DESCRIBED IN PLAT BOOK 15,
PAGE 92, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH ALL LAND ABIDDING AND
LYING EAST OF THE EAST LINE OF SAID LOT THREE (3) AND BETWEEN THE NORTH LINE OF LOT THREE (3), AND THE
SOUTH LINE OF LOT THREE (3), AS ABOVE CONVEYED IF THE SAID LINES WERE PROJECTED EASTERLY TO INTERSECT THE
OFFICIAL BULKHEAD LINE OF THE CITY OF JACKSONVILLE BEACH AS NOW ESTABLISHED, SUBJECT TO THE EASEMENT OF THE
CITY OF JACKSONVILLE BEACH TO MAINTAIN A SIDEWALK 15 FEET OF LESS IN WIDTH MEASURED FROM THE EASTER
EXTREMITY OF THE SAID BULKHEAD, ALONG THE SAME LANDS.

CERTIFIED TO: GRAYDON D. MABRY AND VIRGINIA M. MABRY
THE MABRY REVOCABLE TRUST / PONTE VEDRA TITLE, LLC
CHICAGO TITLE INSURANCE COMPANY



- ⊙ - DENOTES FND NAIL & DISK LB 3672 UNLESS OTHERWISE NOTED
- ⊙ - DENOTES FND 1/2" I.P. NO I.D. UNLESS OTHERWISE NOTED
- ⊙ - DENOTES TELECOM RISER BOX
- ⊙ - DENOTES 2" PVC WELL
- ⊙ - DENOTES 10" POWER POLE
- ⊙ - DENOTES STREET SIGN
- ⊙ - DENOTES 4' WOOD FENCE
- ⊙ - DENOTES 3' WOOD FENCE PLANNING & DEVELOPMENT
- ⊙ - DENOTES 4' WROUGHT IRON FENCE
- ⊙ - DENOTES CONCRETE

RECEIVED
MAY 23 2019
19-100091
PLANNING & DEVELOPMENT

MORTGAGE: W.O. #161994; 03-09-18 (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 LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X, AO (DEPTH 2'), & VE (EL 14)" AS SHOWN
ON FLOOD INSURANCE RATE MAP 0419 H FOR DUVAL COUNTY, FLORIDA, F.I.R.M INDEX DATE 06-03-13

UNDERGROUND ENCRDACHMENTS NOT LOCATED

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

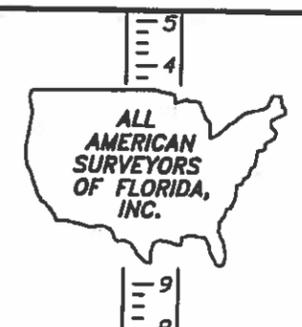
Legend	
COV.	COVERED
FND.	FOUND
ESMT	EASEMENT
CONC	CONCRETE
MON.	MONUMENT
I.P.	IRON PIPE
I.R.	IRON ROD
Δ	DELTA ANGLE
CH	CHORD
A	ARC LENGTH
R	RADIUS
C	CALCULATED
D	DEED
PLAT	PLAT
RADIAL	RADIAL LINE
CEN	CENTER LINE
R/W	RIGHT-OF-WAY
A	ACTUAL
W	WITNESS
F.F.E.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER
I.D.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

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCRDACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.

SCALE 1"=20'
DATE 03-09-18

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647
MICHAEL A. GARRETT, No. 6643

James D. Harrison 3/13/18
FLORIDA REGISTERED SURVEYOR AND MAPPER





APPLICATION FOR VARIANCE

BOA No. 19-100093
HEARING DATE 7-16-2019

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.

RECEIVED

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.

MAY 28 2019

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Sean Shapiro Telephone: 904-607-5031
 Mailing Address: 1745 Pulliam St E-Mail: _____
Jacksonville Beach, FL 32250

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

Landowner Name: Sean Shapiro Telephone: 904-607-5031
 Mailing Address: 1745 Pulliam St 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

VARIANCE DATA

Street address of property AND Real Estate Number: 1745 Pulliam Street CRE# 179868-0700
 Legal description of property (Attach copy of deed): Lots 7 + 8, Block 4, Williamscoastal Blvd Height
 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 of 45% in lieu of 35% to allow for new pool & paver installation in backyard
request for paver sidewalk 3' setbacks in lieu of 5' on North side of lot.

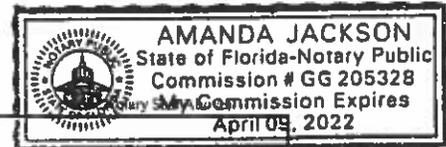
AFFIDAVIT

I, Sean Shapiro, 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 Sean Shapiro PRINT APPLICANT NAME 5/22/19 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 22 day of May, 2019 by Sean Shapiro, who is personally known to me or has produced personally known as identification.

[Signature] NOTARY PUBLIC SIGNATURE Amanda Jackson PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S): Section 34-337 (e)(1)b. for 43.6% lot coverage ILO 35% maximum and (e)(1)g. for an accessory structure (walkway) setback of 3' ILO 5' required to allow a pool with paver patio and walkway addition to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100093

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	lot is undersized in width
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	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	RECEIVED MAY 29 2019
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	PLANNING & DEVELOPMENT

1745 Pullian Street Lot Coverage Variance

Lot Size: 7625 SF

Zoning: RS-2

Allowable Lot Coverage: 35%

Current Impervious Area:

Driveway: 600 SF

House: 995 SF

Garage: 407 SF

Front Porch: 56 SF

Rear Porch: 330 SF

A/C Pad: 12 SF

Outdoor Shower: 40 SF

Total Current Impervious Area: 2,440 SF

Current Lot Coverage: $2440/7625 = 32\%$

Future Plans:

Pool Size: $15 \times 30 = 450$ SF (Not used in Calculations)

Pavers between Rear Porch and Pool: $10 \times 34 = 340$ SF

Pavers on Sides of Pool: $15 \times 4 = 60$ SF

Pavers Between Pool and Rear Setback: $10 \times 34 = 340$ SF

Paver Walkway On North Side of Backyard: $3 \times 50 = 150$ SF

Additional SF of Impervious Area: 890 SF

Future Impervious Area: 3330 SF

Future Lot Coverage Required: $3330/7625 = 43.6\%$

RECEIVED

MAY 28 2019

19-100093
PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 19-10094HEARING DATE 7/16/19

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

MAY 31 2019

APPLICANT INFORMATION

Applicant Name: Dannean Hetzel Telephone: (301) 395-5852
 Mailing Address: 3963 America Ave E-Mail: dannean77@yahoo.com
Jacksonville Beach, FL 32250

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

Landowner Name: Dannean Hetzel Telephone: (301) 395-5852
 Mailing Address: 3963 America Ave E-Mail: dannean77@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: 3963 America Ave 181401-0500

Legal description of property (Attach copy of deed): Lot 17 w/ West 1/2 closed alley east of Block 16 Ocean Terrace

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).
Owner wishes to add a swimming pool and patio
To an existing Home.
Requesting a 49% lot coverage in lieu of 35%.

