



Agenda

Board of Adjustment

Tuesday, August 6, 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

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held July 2, 2019
- b. Regular Board of Adjustment Meeting held July 16, 2019

CORRESPONDENCE

OLD BUSINESS None

NEW BUSINESS

- a. **Case Number:** **BOA#19-100087**
Applicant/Owner: Earl Henderson
Property Address: 175 21st Avenue South
Parcel ID: 179306-0020
Legal Description: Lot 6, Block BB, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*
Current Zoning: RM-2 (per RS-3 Standards)
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)e, for 50% lot coverage in lieu of 35% maximum and 34-338(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet required to allow for a paver patio addition to an existing single-family dwelling**
Miscellaneous Info: Three previous variance requests (BZA#406-84, BZA#421-85, and BOA#17-100123)

Notes: _____

- b. **Case Number:** **BOA#19-100112**
Applicant: Diana McClurg
Owner: Daniel Colella and Diana McClurg
Property Address: 1155 12th Street North
Parcel ID: 179152-0025
Legal Description: Lot 3, Block 58, *Section 'A' Jacksonville Beach*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 47.1% lot coverage in lieu of 35% maximum (38% previously approved) and 34-337(e)(1)g, for an accessory structure setback of 4.5 feet for a new pool, 2.5 feet for an existing shed, and 0 feet for an existing brick paver walkway, all in lieu of 5 feet required to allow for a pool and paver deck addition to an existing single-family dwelling**
Miscellaneous Info: One previous variance request (BOA#12-100069)

Notes: _____

- c. **Case Number:** BOA#19-100115
Applicant: Sean Mann
Owner: Ossi Development, Inc.
Property Address: 2452 Horn Street
Parcel ID: 179928-0000
Legal Description: Lot 12, Block 10, *Williams Coastal Boulevard Heights*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.2, for total side yard setbacks of 10 feet in lieu of 15 feet required and 34-337(e)(1)e, for 44% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling with a pool and paver deck
Miscellaneous Info: No previous variance requests

Notes: _____

- d. **Case Number:** BOA#19-100117
Applicant/Owner: Robert Logan
Property Address: 115 33rd Avenue South
Parcel ID: 181567-0000
Legal Description: Lot 11, Block 7, less and except the West 4 feet of Lot 11, Block 7, Blocks 7 & 8, *Atlantic Shores Oceanfront Section – Division “B”*
Current Zoning: RS-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 39% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling, pool and deck
Miscellaneous Info: No previous variance requests

Notes: _____

- e. **Case Number:** **BOA#19-100118**
Applicant/Owner: Jonathan Philips
Owner: Jonathan and Niki Philips
Property Address: 1835 Kings Road
Parcel ID: 177729-5515
Legal Description: Lot 3, *King Oaks Subdivision*
Current Zoning: RS-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 39% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling**
Miscellaneous Info: No previous variance requests

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is August 20, 2019. There are three 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.

no requirements for the length of the lot. Mr. Cox commented there is a 10-foot easement behind the property and added he made alterations to the property to reduce the variance request, like the installation of decorative stone. He stated the lot coverage would be approximately 45% if pavers were to remain instead of gravel. The house has been vacant for a year and he was not able to speak to any neighbors. Due to family-related reasons, the house would also be ADA-compliant.

Public Hearing:

After being sworn in, the following spoke in favor of the variance application:

- Luanne Lentz, 831 7th Avenue North, Jacksonville Beach
- Rick Knight, 827 8th Avenue North, Jacksonville Beach

Mr. Cox commented the initial plan is to have stairs in the middle of the house leading to a bonus room in explanation of the meaning behind the 1 ½ story home. The pool decking in the proposal is considered part of the lot coverage.

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Moreland commented he has concerns regarding the variance not specifically addressing the width of the lot, as it does not address the hardship of the lot. Mr. Cumming added he is concerned about the gravel driveway. Both concerns were addressing the verbiage of the variance request.

Motion: It was moved by Mr. Moreland, seconded by Mr. Reddington, to reject BOA# 19-100056, as written and discussed, based on the fact a hardship has not been met.

Roll Call Vote: Ayes– Scott Cummings, John Moreland, Francis Reddington, and Jeff Truhlar
Nays– Dan Janson

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

(B) Case Number: BOA 19-100071, 19-100072, 19-100073, and 19-100074

Applicant: Atkins Builders, Inc.
Agent: John Atkins
Owner: Michael Meuse
Property Address: 432 4th Avenue North
Legal Description: Lots 5 and 6, Block 45, *Atlantic Park S/D*

City of Jacksonville Beach Land Development Code Section(s) 34-339(e)(4)c.2, for a side and corner-side yard setback of 7.5 feet in lieu of 10 feet required; 34-339(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet required; and 34-339(e)(4)h, for accessory structure (sidewalk) setbacks of 1 foot in lieu of 5 feet required to allow for construction of a four-unit townhouse structure

Agent: John Atkins, 786 North 2nd Street, Jacksonville Beach, after being sworn in, stated the lot in discussion is undersized in depth and denying this application's literal interpretation would deny the land owner the rights granted to other parcels in the same zoning district. Each lot size is 100 feet x

125 feet and there are two. The front side of the lot would be facing 5th Street. This project is a replica of the properties across from it which are also built by Atkins Builders, Inc. This variance would enable him to build two-car garages for the proposed townhouses.

Mr. Atkins commented most of the neighbors are in favor of this variance. It was clarified the one-foot setback request is for the internal walkways. If the properties were to remain facing 4th Avenue, then the construction of two-car garages would not be possible. Further discussion ensued on the differences in the request if the property was to remain facing 4th Avenue North.

Public Hearing:

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

- Mackenzie Robinson, 406 3rd Avenue North, Jacksonville Beach
- Todd Robinson, 406 3rd Avenue North, Jacksonville Beach
- Greg Varndell, 324 5th Street North, Jacksonville Beach
- Leeann Heck, 430 5th Street North, Jacksonville Beach
- Mike Meuse, 185 Wilderness Trail South, Ponte Vedra Beach
- Samuel Hall Jr., 404 3rd Avenue North, Jacksonville Beach
- Scott Reid, 460 5th Street North, Jacksonville Beach
- David and Amelia Claiser, 490 5th Street North, Jacksonville Beach
- Heather Dienhart, 440 5th Street North, Jacksonville Beach
- Kathleen Newcombe, 480 5th Street North, Jacksonville Beach

After being sworn in, the following spoke in favor of the variance application:

- Michelle Dunavant, 503 4th Avenue North, Jacksonville Beach
- Leah Hudson, 404 3rd Avenue North, Jacksonville Beach
- Pete Goody, 420 5th Street North, Jacksonville Beach

The following was opposed to the variance application, but preferred not to speak:

- Jack Whisenhunt, 421 3rd Avenue North, Jacksonville Beach
- Jenette and Fred Catter, 422/424 4th Avenue North, Jacksonville Beach

The following sent a letter in support of the variance application:

- Katie Hayse, 470 North 5th Street, Jacksonville Beach

Mr. Atkins addressed some concerns. The air conditioning units would be placed on the side of the buildings, and not in the back, to reduce any noise disturbance. There would also be a six-foot privacy fence around the property. Drainage would be reviewed by the City's Planning and Development department to address and prevent any future issues. Discussion regarding sidewalks ensued between the Board and Mr. Atkins.

Mr. Truhlar closed the public hearing.

Discussion:

The Board also expressed approval of Mr. Atkins's decision to turn the property to face 5th Street North. Mr. Knight commented the proposed project is multiple single-family dwelling, and not multi-family.

Motion: It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA# 19-100071, 19-100072, 19-100073, and 19-100074, as written and discussed

Roll Call Vote: Ayes—John Moreland, Dan Janson, and Jeff Truhlar
Nay— Francis Reddington, Scott Cummings

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

(C) Case Number: BOA 19-100081

Applicant: David A. Myers
Owner: Gregory A. Krehel
Property Address: 10 36th Avenue South
Legal Description: Lot 9, Block 2, *Atlantic Shores Ocean Front Section Division 'A' S/D*

City of Jacksonville Beach Land Development Code Section(s) 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 45% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Agent: David Myers, 32 32nd Avenue South, Jacksonville Beach, stated the 50 foot x 125 foot lot is undersized. The Board agreed. He has spoken to the majority of the neighbors and all are approving of the variance request. The backside neighbors are not being affected and were not spoken to. Constructing a pool is a possibility, but the plans are not finalized.

Public Hearing:

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

Discussion:

The Board agreed the lot is undersized with an approximately 28% lot coverage. Mr. Truhlar questioned if air conditioning pads are considered accessory structures, and Mr. Knight replied air conditioning pads are allowed to encroach a maximum of three feet in any required setback.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100081, as written and discussed.

Roll Call Vote: Ayes— Francis Reddington, Scott Cummings, John Moreland, Dan Janson, and Jeff Truhlar

The motion was approved unanimously.

(D) Case Number: BOA 19-100085

Applicant/Owner: Laurel Richardson
Property Address: 1665 Upper 4th Avenue North
Legal Description: Lot 25, Block 6, *Pine Grove – Unit No. 4 S/D*

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for a paver and patio addition to an existing single-family dwelling.

Agent: Frank Subjinski, 229 33rd Avenue South, Jacksonville Beach, and Laurel Richardson, 1665 Upper 4th Avenue North, Jacksonville Beach, approached the Board to discuss the case. Mr. Subjinski stated the lot is under the 7,000 square-foot minimum required by RS-1 zoning and identified this as his hardship. Lot coverage was discussed. The applicant originally requested 43% lot coverage. Mr. Knight commented according to Senior Planer Heather Ireland, the correct coverage request is 40%.

Public Hearing:

After being sworn in, the following spoke in favor of the variance application:

- Bruce Dickinson, 1729 Upper 4th Avenue North, Jacksonville Beach
- Neil Saggese, 1696 5th Avenue North, Jacksonville Beach

The following was in favor of the variance application, but preferred not to speak:

- Jill Blanks, 1696 5th Avenue North, Jacksonville Beach

Mr. Truhlar closed the public hearing.

Discussion:

Board agreed this is an acceptable request and a hardship was presented.

Motion: It was moved by Mr. Cummings, seconded by Mr. Janson, to approve BOA# 19-100085, as written and discussed.

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

The motion was approved unanimously.

(E) Case Number: BOA 19-100086

Applicant/Owner: Gary Salvador
Agent: Chris May
Property Address: 726 11th Avenue South
Legal Description: Lot 4, Block 118, *Oceanside Park S/D*

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)e, for 47% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling

Agent: Chris May, 12864 Southern Hills Circle East, Jacksonville, and Gary Salvador, 726 11th Avenue South, approached the Board and stated the current lot has a 50-foot width in RS-3 zoning, and Code requires a 60-foot width minimum. Mr. Moreland questioned why a lot coverage increase was requested if the issue is with the width of the property. He followed the lot coverage is already over the minimum required for RS-3 zone and there are pavers surrounding the pool area. A screen would be covering the pool and decking surrounding the pool. The current lot coverage is 37%, and the size of the pool is 14 feet x 28 feet. Mr. Cummings agreed with Mr. Moreland about unnecessary paver placement based on the width causing the hardship.

Public Hearing:

The following spoke in favor of the variance application:

- Gary Carlee, 1129 Sebago Avenue South, Jacksonville Beach
- Neil Saggese, 1696 5th Avenue North, Jacksonville Beach

The following was in favor of the variance application, but preferred not to speak:

- Jill Blanks, 1696 5th Avenue North, Jacksonville Beach

The following spoke in opposition to the variance application:

- Catherine Sumner, 632 11th Avenue South, Jacksonville Beach

The following was opposed to the variance application, but preferred not to speak:

- Mary Joura, 636 11th Avenue South, Jacksonville Beach

Mr. Knight corrected the request and stated according to Ms. Ireland, the lot coverage request is for 46%.

