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    None

CORRESPONDENCE

OLD BUSINESS    None
NEW BUSINESS

a. **Case Number:** BOA#19-100126
   Applicant/Owner: Jacqueline Cogswell
   Agent: Richard Trendel
   Property Address: 825 15th Avenue North
   Parcel ID: 175233-0000
   Legal Description: Lot 6, Block 6, Beach Homesites Unit Three
   Current Zoning: RS-1
   Motion to Consider: City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)d, for no garage in lieu of a required one-car garage to allow for an addition and carport conversion to an existing single-family dwelling
   Miscellaneous Info: No previous variance requests
   Notes: ____________________________________________________________

b. **Case Number:** BOA#19-100127
   Applicant/Owner: Pamela (Fellabaum) Cosgrove
   Property Address: 117 7th Avenue South
   Parcel ID: 176026-0060
   Legal Description: the North 35 feet of the East ½ of Lot 7, together with the West 37 feet of Lot 9, Block 62, Pablo Beach South
   Current Zoning: RM-2 (per RS-3 Standards)
   Motion to Consider: City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 7 feet in lieu of 20 feet required; 34-338(e)(1)c.2, for a westerly side yard setback of 4 feet in lieu of 5 feet minimum and total side yard setbacks of 10 feet in lieu of 15 feet required; 34-338(e)(1)g, for an accessory structure setback (walkway) of 1.5 feet in lieu of 5 feet minimum; and 34-338(e)(1)e, for 50% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling
   Miscellaneous Info: One previous variance request not applicable to this case
   Notes: ____________________________________________________________
c. **Case Number:** BOA#19-100129  
**Applicant/Owner:** Steven Nelson  
**Agent:** Joseph M. Rumancik  
**Property Address:** 531 14th Avenue North  
**Parcel ID:** 174805-0000  
**Legal Description:** Lot 10, Block 4, Surf Park Unit One  
**Current Zoning:** RS-1  
**Motion to Consider:** City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 36.5% lot coverage in lieu of 35% maximum to rectify an existing non-conformity resulting from an addition to an existing single-family dwelling  
**Miscellaneous Info:** No previous variance requests

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**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is Wednesday, September 4, 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.*
APPLICATION FOR VARIANCE

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.

APPLICANT INFORMATION

Applicant Name: Jacqueline Cogswell
Mailing Address: 825 15th Avenue North
Jacksonville Beach, Florida 32250

Agent Name: Richard Trendel
Mailing Address: P.O. Box 330448
Atlantic Beach, Florida 32250

Landowner Name: Jacqueline Cogswell
Mailing Address: 825 15th Avenue North
Jacksonville Beach, Florida 32250

Telephone: (860) 878-1781
E-Mail: rich@petrajax.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: 825 15th Avenue North, Jacksonville Beach, FL 32250 RE# 175233-0000
Legal description of property (Attach copy of deed): 25-38 28-25-29E
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

NO GARAGE IN LEAU OF A ONE CAR GARAGE TO ALLOW AN ADDITION TO A NON CONFORMING STRUCTURE.

AFFIDAVIT

Jacqueline Cogswell, 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 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.

APPLICANT SIGNATURE

PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 25th day of June, 2019 by Jacqueline Cogswell, who is personally known to me or has produced driver's license as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME

This box for office use only, go to next page

CURRENT ZONING CLASSIFICATION: RS-1
FLOOD ZONE: X \shade
Code SECTION (s): Section 34-33E (c)(1) d. for no garage into a one car garage to allow an addition and serport conversion to an existing single family dwelling.

House 1400 sf H/4

PLANNING AND DEVELOPMENT DEPARTMENT 11 NORTH 3RD STREET PHONE (904) 247-6231 FAX (904) 247-6107
VARIANCE APPLICATION STANDARDS AND CONDITIONS

Variance 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.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Applies? Yes/No</th>
<th>Circumstances/Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td></td>
<td>Current sq footage of home is 1400sf. Enclosing existing carport will increase living space to roughly 1950sf. Property will maintain two parking spots.</td>
</tr>
<tr>
<td>Special circumstances and conditions do not result from the actions of the applicant.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Coverage Calculations

Lot Size - 8,208

Awning Coverage 120 sq ft
House and Existing Carport 1836 sq ft
AC Pad 12 sq ft
Driveway 425 sq ft
Concrete Slab 264 sq ft
Shed 90 sq ft