AFFIDAVIT

I, Dannean Hetzel, 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] Dannean Hetzel 5-17-19
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 17th day of May, 2019 by LaToya Gaitor, who is personally known to me or has produced FI DL as identification. Commission Expires 07/07/2020 Commission No. GG 9886

[Signature] LaToya Gaitor
 NOTARY PUBLIC SIGNATURE 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)e. for 49% lot coverage s/o 35% maximum to allow the addition of a pool and paver patio to an existing single family dwelling.

Existing lot coverage = 43%.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100094

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

Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	no	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">MAY 31 2019</p> <p style="text-align: center;">PLANNING & DEVELOPMENT</p>
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	
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.	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	



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

July 17, 1997

Douglas and Melissa Sanders
3963 America Avenue
Jacksonville Beach, FL 32250

RE: Case No. BOA 56-97
3963 America Avenue

Dear Mr. and Mrs. Sanders:

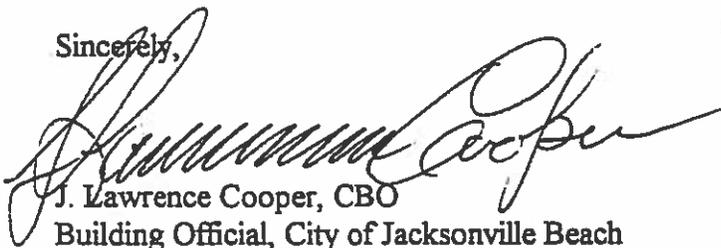
The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. July 15, 1997 to consider your variance application.

As indicated in the application, the request was for a variance of a rear yard of (28') twenty-eight feet in lieu of (30') thirty feet to allow a screened enclosure over and existing rear yard patio. This request was granted as written.

You are required to apply for a building permit for this project. A copy of the building permit application is attached, please complete and submit the application along with two copies of your plans and two copies of your survey to our office before you begin work on this project.

If you have any questions regarding this variance, please feel free to call me at (904)247-6235.

Sincerely,



J. Lawrence Cooper, CBO
Building Official, City of Jacksonville Beach

JLC/lis

Attachment

L-11119

MAP SHOWING BOUNDARY SURVEY OF

LOT 17, TOGWTHER WITH THE WEST 1/2 CLOSED ALLEY

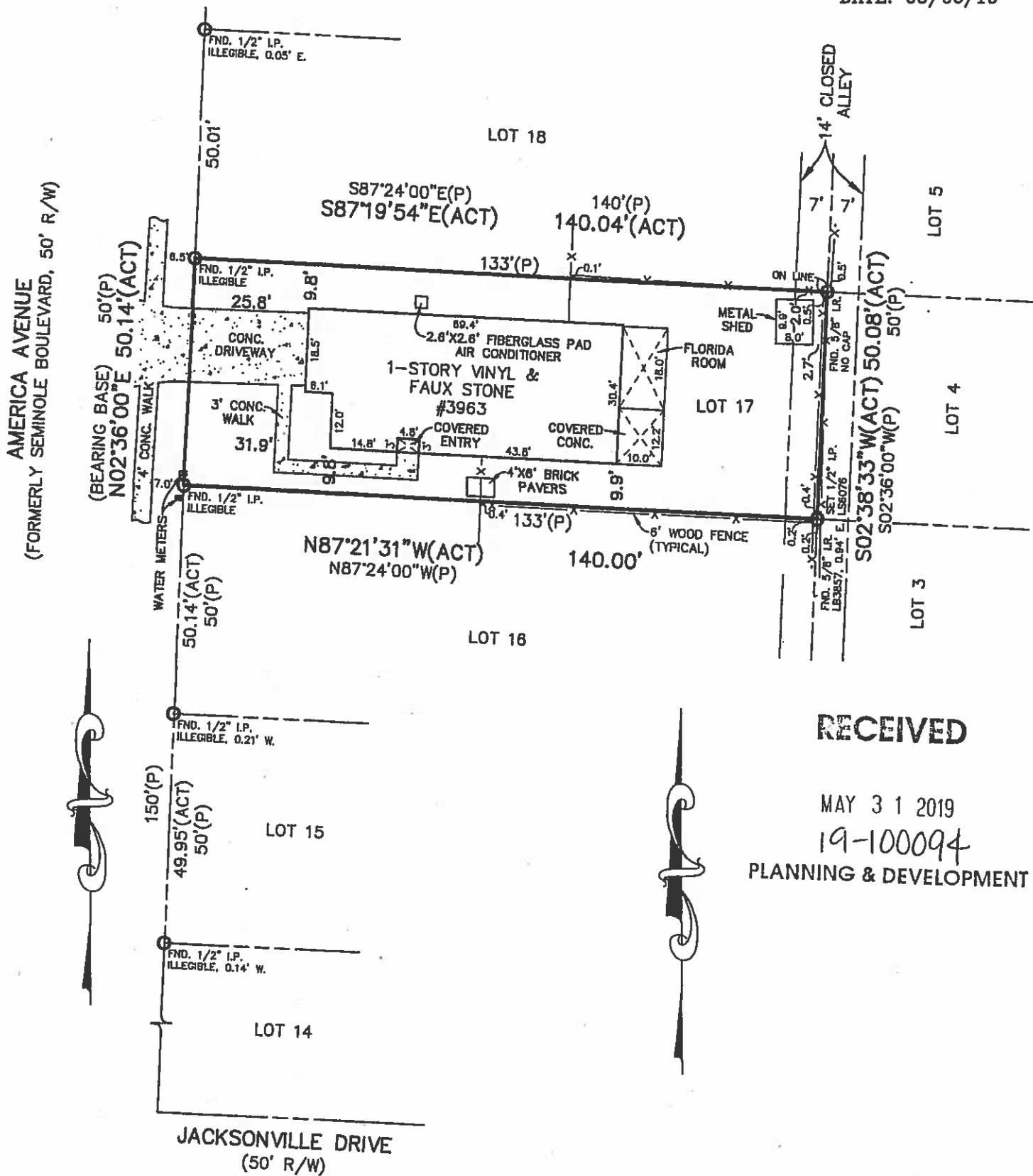
EAST OF AND ADJACENT THERETO, BLOCK 16, OCEAN TERRACE

AS RECORDED IN PLAT BOOK 10, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

CERTIFIED TO: DANNEAN J. HETZEL; GOLDEN DOG TITLE & TRUST;
FIDELITY NATIONAL TITLE; BANK OF ENGLAND

SCALE: 1"=30'

DATE: 05/08/19



RECEIVED

MAY 31 2019
19-100094
PLANNING & DEVELOPMENT

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. BEARINGS BASED ON PLAT AS SHOWN UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0419J FOR DUVAL COUNTY, FLORIDA, DATED 11/02/18.