Gary Salvador commented there is only one adjacent neighbor, the Fabrega family, who submitted a letter of support of the variance request and sent it to the Board in email form and added the neighbor across the street is also supportive of the variance. He commented there have been no drainage issues in the past. Survey clarifications were discussed in regard to pool area dimensions, and it was understood the surrounding decking is five feet on each side.

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Moreland commented there is no land hardship present. Mr. Truhlar concluded 1% of lot coverage equals 62 square feet in lot size.

Motion:

It was moved by Mr. Moreland, seconded by Mr. Reddington, to disapprove BOA# 19-100086, as written and discussed, based on the fact a hardship has not been met.

Roll Call Vote:

Ayes– John Moreland, Francis Reddington, Dan Janson, and Jeff Truhlar
Nays– Scott Cummings

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

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, July 16, 2019. There are five (5) scheduled case.

ADJOURNMENT

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 8:20 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairperson

Date

Draft

**Minutes of Board of Adjustment Meeting
held Tuesday, July 16, 2019, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Jeff Truhlar called the meeting to order.

ROLL CALL

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

Building Official George Knight was also present.

EX-PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES:

The following minutes were unanimously approved:

- June 18, 2019

CORRESPONDENCE: *None*

NEW BUSINESS:

(A) Case Number: BOA 19-100091

Applicant/Owner: Virginia and Graydon Mabry
Property Address: 3015 Ocean Drive South
Legal Description: Lot 3, Block 1, *Atlantic Shores Ocean Front Section-Division B*

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.

Agent: Mark Macco, 3535 1st Street South, Jacksonville Beach, would be representing the applicant of this case. He stated the lot is nonconforming, and he is requesting for a 7-foot setback on each side. He added this is the case with the property's neighboring homes in the Atlantic Shores

subdivision. He is constructing a contemporary home that would complement other properties in the neighborhood. The property would have nine parking spaces, including the garage spaces.

Public Hearing:

The following spoke in favor of the variance application:

- Robert Grovenstein, 3007 Ocean Drive South, Jacksonville Beach

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Moreland commented this is clearly a substandard lot when considering lot size and building lines. Mr. Cummings commented the side yard setback request is adequate for City standards.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100091, as written and discussed

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Dan Janson, and Jeff Truhlar
Nays – Francis Reddington

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

(B) Case Number: BOA 19-100093

Applicant/Owner: Sean Shapiro

Property Address: 1745 Pullian Street

Legal Description: Lots 7 and 8, Block 4, *Williams Coastal Boulevard Heights S/D*

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.

Applicant: Sean Shapiro, 1745 Pullian Street, Jacksonville Beach, stated he has a nonconforming 50-foot-wide lot. Mr. Truhlar asked if the paver sidewalk on the survey is already-existing; Mr. Shapiro replied it is not. Mr. Shapiro stated he originally applied for 45% lot coverage after he applied exact math and added the 43.6% in the variance was a draft calculation. He did not take into account the pad for the equipment would be the buffer percentage reaching 45% lot coverage. The Board commented it could not raise a lot coverage request. Discussion ensued, and the applicant was advised he could withdraw the application if he wanted. The applicant stated he would move forward with the 43.6% lot coverage request.

Mr. Shapiro stated he is asking for minimal pavers around the pool. A spa would be built into the pool area. His initial intention was to add another pad at the northeast corner of the existing house

for the placement of equipment. The accessory structure is the paved walkway. There is a 10-foot distance between the porch and the pool, and in the backside area of the pool as well. The walkway on the northside of the lot is a 4-foot area that allows pool access. Mr. Shaprio commented he has spoken to his neighbors, and they support the project.

Public Hearing:

None one came forward to speak regarding this case.
Mr. Truhlar closed the public hearing.

Discussion:

The lot in discussion is 7,625 feet square. Mr. Cummings stated he is concerned about the placement of pavers. Mr. Moreland commented his issue is the building width is undersized, but the lot coverage is not. Board agreed this is a reasonable request.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100093 as presented and discussed.

Roll Call Vote: Ayes—John Moreland, Francis Reddington, Scott Cummings, Dan Janson, and Jeff Truhlar

The motion was approved unanimously.

(C) Case Number: BOA 19-100094

Applicant/Owner: Dannean Hetzel

Property Address: 3963 America Avenue

Legal Description: Lot 17, together with the west ½ closed alley east of and adjacent thereto, Block 16, *Ocean Terrace*

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.

Agent: Bob Hamil, 725 McCollum Circle, Neptune Beach, and owner Dannean Hetzel, 3963 America Avenue, Jacksonville Beach, both approached the Board to discuss this case. Mr. Hamil stated the lot is undersized. It is 7,000 square feet, and the minimum required by RS-1 zone law is 10,000 square feet. Mr. Hamil pointed to the presentation [on file] to explain where he is planning on adding the pool and paver patio. The pavers would be comprised of 382 square feet, and the equipment pad would be 3x5 square feet. There is eight-feet between the pool and the pavers. Ms. Hetzel has spoken with her neighbors, and they are fully approving of the variance.

Public Hearing:

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

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Moreland commented if this were a standard lot, its coverage would be 33.25%. Mr. Reddington commented he has an issue granting 49% lot coverage.

Motion: It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA# 19-100094, as written and discussed.

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

The motion was approved unanimously.

(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
Legal Description: Lot 8, Block 37, *Pablo Beach South*

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.

Agent: MaliVai Washington, 554 Jacksonville Drive, Jacksonville Beach, stated the plan for this lot allowed for a one-parcel duplex. He noticed while he was completing a preliminary review of the initial plan for construction of two townhomes, the driveways were not five feet from the center line as required by code. In finding a solution for the issue, he has decided to shift the construction off the property line to avoid the request for setbacks, but this has consequently caused an increase in lot coverage by 1%.

The plan shows a one-car garage. Each driveway is five feet from the property line. Mr. Washington spoke to the neighbors to the immediate west, and the other two lots to the east, and he has not received any negative comments. The owners originally wanted to build a single-family home, but it was not feasible, so they decided to build townhomes to conform closely to the neighborhood. When asked if the lot to the east needed this same variance, Mr. Washington stated it does, but it was not mentioned in the variance application by accident.

The driveway depth is 19 feet. Mr. Cummings questioned the agent about the compacted gravel walk. Mr. Washington responded he is planning on constructing a concrete driveway, with compacted gravel in the middle. The compacted gravel would also be used for a walkway to the entrance of the townhome.

Public Hearing:

The following spoke regarding the variance application:

- Deidre Dryer, 636 3rd Avenue South, Jacksonville Beach

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Reddington stated with reservations, he has no problem granting this lot coverage. The Board agreed.

Motion: It was moved by Mr. Cummings, seconded by Mr. Reddington, to approve BOA 19-100096 and BOA 19-100097, as written and described.

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

The motion was approved unanimously.

(E) Case Number: BOA 19-100100

Applicant: Julie Marco
Owner: Mad Dog Land Holdings, LLC
Agent: Craig Summers
Property Address: 1181 10th Street South
Legal Description: Lots 7 and 8, lock 120, *Oceanside Park*

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 the conversion of a warehouse building into a dog boarding and training facility with a covered training area.

Ex-Parte Disclosure: Mr. Janson announced he personally knows agent Craig Summers. They did not have any conversation.

Agent: Craig Summers, 370 15th Avenue South, Jacksonville Beach, and applicant Julie Marco, 2399 Ocean Breeze Court, Atlantic Beach, approached the Board to discuss the case. Mr. Truhlar first requested some information regarding I-1 zoning laws. Mr. Knight explained:

- The dog grooming facility is an allowed use for this zone.
- There is no minimum lot area or width.
- The minimum yard setback in the front is 10 feet.
- The minimum side yard setback is 5 feet, except for a corner lot. In regard to a corner lot, the side yard facing the setback should be 10 feet.
- There is no rear yard setback minimum.
- The maximum lot coverage allowed is 85%.

- Parking setback requirements are dependent on the conditioned space and listed in this variance application.

In explaining his hardship, Mr. Summers stated this business serves dogs and not people, and he is asking for a reduction in parking spaces. The boarding and training facility in the discussion would not have office space, and there would be no modifications to the building, and no impervious surfaces would be added. The conditioned parking spaces would be used as a training area. Clients often visit their dogs one to two times for one hour for a duration of two weeks. Ms. Marco compared the service of the facility to dry cleaners, where dogs are dropped off and picked up. Clients do not stay for a prolonged period. Mr. Reddington commented there is no hardship.

Mr. Truhlar commented the variance, if granted, would remain with the property; therefore, any decision cannot be based on the business, but the land itself. Mr. Knight clarified only a change in use or occupancy would go back to the original requirements, like if it were to become a restaurant. Mr. Moreland questioned if there is a hardship created by the property. Discussion ensued regarding off-street parking and the City's reconstruction plans. Mr. Summers commented the applicant would be linking the two lots into one continuous parcel. Ms. Marco commented there are at least four staff members per shift, working twice per day. There would also be at least two staff members per shift in the new training facility.

Public Hearing:

The following spoke in favor of the variance application:

- Fabio Fasanelli, 121 Strong Branch Drive, Ponte Vedra Beach, the general contractor for the project, explained the reasoning behind the parking space reduction. There are approximately seven currently-existing parking spaces behind the building.

Mr. Moreland commented there is no land hardship present. Mr. Summers stated the hardship is in the code being rigid. Ms. Marco commented there would be approximately 20-30 dogs per month in the new building, with 32 kennel spaces overall. The existing building is 3,300 square feet.

Mr. Truhlar closed the public hearing.

Discussion:

The Board agreed no hardship is present. Mr. Knight commented this property is listed as "Commercial Use – not specifically listed" and carries a parking requirement of one space per 200 square feet.

Motion:

It was moved by Mr. Reddington, seconded by Mr. Cummings, to reject BOA# 19-100100, as written and discussed, based on the fact a hardship has not been met.

Roll Call Vote: Ayes– Scott Cummings, John Moreland, Francis Reddington, and Jeff Truhlar
Nays– Dan Janson

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

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, August 6, 2019**. There are six (6) scheduled case.

ADJOURNMENT

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 8:00 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

BOA No. 19-100087

HEARING DATE 8/6/19

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 21 2019

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: EARL HENDERSON Telephone: 904 571 4610
 Mailing Address: 175 21ST AVE S E-Mail: HNDRSNET@COMCAST.NET
JACKSONVILLE BEACH, FL 32250

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

Landowner Name: EARL HENDERSON Telephone: 904 571 4610
 Mailing Address: 175 21ST AVE S E-Mail: HNDRSNET@COMCAST.NET
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: 175 21ST AVE S. JACKSONVILLE, FL 32250 RE# 179306-0020
 Legal description of property (Attach copy of deed): LOT 6 BLOCK BB SOUTH PALMO
 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).
ADDED ACCESSORY STRUCTURE SETBACK 3 FT IN LIEU OF 5 FT AND
LOT COVERAGE OF 50% IN LIEU OF 35% TO ALLOW FOR PAVED
PATIO & WALKWAY TO ADJACENT PARKING SPACE IN RIGHT OF
WAY.

AFFIDAVIT

I, EARL HENDERSON, 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.

Earl Henderson
 APPLICANT SIGNATURE
EARL J. HENDERSON
 PRINT APPLICANT NAME
5/21/19
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 21st day of May, 2019 by Earl J. Henderson, who is personally known to me or has produced FL DRIVER LICENSE as 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: RM-2 (RS-3 Standards) FLOOD ZONE: X & AE (9)

CODE SECTION (s):
34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum and 34-338(e)(1)g, for an accessory structure
setback of 3 feet in lieu of 5 feet required to allow for a paver patio addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100081

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.