Total 2,747 sq ft

Coverage % = 33%

Added Coverage

New Concrete to Comply w/ Two Parking Spots 64 sq ft

New Coverage: 2811 sq ft

New Coverage % = 34%
Hello, I live at 824 16th Ave North, Jax Bch, FL 32250. I have no issues with the proposed changes to the carport at 825 15th Ave North. Thanks for asking. R/Paul Martin
# APPLICATION FOR VARIANCE

**BOA No.** 1A-100127  
**HEARING DATE** JUL 8 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 changes 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.**

## APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>Applicant Name: Pamela Cosgrove</th>
<th>Telephone: (904) 635-2656</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address: 117 7th Avenue South</td>
<td>E-Mail: <a href="mailto:pamela.cosgrove@comcast.net">pamela.cosgrove@comcast.net</a></td>
</tr>
<tr>
<td>Agent Name:</td>
<td>Telephone:</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>E-Mail:</td>
</tr>
<tr>
<td>Landowner Name: Pamela Fellbaum</td>
<td>Telephone: same as above</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>E-Mail: same as above</td>
</tr>
</tbody>
</table>

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:** 117 7th Avenue South RE#176026-0060  
**Legal description of property (Attach copy of deed):** West 37 feet Lot 9 Block 62 Pablo Beach South  
**Description of requested variance (example: front yard setback of 17 ft in lieu of 20 ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary):** Requesting 49.97% lot coverage in lieu of 35% to build a single family home.  
**Requesting a side yard setback of 10’ in lieu of 15’ total. One side yard is to be 4’ in lieu of 5’ minimum.**  
**Requesting a front setback of 7’ in lieu of 20’**

## AFFIDAVIT

1. **Pamela Cosgrove**
   
   being 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.

**APPLICANT SIGNATURE**  
**PRINT APPLICANT NAME**  
**DATE**

**STATE OF FLORIDA, COUNTY OF DUVAL:**  
Sworn to and signed before me this 3rd day of July 2019 by Pamela Cosgrove who is personally known to me or has produced Florida Driver’s license of identification.

**NOTARY PUBLIC SIGNATURE**  
**PRINT NOTARY NAME**

**CURRENT ZONING CLASSIFICATION:** BM-2 (BS-3 Standard)  
**FLOOD ZONE:** X

**CODE SECTION (s):** Section 34-338 (e)(1) for a front yard setback of 7’ to 20’ required and (e)(1)(c)(2) for a minimum side yard setback of 4’ to 5’ and total side yard setbacks of 10’ x 20’ 15’ required and (e)(c)(7) for an accessory structure setback of 15’ for walkway 20’ 5’ required and (e)(c)(7) for 50% lot coverage 20’ 35% maximum to allow construction of a new single family dwelling.

**COMMERCIAL**

**PLANNING AND DEVELOPMENT DEPARTMENT**

**11 NORTH 3RD STREET**  
**PHONE (904) 247-6231**  
**FAX (904) 247-6107**
**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

Variance 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.

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</thead>
<tbody>
<tr>
<td>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.</td>
<td>Yes</td>
<td>Lot is undersized.</td>
</tr>
<tr>
<td>Special circumstances and conditions do not result from the actions of the applicant.</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>No</td>
<td>Many other homes do not comply with setbacks or lot coverage.</td>
</tr>
<tr>
<td>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.</td>
<td>Yes</td>
<td>Variances have been granted to many other homes.</td>
</tr>
<tr>
<td>Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>Yes</td>
<td>Granting of the variance will enhance neighborhood and enhance property values of surrounding homes.</td>
</tr>
</tbody>
</table>
CERTIFIED MAIL RECEIPT# 7017 3040 0000 2076 7509

April 23, 2019

Pamela Fellabaum
117 South 7th Avenue
Jacksonville Beach, FL 32250

RE: Planning Commission Case: PC# 6-19
Conditional Use Application for an existing single-family dwelling located in a Residential, multiple-family: RM-2 zoning district, for property located at 117 South 7th Avenue.

The City of Jacksonville Beach Planning Commission met on Monday, April 22, 2019 in Council Chambers to consider your Conditional Use Application for an existing single-family dwelling located in a Residential, multiple-family: RM-2 zoning district, pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code, for property located at 117 South 7th Avenue.

The request was approved.

Please remove the public notices posted on the property. Please provide a copy of this letter with any other applications or building permits. Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP
Senior Planner

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbeachfl.net

www.jacksonvillebeach.org
I do not agree that this variance should be given. The set-backs established should not be changed, or in my opinion any variances should not even be considered. This kind of over building in Jax Beach is becoming the ruination of our community.
Please do not allow this variance.