C & C LAND SURVEYORS, INC.
774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
(904) 287-0407 - LICENSED BUSINESS NO. 7390

ABBREVIATIONS USED

A	ARC LENGTH	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
(ACT)	ACTUAL	MON.	MONUMENT
B.R.L.	BUILDING RESTRICTION LINE	(P)	PLAT
CH	CHORD DISTANCE	P.C.	POINT OF CURVATURE
CONC.	CONCRETE	P.C.C.	POINT OF COMPOUND CURVATURE
C	CENTERLINE	P.I.	POINT OF INTERSECTION
Δ	DELTA	P.R.C.	POINT OF REVERSE CURVATURE
ESMT	EASEMENT	P.T.	POINT OF TANGENCY
F.F.E.	FINISH FLOOR ELEVATION	R/W	RIGHT OF WAY
FND.	FOUND	R	RADIUS
LP.	IRON PIPE	(R)	RADIAL
LR.	IRON ROD	TAN	TANGENT
OHL	OVERHEAD LINE(S)	(W)	WITNESS
LB	LICENSED BUSINESS	P.N.T.	POINT OF NON-TANGENCY
LS	LICENSED SURVEYOR		

ALL MAPPED FEATURES SHOWN HEREON WERE PERFORMED UNDER MY DIRECT SUPERVISION AND DIRECTION. THIS MAP/SURVEY MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THIS MAP/SURVEY IS NOT VALID WITHOUT SIGNATURE AND RAISED SEAL
SAMUEL C. COOLER

PROFESSIONAL SURVEYOR & MAPPER NO. LS 6076



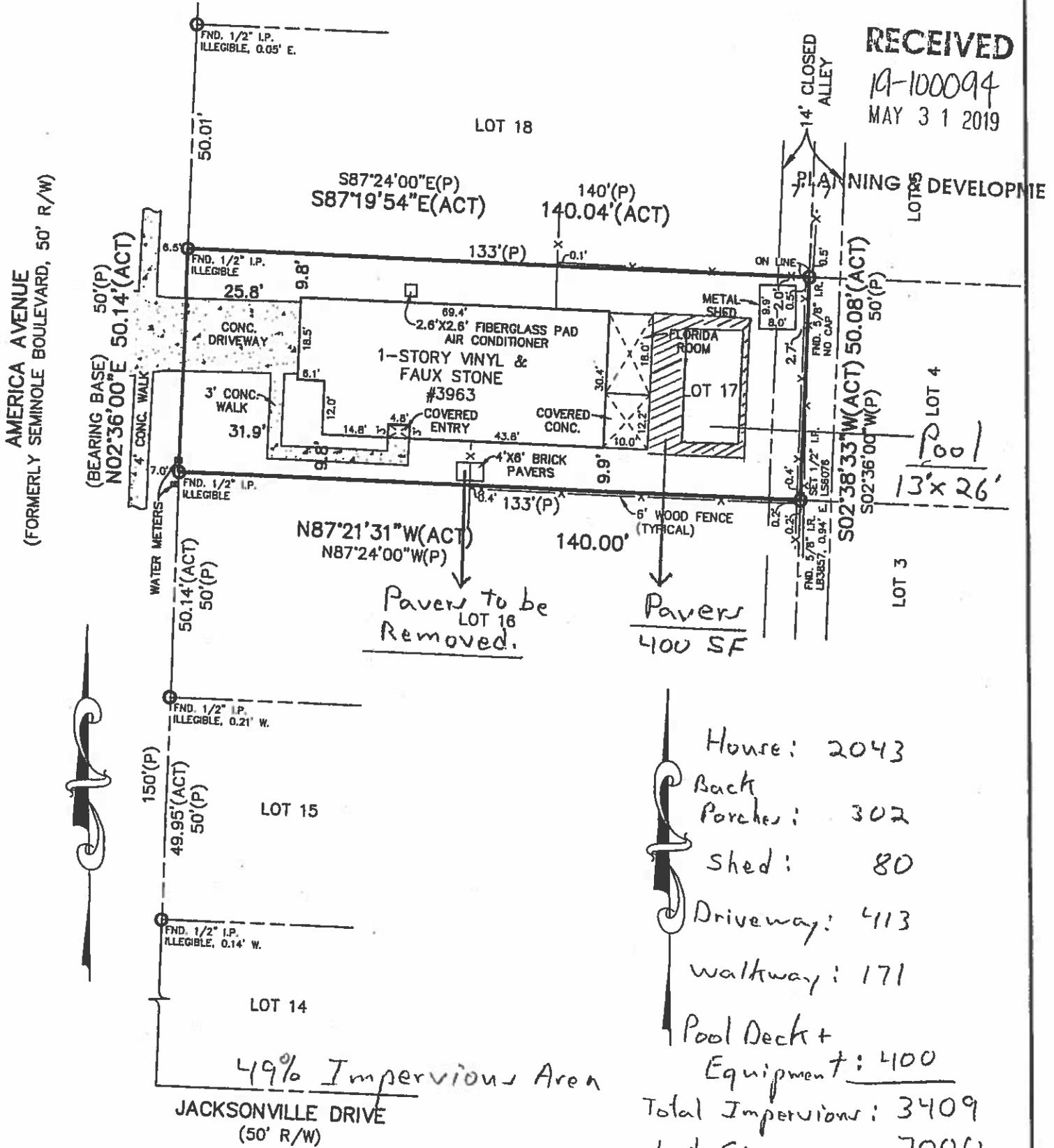
MAP SHOWING BOUNDARY SURVEY OF LOT 17, TOGWTHER WITH THE WEST 1/2 CLOSED ALLEY EAST OF AND ADJACENT THERETO, BLOCK 16, OCEAN TERRACE AS RECORDED IN PLAT BOOK 10, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

CERTIFIED TO: DANNEAN J. HETZEL; GOLDEN DOG TITLE & TRUST; FIDELITY NATIONAL TITLE; BANK OF ENGLAND

SCALE: 1"=30'

DATE: 05/08/19

RECEIVED
19-100094
MAY 31 2019



House: 2043
Back Porches: 302
Shed: 80
Driveway: 413
walkway: 171
Pool Deck + Equipment: 400
Total Impervious: 3409
Lot Size 7000

49% Impervious Area

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. BEARINGS BASED ON PLAT AS SHOWN UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0419J FOR DUVAL COUNTY, FLORIDA, DATED 11/02/18.