RECEIVED

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.

MAY 21 2019

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	NO PLACE TO PARK CAR OFF STREET.
Special circumstances and conditions do not result from the actions of the applicant.	YES	
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	SEVERAL OTHER PROPERTIES HAVE PARKING PAVERS.
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 SEE 2076 S. 1ST ST. BOA #18- 100051	YOU APPROVED VARIANCE FOR LOT ADJACENT ADJACENT TO MY LOT. ALSO SAME TYPE PARKING PAVERS PRESENT ON LOT ACROSS STREET
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	FITS IN WITH AREA LOTS WITH PARKING PAVERS

Existing

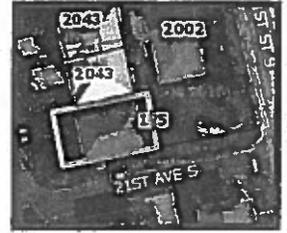
BOUNDARY SURVEY

Date Of Field Work - 09/26/2018 Drawn By - O.G. Order #: 1000038653

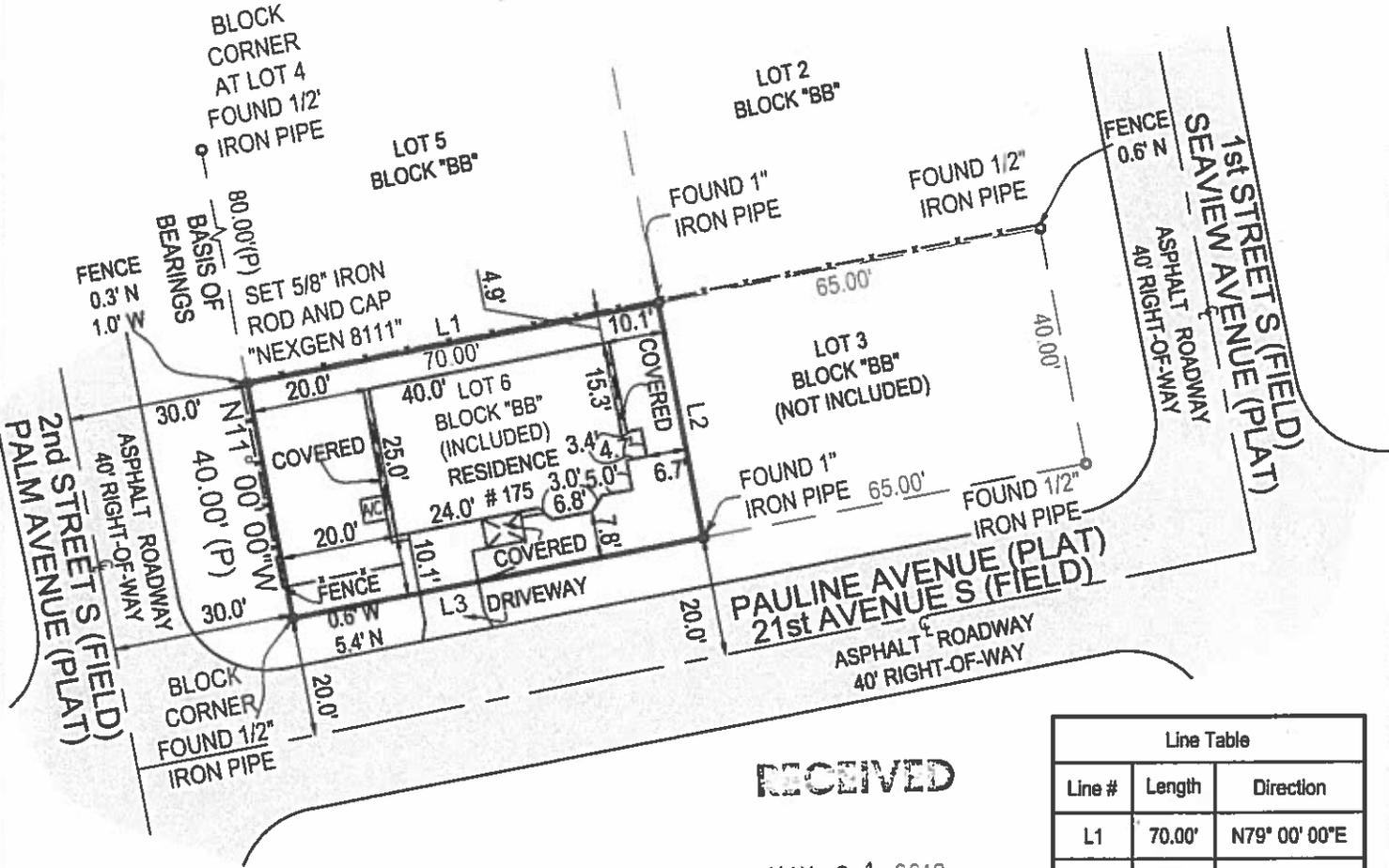
175 21st AVENUE S, JACKSONVILLE BEACH, FL 32250



SCALE: 1"=30'



AERIAL PHOTOGRAPH (NOT-TO-SCALE)



RECEIVED

MAY 21 2019
19-100087

PLANNING & DEVELOPMENT

Line Table		
Line #	Length	Direction
L1	70.00'	N79° 00' 00"E
L2	40.00'	N11° 00' 00"W
L3	70.00'	N79° 00' 00"E

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS



PHONE: 561.508.6272
FAX: 561.508.6309
LB 8111

5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407
NexgenSurveying.com



BOUNDARY SURVEY

Date Of Field Work - 09/26/2018 Drawn By - O.G. Order #: 1000036653

Proposed

175 21st AVENUE S, JACKSONVILLE BEACH, FL 32250

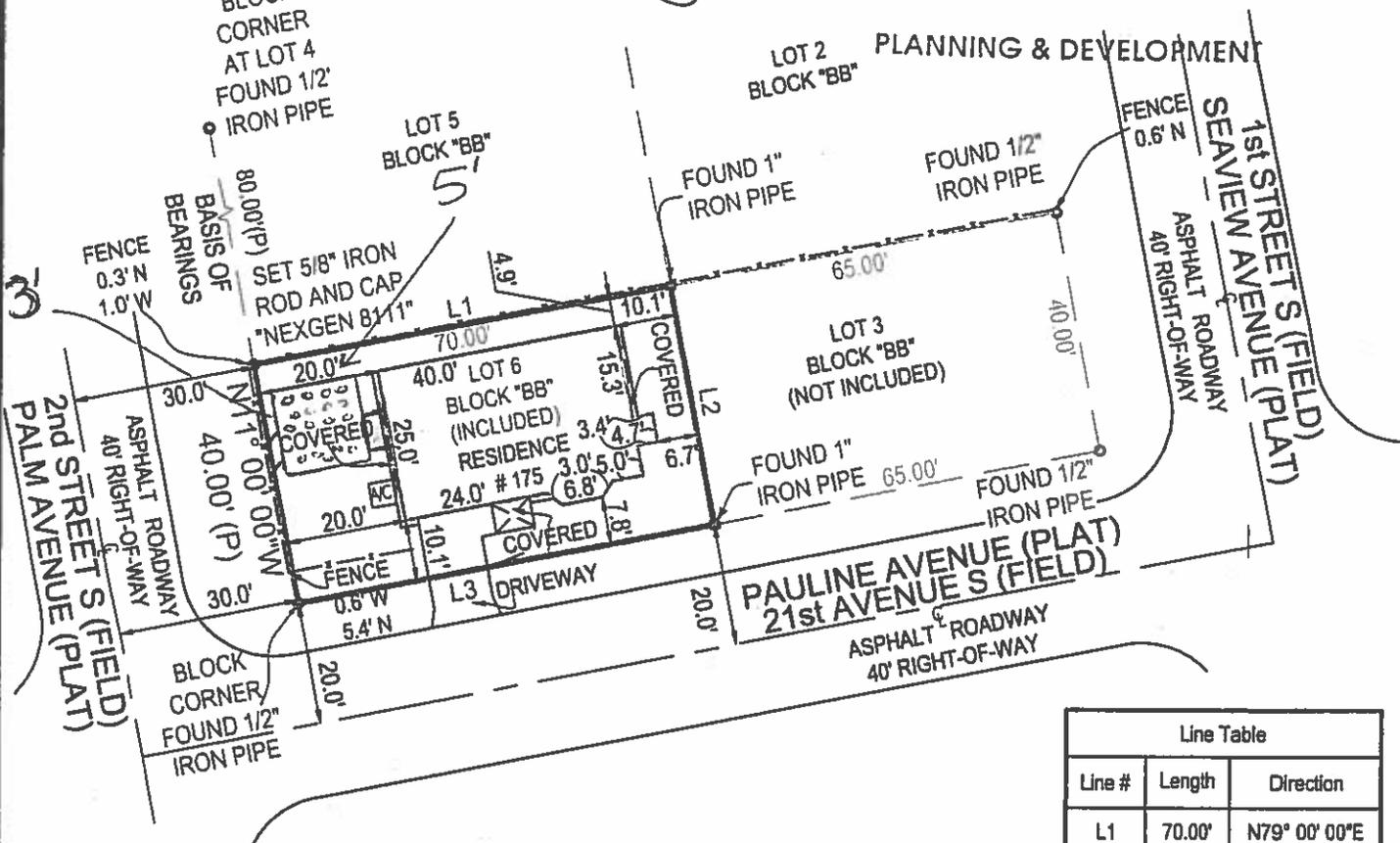


4' 6' EXISTING CONCRETE NOT SHOWN
 13' 13' RECEIVE
 3' 13' PROPOSED PAVERS
 4' 3' x 4' WALKWAY



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

JUN 26 2019



Line Table		
Line #	Length	Direction
L1	70.00'	N79° 00' 00"E
L2	40.00'	N11° 00' 00"W
L3	70.00'	N79° 00' 00"E

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

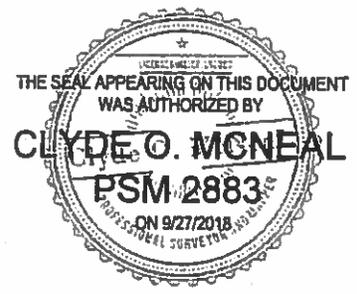
SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

NEXGEN

SURVEYING, LLC.

PHONE: 561.508.6272
 FAX: 561.508.6309
 LB 8111

5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407
 NexgenSurveying.com



BOUNDARY SURVEY

Date of Field Work: 2018-09-26

Drawn By: Oleg

Order #: 38653 18-1179

175 S 21ST AVENUE, JACKSONVILLE BEACH, FL 32250

LEGAL DESCRIPTION:

LOT 6, BLOCK 88, PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 PAGE 44, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

DIAMOND LIFE REAL ESTATE, INC
DUANE C. ROMANELLO, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE:

12031C0419H

ZONE: X

EFF: 6/3/2013

SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- FENCE EXTENDS THROUGH PROPERTY LINE(S) AS SHOWN
- FENCE OWNERSHIP NOT DETERMINED

LEGEND

A/C - AIR CONDITIONER
AL - ARC LENGTH
(C) - CALCULATED
D.E. - DRAINAGE EASEMENT
(M) - MEASURED
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

P.B. - PLAT BOOK
P.G. - PAGE
P.U.E. - PUBLIC UTILITY EASEMENT
R - RADIUS
(R) - RECORD
U.E. - UTILITY EASEMENT
WM - WATER METER

- - - FENCE
- NUMBER
- ASPHALT
- CONCRETE
- PAVER/BRICK
- WOOD
- LIGHT POLE
- WELL

∞ - WATER VALVE
- CENTER LINE
- CATCH BASIN
- FIRE HYDRANT
- POLE
- MANHOLE
- TOPOGRAPHIC ELEVATION

NexGen

www.NexGenSurveying.com

(561) 508-6272

5601 Corporate Way
Suite 103

West Palm Beach, FL 33407

SCAN ME!



Regular meeting of the Board of Adjustment held on Tuesday, April 2, 1985 at 8:00 P.M. in the Council Chamber, Community Center Building.

Call to order The meeting was called to order by Richard Shore, Chairman.

Roll Call Present: Guy Craig, Charles Jolley, Reid McCormick, Rick Shore, David Polovina

Also present were Steven Lindorff, Planning and Development Director, Walter Henderson, Acting Building Official and Gerald Lute, Fire Marshal.

Approve min. The minutes of the previous meeting were approved as written.

421-85 Robert Angelieri, 2nd Street and 21st Avenue South, variance request for 18" cantilever setback on 2nd floor on the west, south and east.

Mr. Shore reported on the previous dates Mr. Angelieri had been before the Board and the variances previously granted.

Motion to appr. Mr. Jolley moved, seconded by Mr. Polovina to approve the variance request.

Discussion Mr. Angelieri stated that the second floor was 9' off the ground. The bedrooms are on the second floor and he would like the additional space. He believes the house is more attractive with this cantilever.

Mr. Shore feels there should be no further encroachment in the front yard.

Mr. Angelieri had not designed the house and had not had his plans drawn at the time he applied for the setback variances. He could have designed the house to fit the setbacks granted. There was a discussion on the variances previously granted. Mr. Lindorff read the conditions of a hardship.

Mr. Polovina does not feel there is a hardship involved. There was no mention of a cantilever in the original application.

Vote on motion Vote on the motion to approve resulted in one aye - Mr. Jolley and 4 nays. The motion failed.

422-85 Helen B. Tinsley, 1230 Penman Road, garage enclosure exception request.

Motion to app. Mr. Jolley moved to approve, seconded by Mr. McCormick. Vote resulted in all ayes.

423-85 E. L. Overton, 640 North Third Street, variance request for driveway entrance from 6th Avenue North and eliminate two parking spaces.

Motion to appr. Mr. Jolley moved to approve the variance as requested, seconded by Mr. Polovina.

Discussion Mr. Lindorff told the Board that D.O.T. would not approve a curbcut on Third Street. Mr. Overton received a temporary Certificate of Occupancy to move into the building since he lost his lease on the old building and had to move. Building permits will no longer be issued if proper approvals have not been obtained from necessary state agencies and temporary Certificate of Occupancies will no longer be issued. Mr. Overton will have to meet the provisions of the Ordinance in regards to landscaping and water retention. To get the required parking, part of the building would have to be removed.

Vote to appr. Vote on the motion to approve resulted in all ayes.



CERTIFIED MAIL# 7016 1370 0001 1148 9681

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

August 17, 2017

John Denneen
1254 Neck Road
Ponte Vedra Beach, FL 32082

RE: BOA# 17-100123
175 21st Avenue South
(as Lot 3, except the easterly 5 feet thereof and all of Lot 6, Block BB as shown on map of Permenters Replat of South Pablo or Atlantic Camp Grounds)

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 15, 2017, to consider Robert Angelieri's application for a variance from the requirements of the Land Development Code.

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

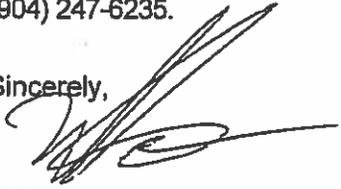
- Sec. 34-338(e)(1)c.1, for a front yard setback of 12 feet in lieu of 20 feet required;
- Sec. 34-338(e)(1)c.2, for a corner side yard setback of 2 feet in lieu of 10 feet required, and side yards totaling 7 feet in lieu of 15 feet required;
- Sec. 34-338(e)(1)c.3, for a rear yard setback of 7 feet in lieu of 30 feet required;
- Sec. 34-338(e)(1)e., for 60.5% lot coverage in lieu of 35% maximum;

To allow construction of a new single-family dwelling on Lot 6.

Following the public hearing, per your request this application was *withdrawn*.

Please remove the public hearing notice posted on your property. 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





APPLICATION FOR VARIANCE

BOA No. 19-100112
HEARING DATE 8-6-19

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
JUN 19 2019
PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Diana McClurg Telephone: (330) 329-4580
 Mailing Address: 1155 12th St N E-Mail: mdm38@hotmail.com

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

Landowner Name: Diana McClurg Telephone: (330) 329-4580
 Mailing Address: 1155 12th St N E-Mail: mdm38@hotmail.com

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: 179152-0025 1155 12th St N
 Legal description of property (Attach copy of deed): 18-33 38-2S-29E .12 SEC A JACKSONVILLE BEACH LOT 3 BLK 5B
 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).
Requesting addition of POOL + PAVERS
Accessory setback of 4 1/2 feet in lieu of 5 feet for pool deck
LOT COVERAGE OF 43.1% in lieu of 35%
Pool deck setback of 4 1/2 feet in lieu of 5 feet

AFFIDAVIT

I, Diana McClurg, 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.

Diana McClurg APPLICANT SIGNATURE Diana M McClurg PRINT APPLICANT NAME 6-19-19 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 19th day of June, 2019 by Diana McClurg, who is personally known to me or has produced FL Driver License 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)

Daniel Colella 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) e. for 43.1% lot coverage ILO previously approved 38% and (e)(1) g. for an accessory structure setback of 4.5' for a new pool, 2.5' for an existing shed and -0' for an existing paver walkway all ILO 5' required to allow a pool and paver deck addition to an existing single family dwelling.

Existing lot coverage 43%.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100112

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 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.

RECEIVED

JUN 19 2019

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. PLANNING & DEVELOPMENT

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	
Special circumstances and conditions do not result from the actions of the applicant.	yes	
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	



June 22, 2012

Bottom Line Ventures, Inc.
2301 11th Avenue North
Jacksonville Beach, FL 32250

RE: BOA# 12-100069
1155 12th Street North

Dear Mr. Millard,

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

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

- 34-337(e)(1)e, for 38% lot coverage in lieu of 35% maximum

To allow for a new single family dwelling.

The results of the meeting were:

- Approved

You are required to apply for a building permit for this project. A copy of the building permit application, as well as a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

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,

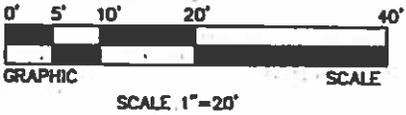
Jon Hays, CBO
Building Department

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

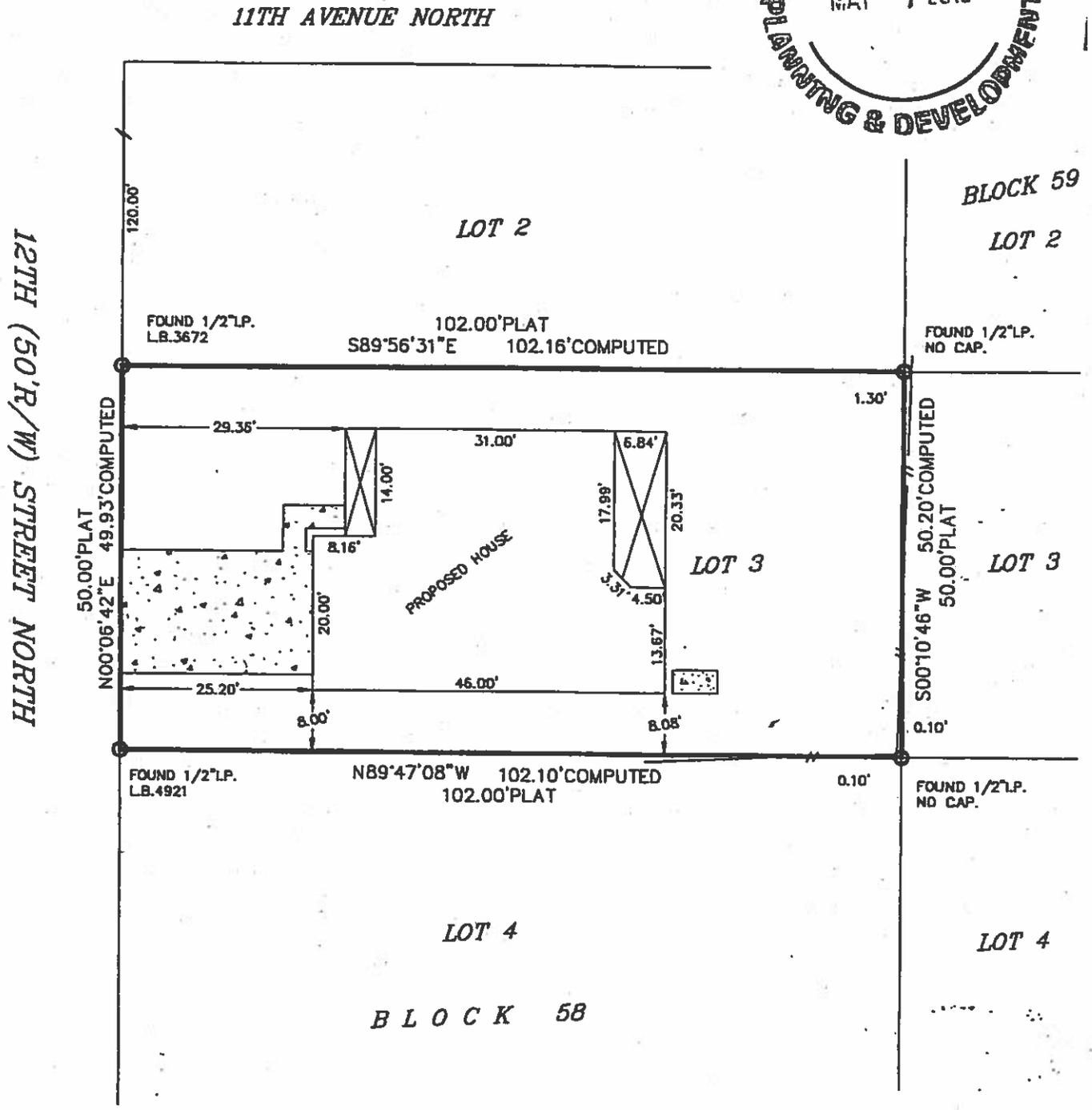
www.jacksonvillebeach.org



MAP SHOWING SITE PLAN OF LOT 3, BLOCK 58, SECTION A, JACKSONVILLE, BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES:
1. BEARINGS SHOWN HEREON ARE ASSUMED.
 2. BEARING OF N 00 06'42"E OF 12TH STREET N. HELD FIXED.
 3. FIELD WORK 05-02-12



ANTHONY PAUL O'NEIL

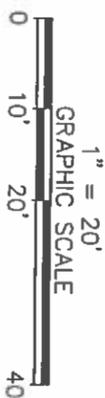
853370 U.S. HIGHWAY 17
 YULEE, FLORIDA 32097
 PHONE (904)-849-7719 FAX. (904)-849-7949.