C & C LAND SURVEYORS, INC.
774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
(904) 287-0407 - LICENSED BUSINESS NO. 7390

ABBREVIATIONS USED

A	ARC LENGTH	N.G.V.D.	NATIONAL GEODETIC
(ACT)	ACTUAL		VERTICAL DATUM
B.R.L.	BUILDING	MON.	MONUMENT
CH	RESTRICTION LINE	(P)	PLAT
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ESMT	DELTA	P.R.C.	POINT OF REVERSE CURVATURE
F.F.E.	EASEMENT	P.T.	POINT OF TANGENCY
LS	FINISH FLOOR ELEVATION	R/W	RIGHT OF WAY
FND.	FOUND	R	RADIUS
I.P.	IRON PIPE	(R)	RADIAL
L.R.	IRON ROD	TAN	TANGENT
O.H.L.	OVERHEAD LINE(S)	(W)	WITNESS
LB	LICENSED BUSINESS	P.N.T.	POINT OF NON-TANGENCY
LS	LICENSED SURVEYOR		

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THIS MAP/SURVEY IS NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

SAMUEL C. COOLER
STATE OF FLORIDA

PROFESSIONAL SURVEYOR & MAPPER NO. LS. 6076





APPLICATION FOR VARIANCE

BOA No. 19-100097
HEARING DATE 7/11/19

19-100096

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
JUN - 6 2019

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: MaliVai Washington Telephone: (904) 477-5983
Mailing Address: 554 Jacksonville Dr E-Mail: Malw@DiamondLifeRealEstate.com
Jacksonville Beach, FL 32250

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

Landowner Name: Diamond Life Real Estate, Inc (MaliVai Washington) Telephone: (904) 477-5983
Mailing Address: 554 Jacksonville Dr. E-Mail: Malw@DiamondLifeRealEstate.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

175840-0000

VARIANCE DATA

Street address of property AND Real Estate Number: 629 4th Ave South, Jacksonville Beach, FL 32250
Legal description of property (Attach copy of deed): Pablo Beach South Lot 8 Block 37
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).
Variance request is for 35.94% lot coverage in lieu of 35%

AFFIDAVIT

I, MaliVai Washington, 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.

MaliVai Washington
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE 6-6-19

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 6th day of June, 2019 by MaliVai Washington, who is personally known to me or has produced _____ as identification.

Chandra Medford
NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X

CODE SECTION (S): Section 34-339 (e)(1)f. for 36% lot coverage ILO
35% required to allow for construction of a new two family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

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

Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	NO	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JUN - 3 2019</p> <p style="text-align: center;">PLANNING & DEVELOPMENT</p>
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	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	

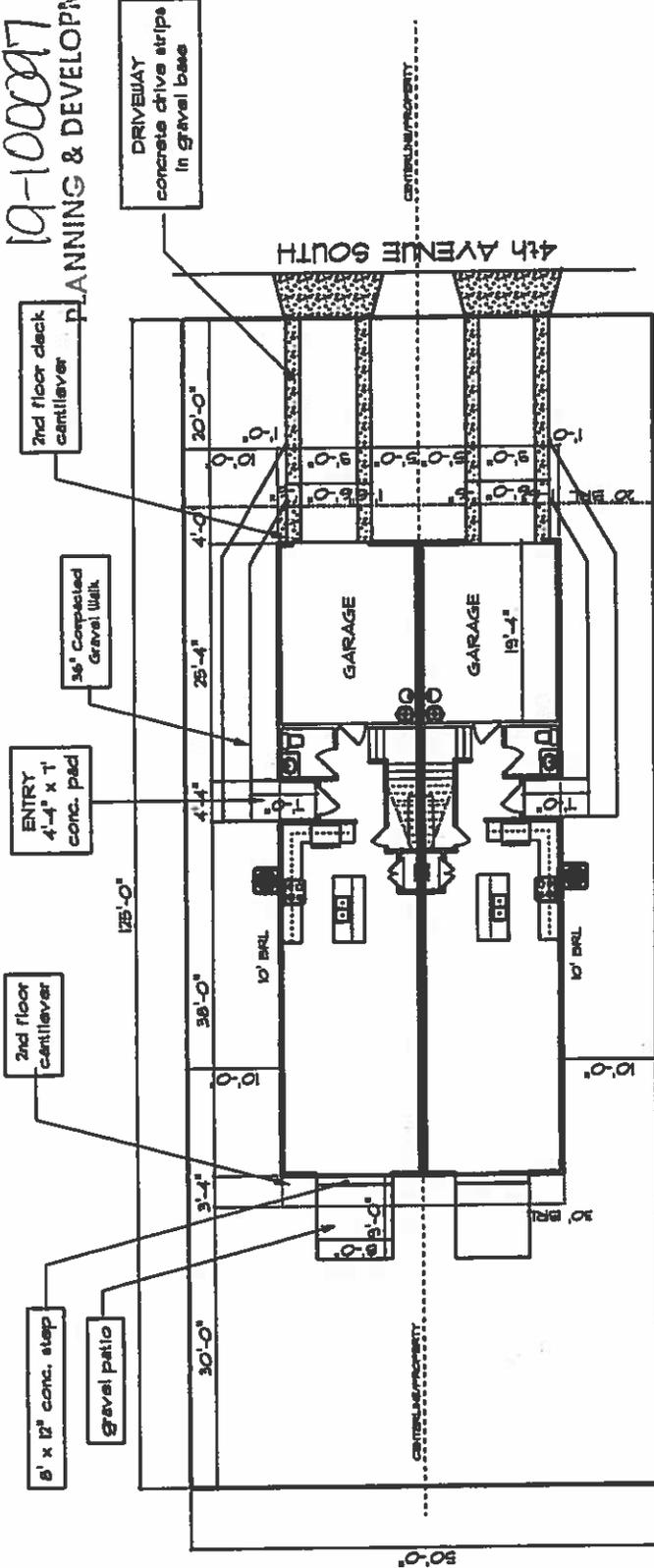
RECEIVED

19-100096

JUN - 6 2019

19-100097

PLANNING & DEVELOPMENT



SITE PLAN

SCALE: 1" = 20'-0"

LOT COVERAGE:

SITE SQUARE FOOTAGE:	6,250 SF
BUILDING COVERAGE:	2246 sf - 35.94%
Main Structures:	1408 sf
Garages:	590 sf
Covered Entries:	56 sf
A/c pads:	32 sf
Driveway, patio step:	160 sf

DIAMOND LIFE REAL ESTATE, INC
 Duplex Residence
 Lot 8, Block 37 - Pablo Beach South
 Jacksonville Beach, Florida

PREPARED BY:

EXACTA LAND SURVEYORS

Serving all of Florida



PROPERTY ADDRESS: 629 4TH AVENUE S, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 1812.1895

FIELD WORK DATE: 12/19/2018 REVISION DATE(S): (REV:0 12/24/2018)