- SYMBOLS:
- x CHAIN, UI
 - FENCE
 - WOOD FE
 - WIRE FE

BOUNDARY AND TOPOGRAPHIC SURVEY:
 LOT 3, BLOCK 58, SECTION "A" JACKSONVILLE BEACH, ACCORDING TO THE PLAT
 THEREOF, RECORDED IN PLAT BOOK 18, PAGE 34 OF THE CURRENT PUBLIC
 RECORDS OF DUVAL COUNTY, FLORIDA

FOR:
DIANA M. McCLURG

TOTAL IMPERVIOUS AREA = 2,216 SQFT
 TOTAL LOT AREA = 5,111 SQFT
 TOTAL LOT COVERAGE = 43.36%



LEGEND	
(R)	RECORD
CONC.	CONCRETE
EL. OR	ELEV. ELEVATION
EL. OR	ELECTRIC METER
A/C	AIR CONDITIONER
PROP	PROPERTY
COR	CORNER
###	GROUND ELEVATION

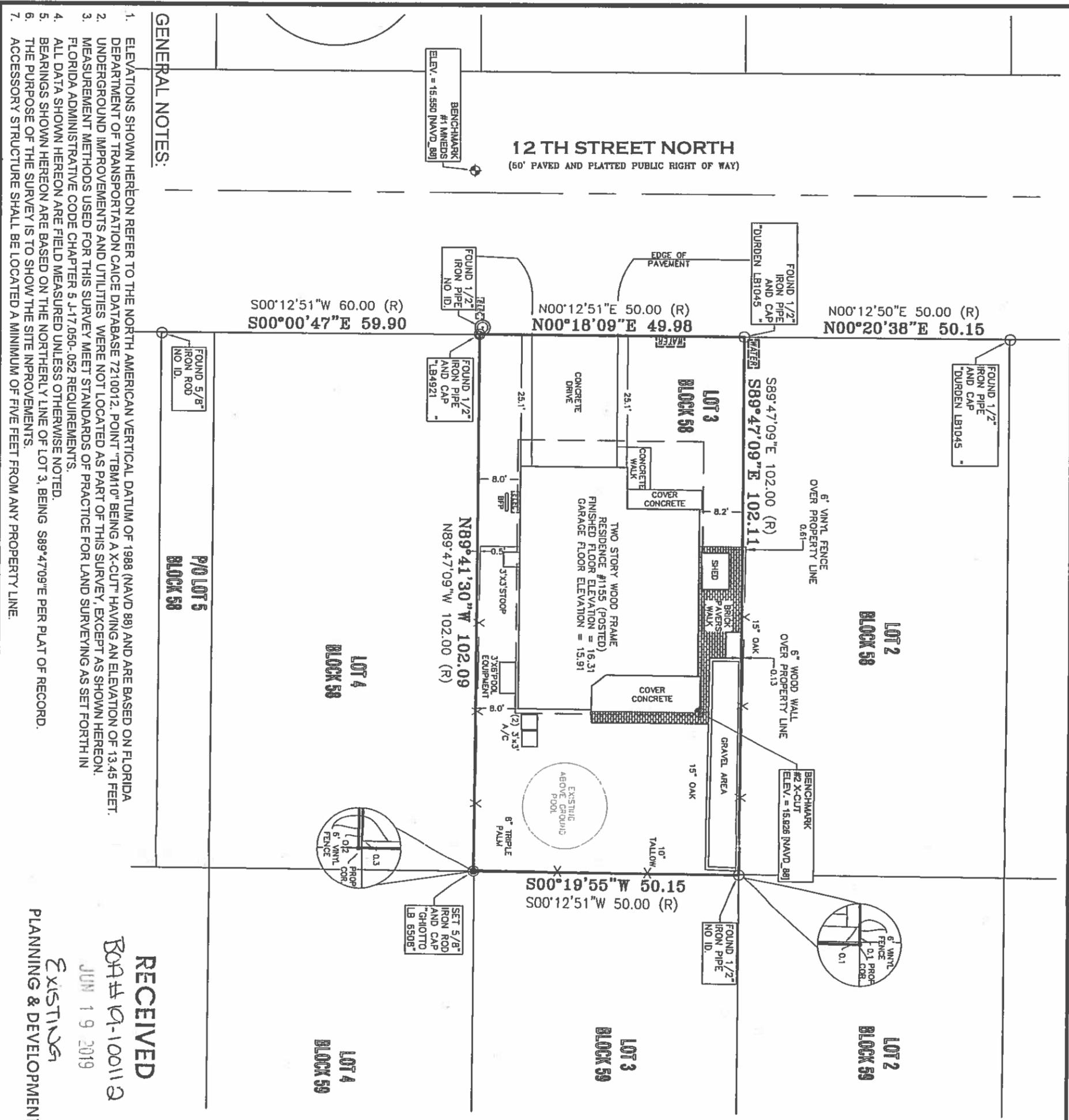
REVISION:	DATE:	BY:

CAD FILE: P:\19\19-073 COAB 1155 NORTH 12TH STREET FOR McCLURG\DWG\019-073-NORTH 12TH.DWG



GHIOITTO & ASSOCIATES, INC.
 NATIONALLY CERTIFIED SURVEYORS & MAPPERS
 CERTIFICATE OF AUTHORIZATION No. LB 6508
 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 885-1001
 (904) 885-1001 FAX
 WWW.GHIOITTO.COM

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



- GENERAL NOTES:**
- ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION CAICE DATABASE 7210012. POINT "TBM10" BEING A X-CUT" HAVING AN ELEVATION OF 13.45 FEET.
 - UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY, EXCEPT AS SHOWN HEREON.
 - MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5 J-17.050-.052 REQUIREMENTS.
 - ALL DATA SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
 - BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF LOT 3, BEING S89°47'09"E PER PLAT OF RECORD.
 - THE PURPOSE OF THE SURVEY IS TO SHOW THE SITE IMPROVEMENTS.
 - ACCESSORY STRUCTURE SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY PROPERTY LINE.

RECEIVED
 BOA# 19-100112
 JUN 19 2019

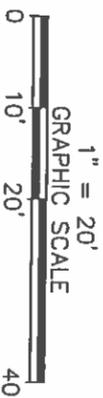
EXISTING
 PLANNING & DEVELOPMENT

BOUNDARY AND TOPOGRAPHIC SURVEY:

LOT 3, BLOCK 58, SECTION "A" JACKSONVILLE BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 34 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

FOR:
DIANA M. McCLURG

TOTAL IMPERVIOUS AREA = 2,408 SQFT
TOTAL LOT AREA = 5,111 SQFT
TOTAL LOT COVERAGE = 47.11%



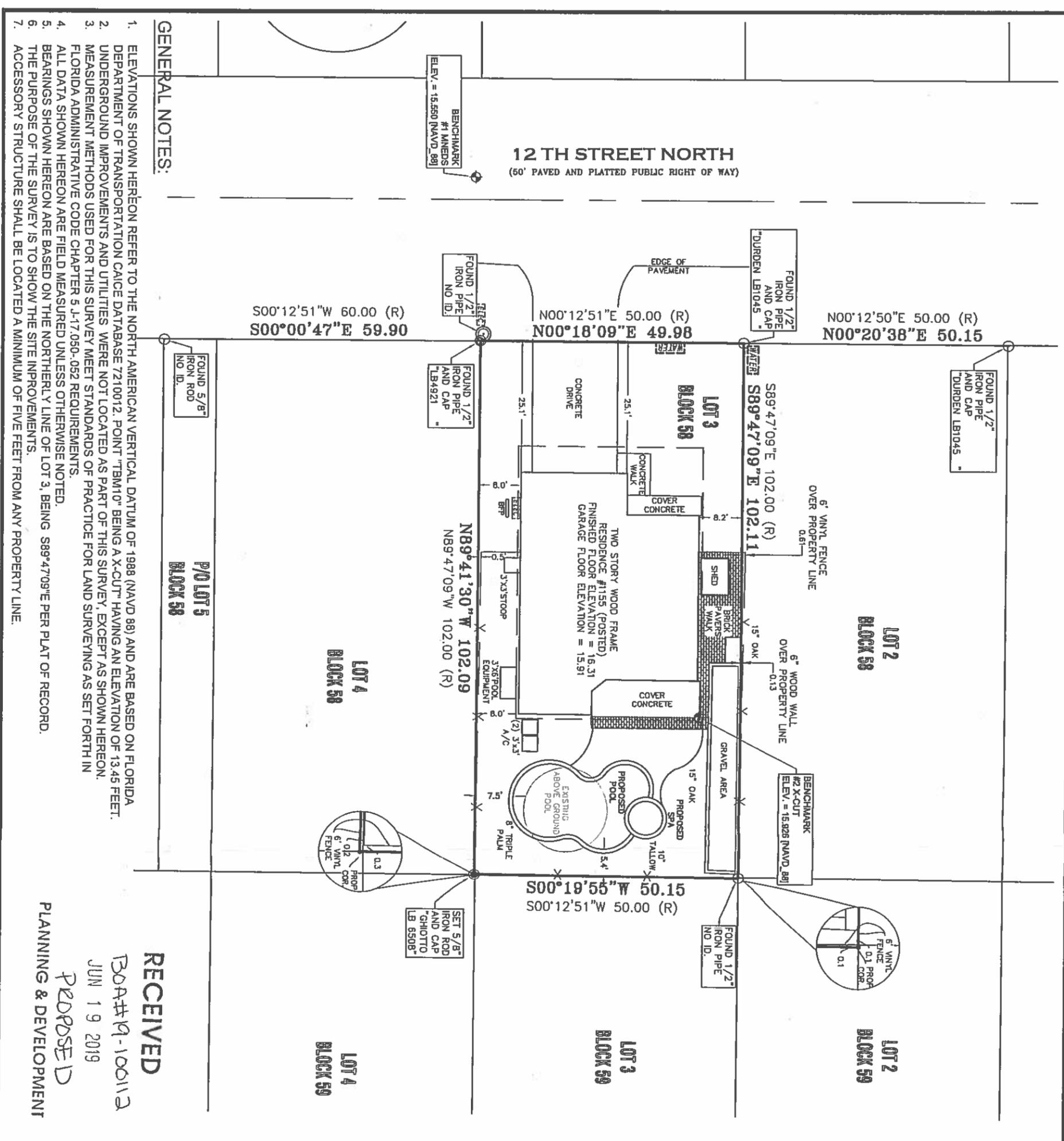
LEGEND	
ID.	RECORD
LB	CONC. CONCRETE
NAVD_88	ELEV. ELEVATION
VERTICAL DATUM OF 1988	ELECTRIC METER
MNDES MAG NAIL & DISK SET	AIR CONDITIONER
BACK FLOW PREVENTOR	PROP
GROUND ELEVATION	WATER METER
x##	PROPERTY CORNER

REVISION:	DATE:	BY:

CAD FILE: P:\1919-073 COAG 1155 NORTH 12TH STREET FOR McCLURG\DWG\1919-073-NORTH 12TH.DWG

GHIOITTO & ASSOCIATES, INC.
NATIONALLY CERTIFIED SURVEYORS & MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB 6508
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
(904) 886-7174 FAX
WWW.GHIOITTO.COM

JOHN S. THOMAS, P.S.M. No. 6223
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



- GENERAL NOTES:**
- ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON FLORIDA DEPARTMENTS OF TRANSPORTATION CAICE DATABASE 7210012. POINT "TBM10" BEING A X-CUT HAVING AN ELEVATION OF 13.45 FEET.
 - UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY, EXCEPT AS SHOWN HEREON.
 - MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5, J-17.050-.052 REQUIREMENTS.
 - ALL DATA SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
 - BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF LOT 3, BEING S89°47'09"E PER PLAT OF RECORD.
 - THE PURPOSE OF THE SURVEY IS TO SHOW THE SITE IMPROVEMENTS.
 - ACCESSORY STRUCTURE SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY PROPERTY LINE.