18121895
BOUNDARY SURVEY
DUVAL COUNTY

RECEIVED

JUN - 3 2019

19-100096

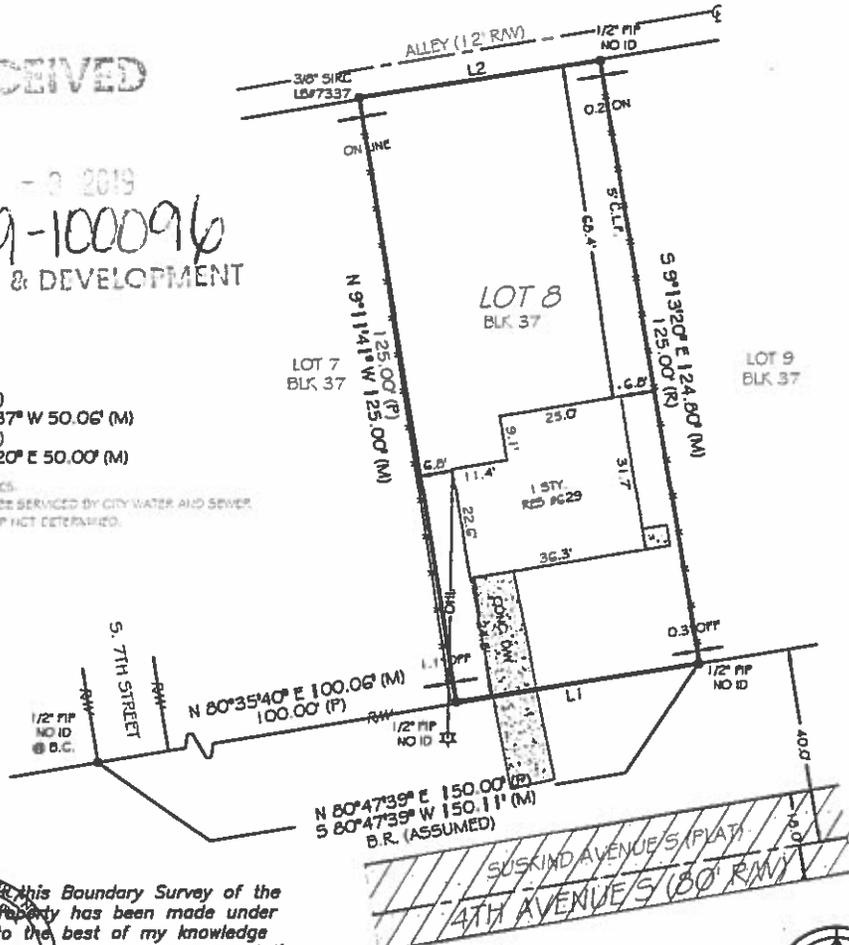
PLANNING & DEVELOPMENT

TABLE:

- L1 50.00' (P)
- 5 81°11'37" W 50.06' (M)
- L2 50.00' (P)
- N 81°25'20" E 50.00' (M)

SURVEYOR'S NOTES:

LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER.
FENCE OWNERSHIP NOT DETERMINED.



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 8473



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Constructed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X500. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 11/02/18.

POINTS OF INTEREST

NONE VISIBLE

CLIENT NUMBER:

DATE: 12/24/18

BUYER: Diamond Life Real Estate, Inc

SELLER:

CERTIFIED TO: DIAMOND LIFE REAL ESTATE, INC



AFFILIATE MEMBERS

EXACTA LAND SURVEYORS, INC.

11940 Fairway Lakes Drive, Suite 111, Ft. Myers, FL 33913
18# 7337 | P: 866.735.1916 | F: 866.744.2882

Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115



APPLICATION FOR VARIANCE

BOA No. 19-100100

HEARING DATE 7/16/19

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.

JUN - 4 2019

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Julie Marco Telephone: 904-372-4608
 Mailing Address: 949 12th Ave South E-Mail: info@jetspots.net
Trux Bch., FL 32250
 Agent Name: Craig Sommers Telephone: 904/249-0698
 Mailing Address: 3701 15th Ave S E-Mail: csommers@dcae.net
Jacksonville Beach, FL 32250
 Landowner Name: Julie Marco (Mad Dog Land Holding LLC) Telephone: 904-372-4608
 Mailing Address: 949 12th Ave South E-Mail: info@jetspots.net
Tax Bch., 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: 1181 NUMBER 10th St South Jacksonville
 Legal description of property (Attach copy of deed): Lot 7 & 8, Block 120 Beach, FL
 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) 32250
Reduction of the required parking spaces from 17 spaces (3300sf / 200sf per space) to 5 parking spaces. The special need is because most of the building will be occupied by dog kennels and for indoor dog training and the outside area will be used for a covered door training area.

AFFIDAVIT

I, Julie Marco, 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.

Julie Marco
APPLICANT SIGNATURE

Julie Marco
PRINT APPLICANT NAME

6/5/2019
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 5th day of June, 2019 by Julie Marco who is personally known to me or has produced FL driver's license as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

Chandra Medford
PRINT NOTARY NAME

 CHANDRA MEDFORD
Commission No. GG 283199
Expires December 21, 2022
Notary Public State of Florida
(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: I-1 FLOOD ZONE: X

CODE SECTION (S): Section 34-377 for 5 parking spaces vs 17 required to allow conversion of a warehouse building into a dog training and boarding facility with a covered training area.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100100

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.

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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	The building will be primarily occupied by dogs for kennels and for training.
Special circumstances and conditions do not result from the actions of the applicant.		RECEIVED JUN - 4 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.		PLANNING & DEVELOPMENT 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.		
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.		

Jet Set Pets

19-100100



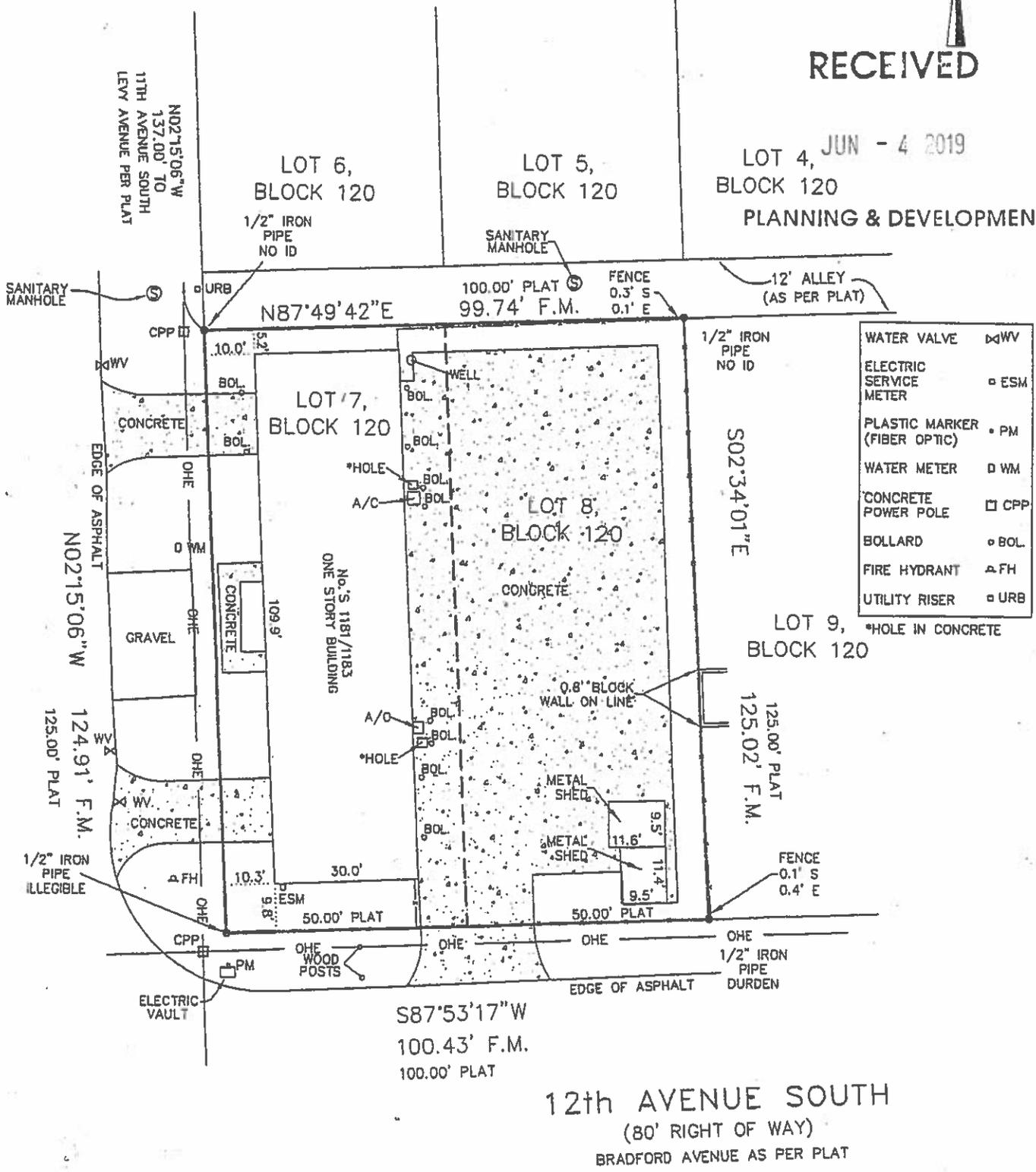
RECEIVED

JUN - 4 2019

LOT 4, BLOCK 120
PLANNING & DEVELOPMENT

LOT 6,
BLOCK 120

LOT 5,
BLOCK 120



WATER VALVE	◻dWV
ELECTRIC SERVICE METER	◻ESM
PLASTIC MARKER (FIBER OPTIC)	◻PM
WATER METER	◻WM
CONCRETE POWER POLE	◻CPP
BOLLARD	◻BOL
FIRE HYDRANT	◻FH
UTILITY RISER	◻URB

10th STREET SOUTH
(50' RIGHT OF WAY)

12th AVENUE SOUTH
(80' RIGHT OF WAY)
BRADFORD AVENUE AS PER PLAT

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

NOTES

- BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF 10th AVENUE S. AS BEING N02°15'06"W, ASSUMED.
- THIS IS A BOUNDARY SURVEY.
- ELEVATIONS SHOWN THUS (15.0) REFER TO US DEPARTMENT OF COMMERCE NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD OF 1988)
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONES: UNSHADED "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 12002B_0419_H; MAP REVISED DATE: JUNE 3, 2013 MAP NUMBER 12031C0419H.
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

LEGEND

- OHE— OVERHEAD ELECTRIC
- x-x DENOTES 6' CHAIN LINK FENCE
- DENOTES PROPERTY CORNERS SET (AS NOTED)
- DENOTES PROPERTY CORNER FOUND (AS NOTED)
- x DENOTES CROSS CUT

DATE	JANUARY 23, 2018
SCALE	1" = 30'
JOB NO.	44881
F. BOOK(S)	524
PAGE(S)	5 - 6
COMPUTER FILE NAME	44881-OCEANSIDE-PARK.DWG
	(JW ON SERVER)

A & J LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 6661
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
201 1727

10th STREET SOUTH

(50' RIGHT OF WAY)

ELECTRIC VAULT

CPP

OHE

OHE

OHE

OHE

URB

BOL.

BOL.