RECEIVED
BOA#19-100112
JUN 19 2019
P200951D
PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 19-100115

HEARING DATE 8-16-19

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

JUN 21 2019

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Sean Mann Telephone: (904) 294-4474
 Mailing Address: 33 Solana Rd E-Mail: seanmannsr@gmail.com
Ponte Vedra Beach, FL 32082
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Ossi Development, Inc. Telephone: (904) 294-4474
 Mailing Address: 1112 3rd St. Suite 4 E-Mail: _____
Neptune Beach, FL 32266

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: 2452 Horn St. RE# 179928-0000
 Legal description of property (Attach copy of deed): Lot 12 Blk 10 Williams Coastal Blvd Heights
 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 setbacks of 10' in total with a min. of 5' in lieu of 15' in total for both side yards provided that no side yard is less than 5'
 Lot coverage of 43.6% in lieu of 35% to allow construction of a pool along with the new house.

AFFIDAVIT

I, Sean D. Mann, 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 D. Mann PRINT APPLICANT NAME 6/21/19 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 21st day of June, 2019 by Sean Mann, who is personally known to me or has produced FL Driver 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: RS-2 FLOOD ZONE: X
 CODE SECTION (S): Section 34-337(e)(1)c.2 for a total sideyard setback of 10' vs 15' required and (e)(1)e. for 44% lot coverage to allow the construction of a new single family dwelling with pool and paver deck.
Vacant lot

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-10015

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.

RECEIVED

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.

JUN 21 2019

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. For assistance, 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 a platted lot of record prior to the adoption of the current comp plan and does not have contiguous lots that can be combined.
Special circumstances and conditions do not result from the actions of the applicant.	YES	This is a platted lot of record prior to the adoption of the current comp plan
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	The requested variance is consistent with the variance granted 6/18/2014 to 779 10th Ave South. There are currently no other single 25' lots in all of Williams Coastal Blvd Heights.
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	Without the variance, the construction of a new home on the platted lot would be difficult and less consistent in quality and size to surrounding properties
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The side yard setbacks of 5' is the minimum that would make reasonable use to build a new house.
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 new home will be consistent with surrounding uses/homes. The reduction in overall side yard will not adversely affect adjacent properties as adjacent properties are the rear setbacks of the adjacent homes.

- Submitted by Applicant

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7011 1150 0000 9180 9014



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

June 18, 2014
Ryan Wetherhold
19 12th Street South
Jacksonville Beach FL 32250

RECEIVED

JUN 21 2014

19-10015

PLANNING & DEVELOPMENT

RE: BOA# 14-100078
779 10th Avenue South
(the west 25 feet of Lot 7, Replat of Block 98, *Oceanside Park*)

Dear Mr. Wetherhold,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, June 17, 2014, to consider your application for a variance from the requirements of the Land Development Code.

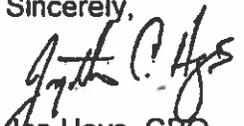
As indicated in the application, the request was for the following:

- 34-338(e)(1)c.2, for 10 feet total side yards in lieu of 15 feet required and for a corner side yard of 5 feet in lieu of 10 feet minimum

To allow for a new single family dwelling.

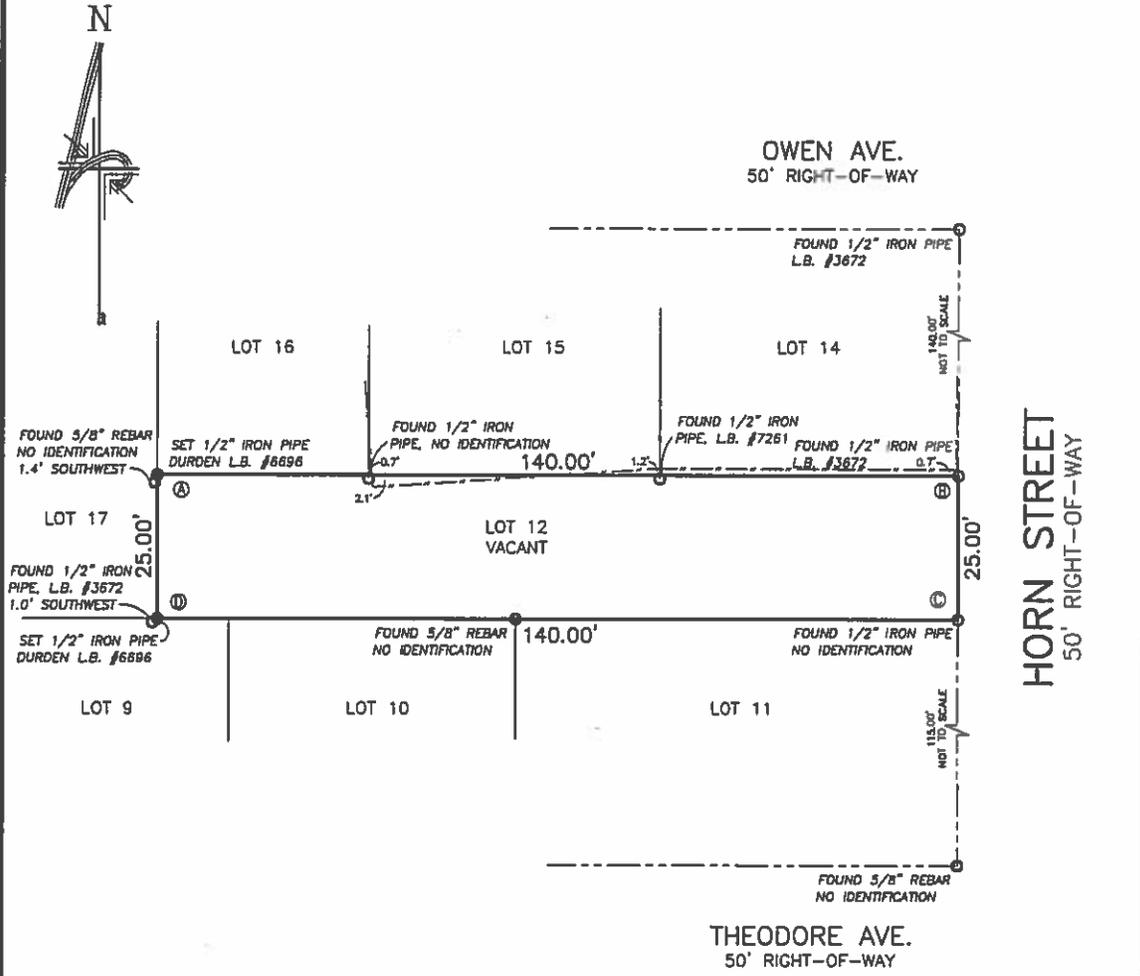
The Board **Approved** the request as written.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

Jon Hays, CBO
Building Department



MAP SHOWING BOUNDARY SURVEY OF:
 LOT 12, BLOCK 10, WILLIAMS COASTAL BOULEVARD HEIGHTS, AS RECORDED IN PLAT
 BOOK 10, PAGE 19 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



HORN STREET
50' RIGHT-OF-WAY

NOTES
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE
 RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078,
 MAP/PANEL No. 12031C-0418-J, REVISED NOVEMBER 2, 2018
 NO BUILDING RESTRICTION LINE BY PLAT
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 10
 --- DENOTES 6" WOOD FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON
 THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
 DUVAL COUNTY, FLORIDA.

ANGLE TABLE

A	=	90°00'00"
B	=	90°00'00"
C	=	90°00'00"
D	=	90°00'00"

RECEIVED

JUN 21 2019
 19-100115
 PLANNING & DEVELOPMENT

DURDEN
 SURVEYING AND MAPPING, INC.
 1825-B 3RD STREET NORTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822 FAX 853-6825
 LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

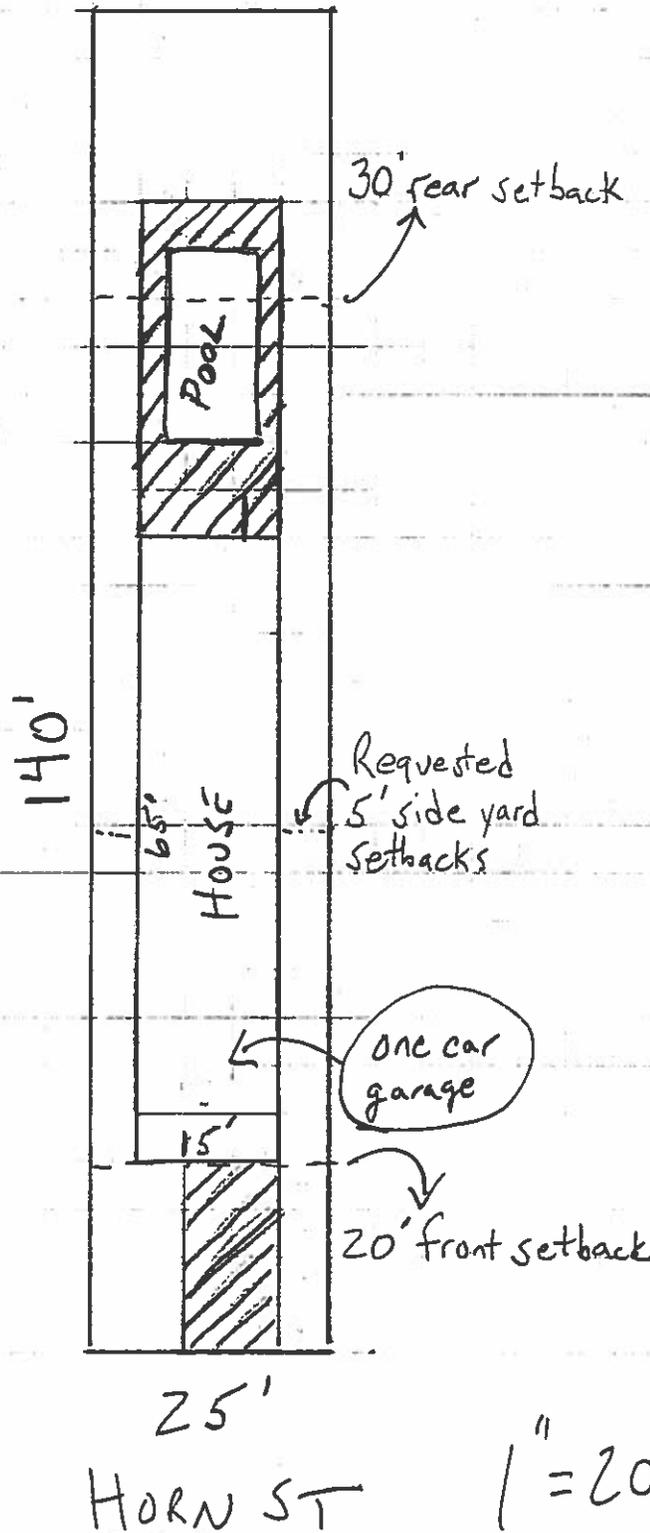
H. Bruce Durden, Jr.
 FLORIDA REGISTERED SURVEYOR No. 4707
 H. BRUCE DURDEN, JR.

SURVEYOR'S NOTE
 THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC. MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

SIGNED JUNE 21, 2019
 SCALE: 1" = 20'
 WORK ORDER NUMBER: 19391

B-9502

2452 HORN ST
 Jacksonville Beach, FL
 LOT 12, BIK 10
 WILLIAMS COASTAL BLVD
 HEIGHTS



TOTAL AREA = 3500 \times
 @ 35% = 1,225 \times

HOUSE = 975 \times

DRIVEWAY = 200 \times

POOL PAVERS = \approx 350 \times

1,525 \times

\approx 43.6%
 LOT COVERAGE

RECEIVED

JUN-21 2019

19-100115

PLANNING & DEVELOPMENT

25'
 HORN ST 1" = 20'

Chandra Medford

From: Paige Pickering <paigepickering@gmail.com>
Sent: Friday, July 26, 2019 7:21 PM
To: Planning Division; tcp3661@yahoo.com
Subject: Variance Application BOA#19-100115 / Overcrowding in Jacksonville Beach

Hello,

I am writing this email on behalf of my parents, who have been residents of Jacksonville Beach for over 30 years. They have been living at their current residence, 1102 Theodore Avenue, for about 12 years and are quite settled and happy within their home and neighborhood.

However, a recent Variance Application (BOA#19-100115) has been submitted that involves a property within 300 feet of their home. My parents and I request that you vote NO on this application for the following reasons:

- If the application were approved, it would allow for a property with a 10 foot side yard set back. The current side yard requirement is only 15 feet which is already *very* small for a residential neighborhood. Reducing this number by a third is simply not feasible. There would no privacy for whomever buys the new home or the current residents of the neighborhood with whom they would share a border.
- The neighborhood is a residential, non-urban one. Passing this variance could set the precedent for future applications and eventually lead to a multitude of negative effects for a neighborhood that was not designed to accommodate such dense living conditions. Such effects could include increased traffic (dangerous to the many children of the neighborhood and irritating for the adults) and harmful changes to rainwater run-off patterns due to the increase in impervious surfaces (such as roofs) that such building creates.

Jacksonville Beach contains many beautiful residential neighborhoods, including the one my parents reside in, which I was very fortunate to grow up in. While change and development are inevitable, it is very important to do our best to direct change in healthy and respectful ways. Please do your due diligence as civil servants.

Please vote NO on this application.

Thank you for your time,
Paige Pickering

Chandra Medford

From: Tammy Moses <jcfirst25@gmail.com>
Sent: Saturday, July 27, 2019 10:35 AM
To: Planning Division
Subject: Re: BOA#19-100115

To Whom it May Concern:

I am writing to ask you all to vote NO on this variance! This would negatively affect all the residents directly around this lot including my parents. My father has heart issues and COPD and the thought of this being approved has already negatively affected his health. He can't sleep and constantly worries about air flow being blocked to his home.

In addition to health concerns we also worry about overcrowding of roads, schools, draining issues, home values and more. If this trend continues in Jacksonville Beach the entire landscape of our city will change. Squeezing a home right in the middle of existing homes is outrageous.

Please vote NO and protect the beauty of Jacksonville Beach.

Sincerely,
Tammy Moses
(904)813-3624

Chandra Medford

From: kim shine <kshine93011@gmail.com>
Sent: Saturday, July 27, 2019 12:11 PM
To: Planning Division
Subject: BOA #19-100115 2452 Horn Street

Planning Department I am writing to request you vote NO to BOA #19-100115 which allows for a reduction of set back at 2452 Horn Street. As a home owner in this neighborhood I am witnessing an alarming increase in large home construction on very small lots in the area. Several homes have recently been purchased demolished and multiple single family homes built where one home stood.

Of particular concern is allowing this variance which will negatively impact home values, open space, density, storm water and traffic in our area of the beach.

Please vote No for this variance request.

Thank you for your consideration

Kim Shine
1009 Ruth Ave
Jacksonville Beach Florida

Chandra Medford

From: kim shine <kshine93011@gmail.com>
Sent: Saturday, July 27, 2019 12:32 PM
To: Planning Division
Subject: Fwd: BOA #19-100115 2452 Horn Street

Planning Department I am writing to request you vote NO to BOA #19-100115 which allows for a reduction of set back at 2452 Horn Street. As a home owner in this neighborhood I am witnessing an alarming increase in large home construction on very small lots in the area. Several homes have recently been purchased demolished and multiple single family homes built where one home stood.

Of particular concern is allowing this variance which will negatively impact home values, open space, density, storm water and traffic in our area of the beach.

Please vote No for this variance request.

Thank you for your consideration

Joann Harrigan
1009 Ruth Ave
Jacksonville Beach Florida



APPLICATION FOR VARIANCE

BOA No. 19-100117
HEARING DATE 8-6-2019

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
JUN 25 2019

APPLICANT INFORMATION

Applicant Name: Robert Logan Telephone: (305) 803-1354
 Mailing Address: 115 33rd Ave South E-Mail: gravproplic@gmail.com
Jacksonville Beach, FL 32250

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

Landowner Name: Robert Logan Telephone: (305) 803-1354
 Mailing Address: 115 33rd Ave South E-Mail: gravproplic@gmail.com
Jacksonville Beach, FL 32250

PLANNING & DEVELOPMENT

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: 115 33rd Avenue South, Jax Beach (RE#181567-0000)
 Legal description of property (Attach copy of deed): Lot 11, Block 7 Atlantic Shores Oceanfront
 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 increase to 39% to accommodate proposed new home construction on substandard size lot

AFFIDAVIT

I, Robert Logan, 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

Robert Logan
PRINT APPLICANT NAME

6-24-2019
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 24 day of June, 2019 by Robert Logan, who is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

Kymie D. Crews
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: AE

CODE SECTION (S): Section 34-336 (e)(1) for 39% lot coverage to 35% maximum to allow construction of a new single family dwelling, pool and deck.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100117

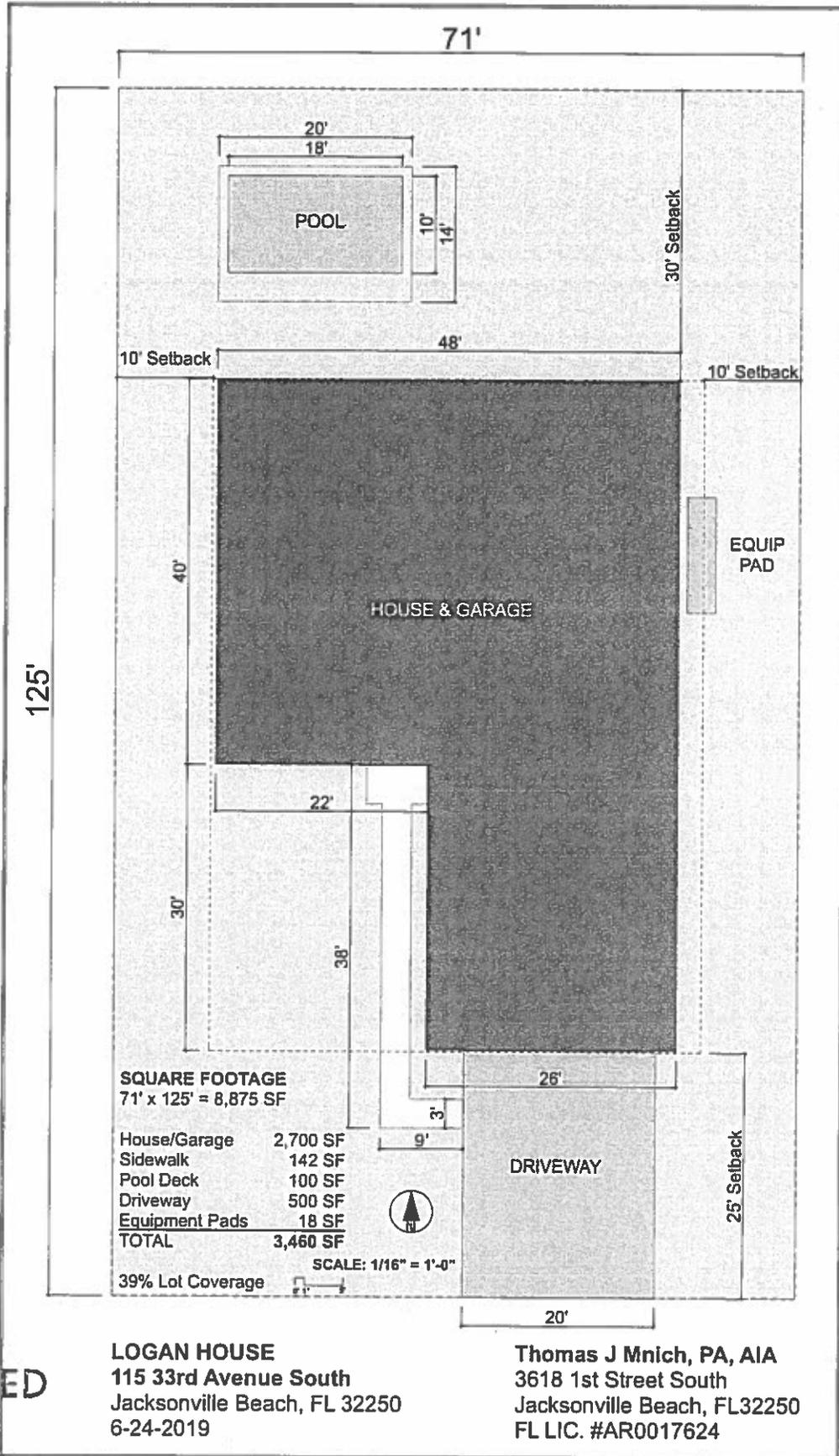
Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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 sf. This lot size is 8,875 sf. Therefore the lot size is substandard.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The lot is platted and was purchased in its current size and condition. RECEIVED JUN 25 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.	Yes	Similar type variances have been granted to other properties in the neighboring community. 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	Similar type variances have been granted to other properties in the neighboring community.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The proposed house has been designed to minimize its footprint and its size and scope are consistent with other homes in the neighboring community.
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	There will be no adverse effects to adjacent parcels. If the lot were 10,000 sf, the proposed lot coverage would be 34.6%.

PROPOSED



RECEIVED

JUN 25 2019

19-100117

PLANNING & DEVELOPMENT

Chandra Medford

From: Laura Walls <laurarwalls@gmail.com>
Sent: Saturday, July 20, 2019 2:40 PM
To: Planning Division
Subject: BOA #19-100117

Good afternoon,

We think the construction of a new home, pool and deck for 115 33rd Ave South is a great idea and approve!

Best regards,

Laura & Thomas Walls

(115 34th Ave South)