OHE

OHE

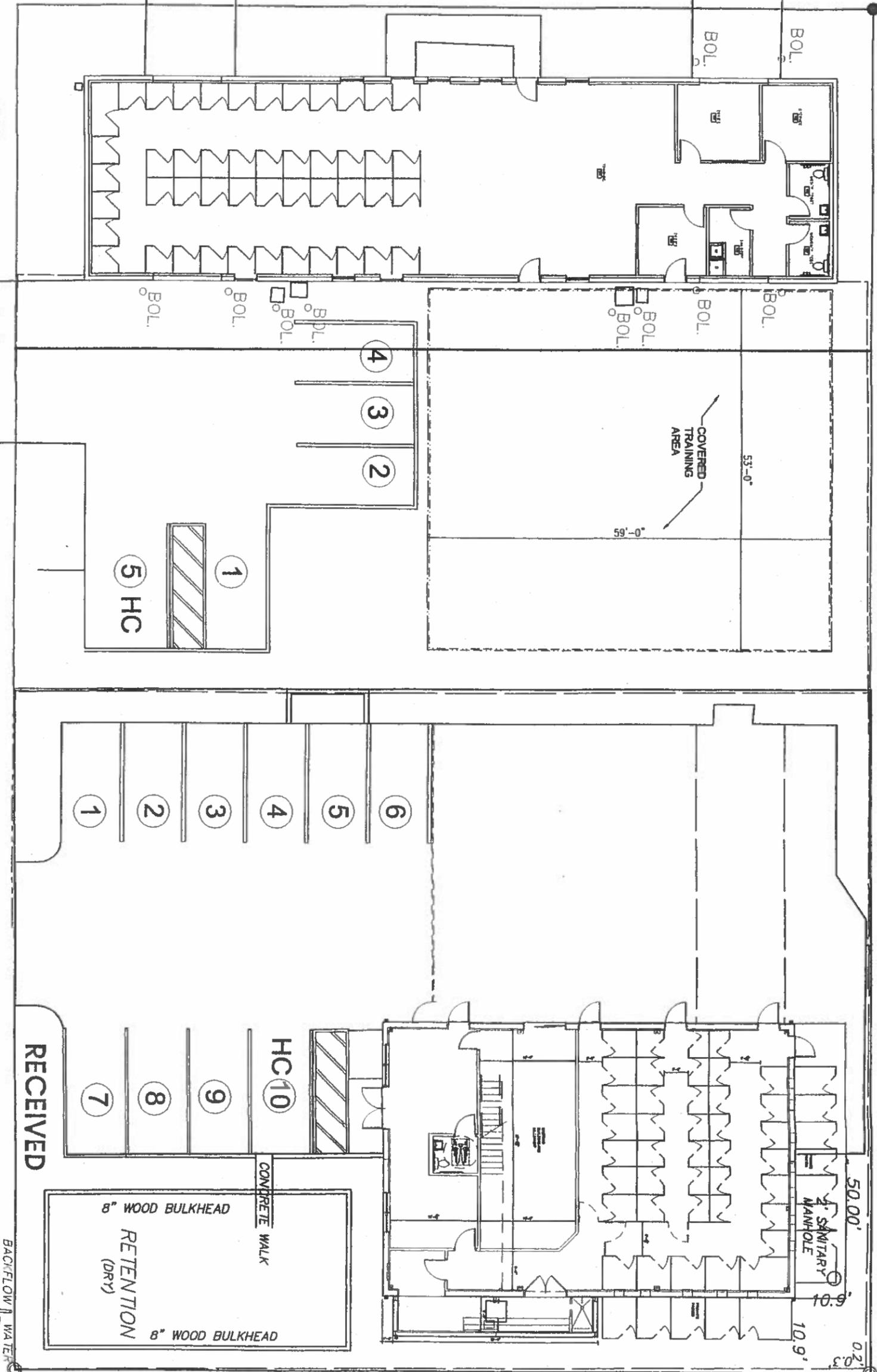
OHE

OHE

EDGE OF ASPHALT

SCALE: 1/16" = 1'-0"

SITE PLAN



TWELFTH (12TH) AVENUE SOUTH

PLANNING & DEVELOPMENT

JUN - 4 2019

BACKFLOW WATER PREVENTER DIMETER 4
CABLE RISER
WOOD P.B. BENCH IN WOOD ELEV=15

RECEIVED

8" WOOD BULKHEAD
RETENTION (DRY)
8" WOOD BULKHEAD

CONCRETE WALK

HC10

50.00'
10.9'
6.0'
0.23'

2" SANITARY MANHOLE

SHEET TITLE: SITE PLAN		
NO.	DATE	REVISION

BUILDING REMODEL
JET SET PETS

1181
10th ST SOUTH
JACKSONVILLE BEACH, FL 32250

USA
DOHERTY SOMMERS ARCHITECTS ENGINEERS, INC.
370 15th Ave S; Units A & B
Jacksonville Beach, FL 32250
904.249.0698 p
904.241.0691 f
www.dsae.net
Florida Certificate of Auth No: 00009393
Florida License No.: AA26000952

CRAIG A. SOMMERS, A ARCHITECT - AR001841

DRAWN BY: CAS
CHECKED BY: CAS
DATE: 08-04-19
SHEET
A-3

10th STREET SOUTH

(50' RIGHT OF WAY)

SCALE: 1/16" = 1'-0"

SITE PLAN



ELECTRIC VAULT

CPP

OHE

OHE

OHE

OHE

URB

OHE

OHE

OHE

OHE

EDGE OF ASPHALT

TWELFTH (12TH) AVENUE SOUTH

PLANNING & DEVELOPMENT

JUN - 4 2019

BACKFLOW WATER PREVENTER DIMETER
CABLEOD RISER
WOOD PC BENCH/ IN WOOD
ELEV=15

RECEIVED

HC10

CONCRETE WALK

8" WOOD BULKHEAD
RETENTION (DRY)
8" WOOD BULKHEAD

1 2 3 4 5 6

7 8 9 10

1 5 HC

4

3

2

COVERED TRAINING AREA

53'-0"

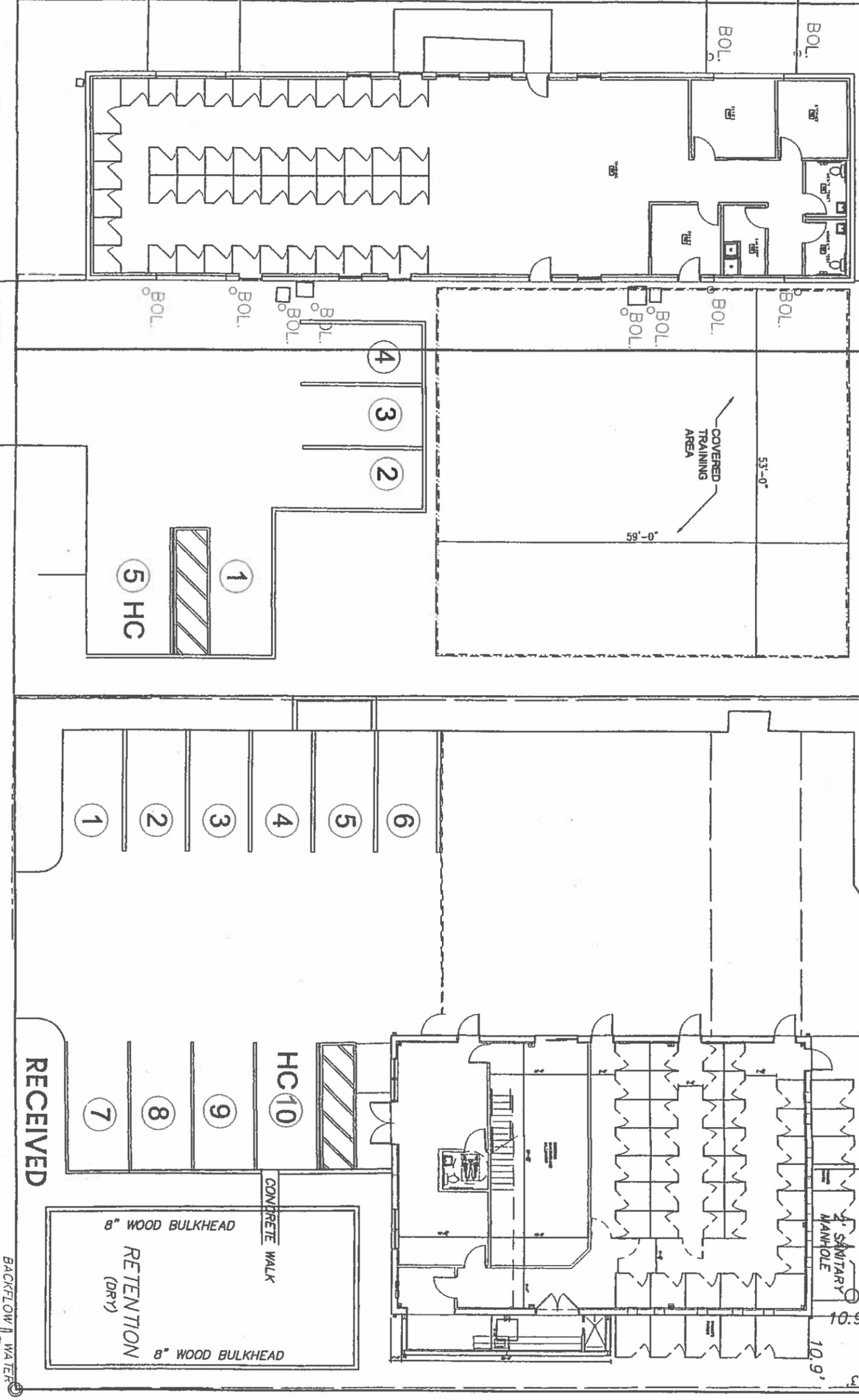
59'-0"