Sent from my iPhone

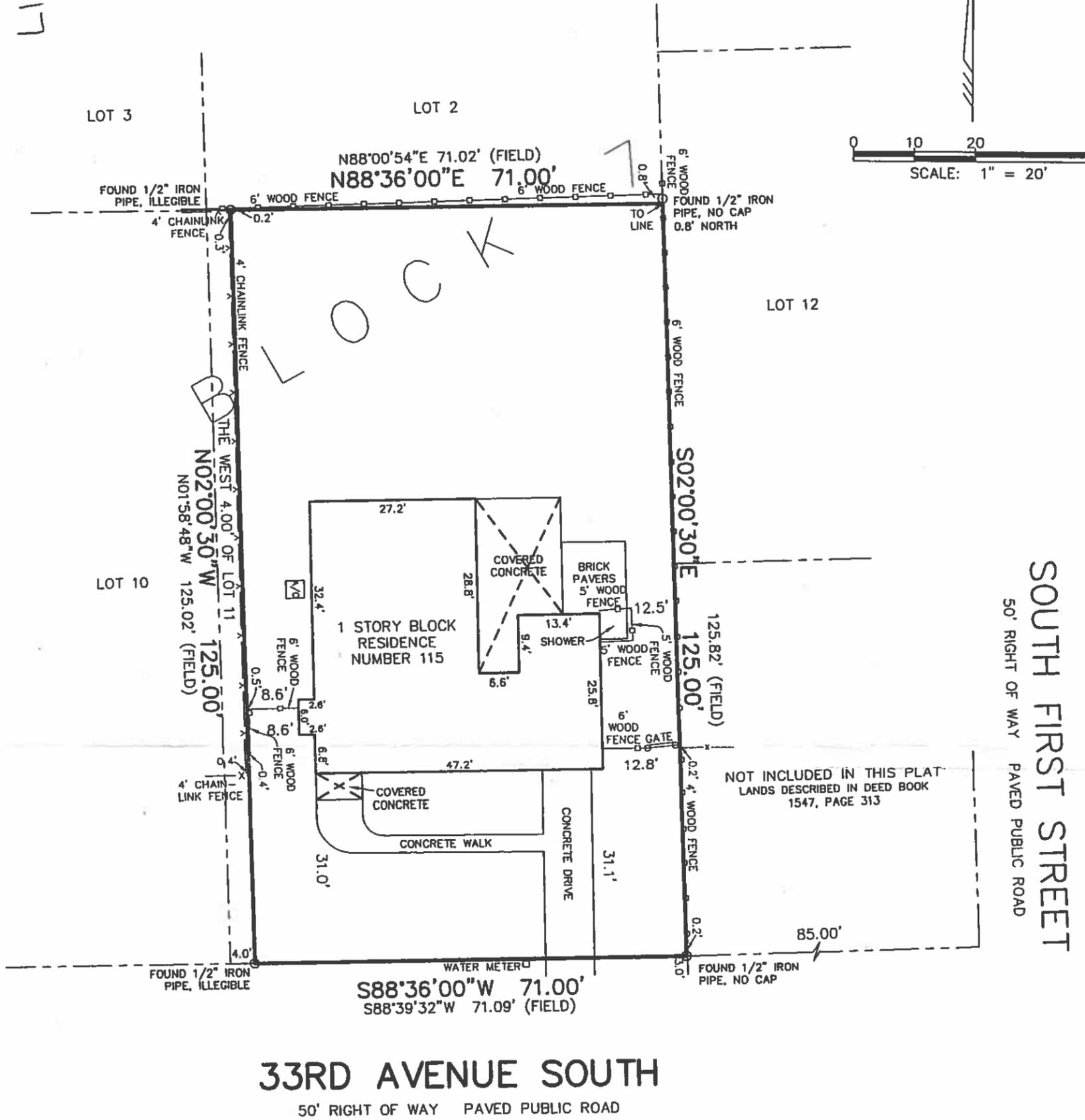
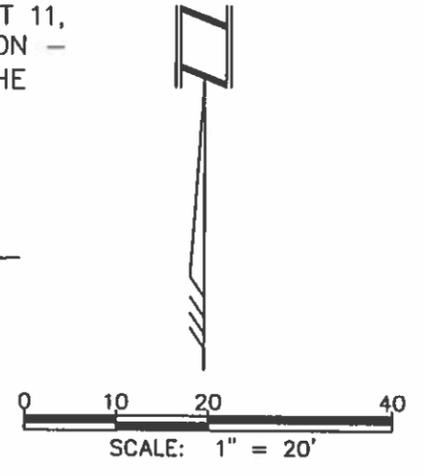
EXISTING

MAP SHOWING SURVEY OF

LOT 11, BLOCK 7, LESS AND EXCEPT THE WEST 4.00 FEET OF LOT 11, BLOCK 7, BLOCKS 7 & 8 ATLANTIC SHORES OCEAN FRONT SECTION - DIVISION "B" AS RECORDED IN PLAT BOOK 25, PAGE 58, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLANNING & DEVELOPMENT

RECEIVED
19-100117
JUN 25 2019



NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS BASED ON THE EAST PROPERTY LINE BEING S02°00'30"E AS PER PLAT.
3. NO BUILDING RESTRICTION LINES AS PER PLAT.

THIS SURVEY WAS MADE FOR THE BENEFIT OF ROBERT E LOGAN.

THE PROPERTY SHOWN HEREON LIES IN COASTAL FLOODPLAIN ZONE "AE" (EL 9). AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.


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

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

CHECKED BY: KLW
 DRAWN BY: KLW
 FILE: 2019-0938

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

DATE: JUNE 20, 2019
 SHEET 1 OF 1

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 25 2019

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Jonathan Philips Telephone: (904) 576-0051
Mailing Address: 1835 Kings Road Jacksonville Beach, FL 32250 E-Mail: JPhilips@MASHRealty.com

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

Landowner Name: Jonathan Philips Telephone: (904) 576-0051
Mailing Address: 1835 Kings Road Jacksonville Beach, FL 32250 E-Mail: JPhilips@MASHRealty.com

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: 1835 Kings Road Tax Beach, FL 32250 RE# 177729-5515

Legal description of property (Attach copy of deed): Lot 3 King Oaks Subdivision, according to the plat thereof recorded in Plat Book 64

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).

Request for 39% lot coverage in lieu of 35% due to addition of swimming pool and patio space.

AFFIDAVIT

I, JONATHAN PHILIPS, 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

JONATHAN PHILIPS
PRINT APPLICANT NAME

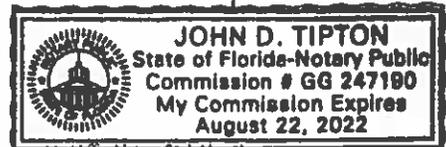
6/25/19
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 25th day of June, 2019 by Jonathan Philips who is personally known to me or has produced as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

John D. Tipton
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)(i) e. for 39% lot coverage s/o 35% maximum to allow a pool and paver patio addition to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100118

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.

EN

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	<i>Due to the curve of the cul-de-sac and the 25 foot set back requirement, the home had to be positioned in such a way that it required the driveway to be longer than desired, which added to the additional lot coverage.</i> RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	Yes	See above JUN 25 2019 PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	<i>Other parcels have been granted similar variances in this subdivision.</i>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	<i>We are only asking for enough patio space for our family of 6 to enjoy.</i>
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	<i>We conferred with a civil engineer (contact info. attached) to ensure adequate drainage remains and neighbors will not be adversely affected.</i>

Additional Contacts:

Gary Abbey, P.E. - President
Abbey Civil Engineers, Inc.
2046 Cherokee Drive
Neptune Beach, Florida 32266
904-616-4870
abbeycivil@comcast.net
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JUN 25 2019

PLANNING & DEVELOPMENT

MAP SHOWING SURVEY OF

LOT 3, KING OAKS SUBDIVISION, AS RECORDED IN PLAT BOOK 64, PAGES 176 AND 177 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Proposed addition of 625sq ft of Patio. Request for 39% Lot Coverage.

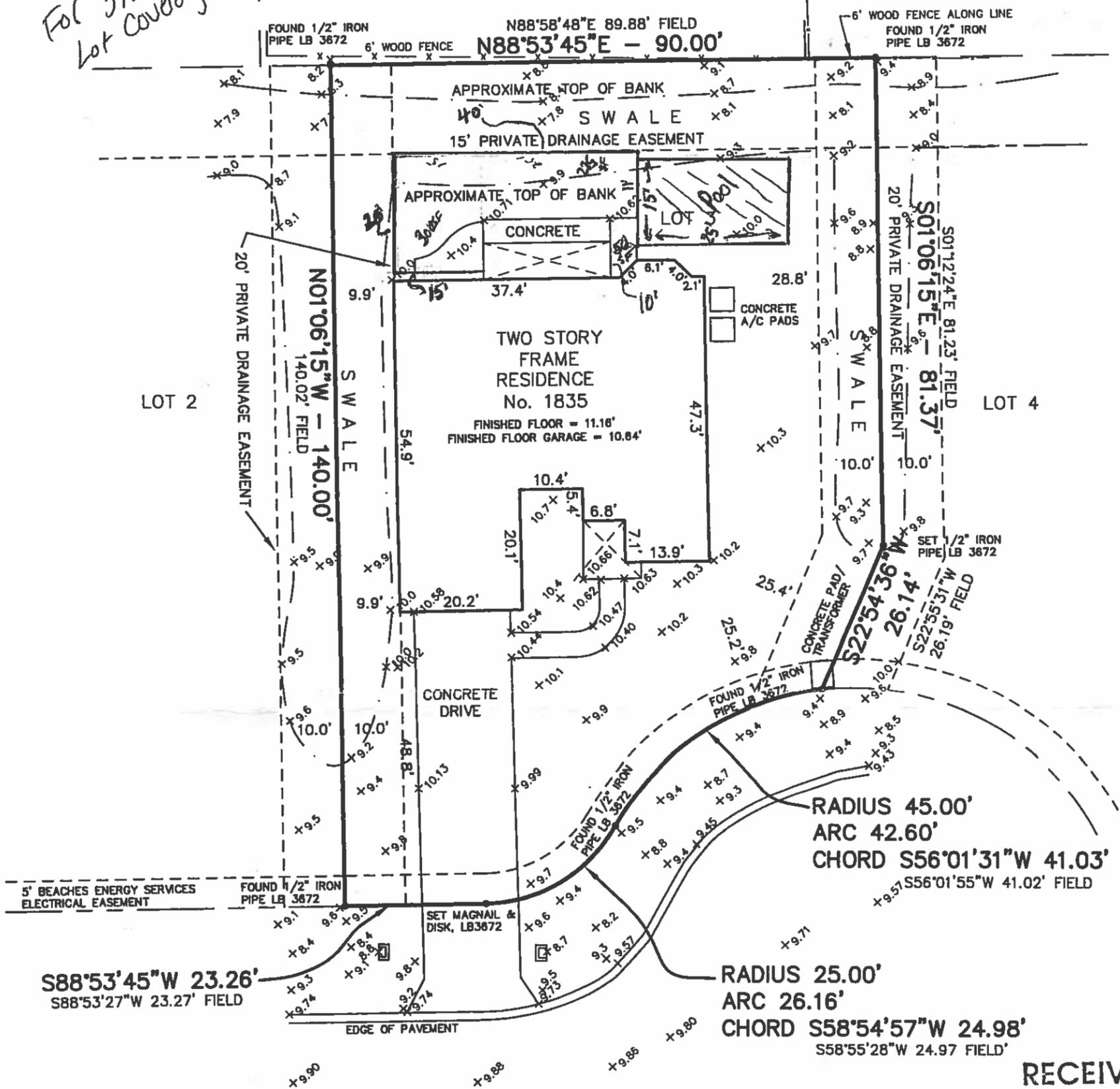
SEAGATE WOODS PLAT BOOK 49, PAGES 81 AND 81A

LOT 10

LOT 9

LOT 2

LOT 4



$S88^{\circ}53'45''W$ 23.26'
 $S88^{\circ}53'27''W$ 23.27' FIELD

RADIUS 45.00'
ARC 42.60'
CHORD $S56^{\circ}01'31''W$ 41.03'
 $S56^{\circ}01'55''W$ 41.02' FIELD

RADIUS 25.00'
ARC 26.16'
CHORD $S58^{\circ}54'57''W$ 24.98'
 $S58^{\circ}55'28''W$ 24.97' FIELD

BENCHMARK: FOUND
MAGNAIL & DISK, LB3672
ELEVATION=9.86'

NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
2. BEARINGS BASED ON THE WEST LINE OF LOT 3 AS BEING SOUTH $01^{\circ}06'15''$ EAST PER PLAT.
3. NO BUILDING RESTRICTION LINES PER PLAT.
4. EASEMENTS AS PER PLAT.
5. BENCHMARK USED IS A NAIL AND DISK, LB3672 IN THE SOUTH SIDE OF A WOOD POWER POLE AT THE SOUTHWEST CORNER OF RESIDENCE NUMBER 1866 SEAGATE AVENUE; ELEVATION 11.43' NAVD 1988 DATUM.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0416J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

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

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PAVED

KINGS ROAD

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IMPERVIOUS CALCULATION PLANNING & DEVELOPMENT
LOT AREA=11074 SQUARE FEET
BUILDING AREA=2428 SQUARE FEET
CONCRETE AREA=1204 SQUARE FEET
TOTAL IMPERVIOUS AREA=3632 SQUARE FEET
IMPERVIOUS COVERAGE=32.8%

THIS SURVEY WAS MADE FOR THE BENEFIT OF JONATHAN PHILIPS AND NIKI M PHILIPS.



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

CHECKED BY: _____
DRAWN BY: JDB
FILE: 2019-915

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

DATE: JUNE 21, 2019
SHEET 1 OF 1