50.00'

10.9'

0.2'

2' SANITARY MANHOLE



SHEET TITLE: SITE PLAN

NO.	DATE	REVISION

BUILDING REMODEL
JET SET PETS

1181
10th ST SOUTH
JACKSONVILLE BEACH, FL 32250



DOHERTY SOMMERS
ARCHITECTS ENGINEERS, INC.

370 15th Ave S; Units A & B
Jacksonville Beach, FL 32250
904 248 0688 p
904 241 0691 f
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Florida Certificate of Auth No: 00009393
Florida License No.: AA26000552

CRAIG A. SOMMERS, A
ARCHITECT - AR00164

SHEET

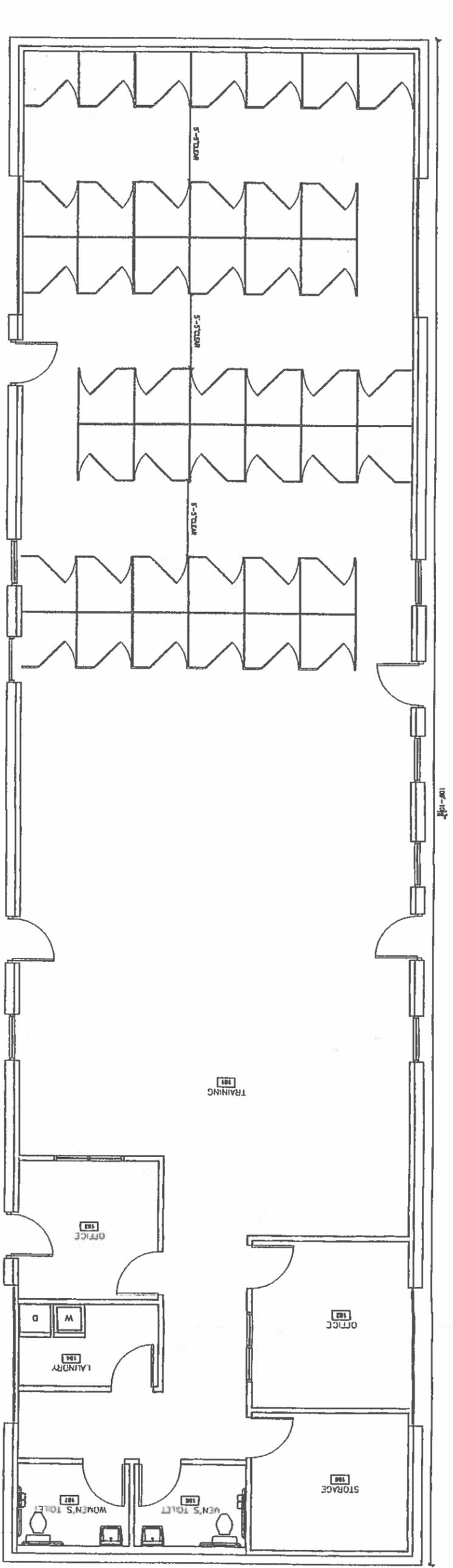
DATE: 06-04-19

CHECKED BY: CAS

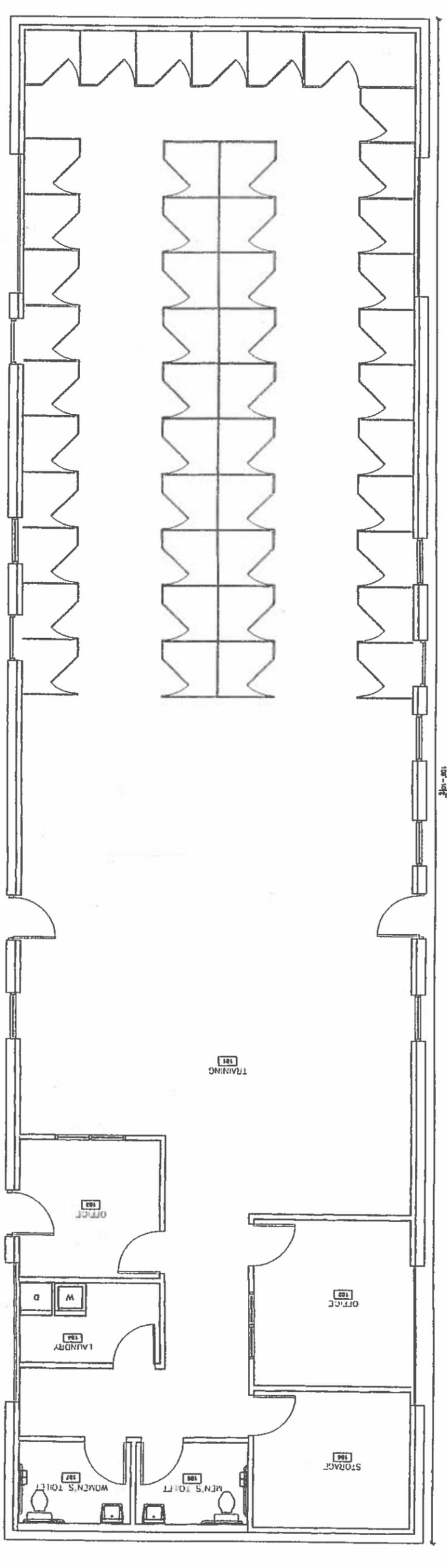
DRAWN BY: CAS

A-3

RENDERED ELECTRONICALLY. REVISIONS TO THE PLAN AND ALL DIMENSIONS MUST BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



NEW BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"
OPTION 1



NEW BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"
OPTION 2

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SHEET	SHEET TITLE: FLOOR PLAN		
	NO.	DATE	REVISION
A-2			

BUILDING REMODEL
JET SET PETS
 1181 10th St
 JACKSONVILLE SOUTH
 JACKSONVILLE BEACH, FL 32250

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 370 15th Ave S; Units A & B
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CRAIG A. SOMMER
 ARCHITECT - ARO