John Locke
818.915.0139
johnlockerealtor@gmail.com

Compass
14242 Ventura Blvd.
Sherman Oaks, CA 91423
License 01420559
Good afternoon,
I am writing in reference to the variance application referenced in BOA # 19-100127. I own the property one lot west of the subject property, at 153 7th Ave S. Jacksonville Beach, FL 32250.

I would like to express my concerns with the variance application as stated in the notice. Specifically the request for a 7 foot setback in the front, in lieu of the 20 feet required. Should this request be granted, the newly built structure would completely obscure our already limited view to the ocean, having significant negative impact on our current and future property value. My wife and I, in 2016, paid an engineer to draw up plans and consulted with contractors on a deck project that would be built on top of our existing garage structure to take full advantage of our ocean views; however, those plans were put on hold as we addressed damages from Hurricanes Matthew and Irma. Should this variance application be approved in its entirety, the time, energy and effort of our project would have been for naught.

I mention this primarily for three reasons:

1) The property in question has more than adequate space to stay within the land development code and build back into the lot, instead of breaching the current setback requirement, and
2) The new structure, if built to the specifications as I understand them (a 2-story home with a 2nd story balcony over the garage in the front of the home), would still afford the property owner a direct ocean view from the second-story balcony, even while maintaining the 20-foot setback requirement.
3) All the homes currently on our side of 7th Avenue South have a similar setback except for our property, which is set further back in the lot than the other homes on the block.

I have, and take no issue with, the side yard setback requests; however, I feel as though the request to breach the front-yard setback requirements are unnecessary, given the amount of space going backward into the lot as well as the unobstructed view that I believe would still exist should the setback requirements be maintained.

As a Jacksonville Beach property owner, I'm simply trying to protect the inherent value of my property and investment. It is also worth noting the other homes on the block west of the subject property are rental properties, so our concerns may be the only ones voiced and/or heard by the planning committee/Board of Adjustment. Feel free to reach out to me at 904-655-9335 should you have any questions. I will make every effort to attend the meeting on August 20, but wanted my concerns noted in the event I'm unable to attend.

Thank you for your time and consideration,
Jeremy and Jennifer Armstrong
153 7th Ave South, Jacksonville Beach, FL 32250
From: Jeremy Armstrong <jeremy.daniel.armstrong@gmail.com>
Sent: Sunday, August 11, 2019 3:02 PM
To: Planning Division
Subject: BOA # 19-100127
Attachments: p8110314.jpg; p8110317.jpg
MAP SHOWING SURVEY OF
THE NORTH 35.00 FEET OF THE EAST 1/2 OF LOT 7 TOGETHER WITH THE
WEST 37.00 FEET OF LOT 9, BLOCK 62, PABLO BEACH SOUTH ASRecorded
IN Plat Book 3, Page 28 of the CURRENT PUBLIC RECORDS OF DUVAL
COUNTY, FLORIDA

NOTES:
1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINES AS PER PLAT.
3. ANGLES AS PER FIELD SURVEY.
4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON APPEARS
TO LIE IN FLOOD ZONE "X" AS WELL AS
CAN BE DETERMINED FROM THE "FLOOD
INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 120078
0002 G, REVISED APRIL 17, 1989 FOR
THE CITY OF JACKSONVILLE BEACH,
DUVAL COUNTY, FLORIDA.

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

CHECKED BY: 
DRAWN BY: 
FILE:

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

DATE: 
SHEET 1 OF 1

x-REF 2005-374

35.00' 24.96' 61.04'
37.00' 125.00' 112.77'
7th AVENUE SOUTH
80' RIGHT OF WAY PAVED
(FORMERLY JOHNS AVENUE)

75.0' 75.0' 75.0'
13.00' 13.00' 13.00'

1ST STREET SOUTH

RECEIVED
JUL-8-2019
19-100127
PLANNING & DEVELOPMENT

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

THIS SURVEY WAS MADE FOR BENEFIT OF
PAM FELLABAUM.
APPLICATION FOR VARIANCE

BOA No. 19-100129
HEARING DATE 6/10/2019

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 Variance. 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.

APPLICANT INFORMATION

Applicant Name: STEVE MELSON
Mailing Address: 531 14TH AVENUE NORTH
JACKSONVILLE, FL 32207
E-Mail: knitman@comcast.net

Agent Name: JASON M. RUMPUS
Mailing Address: 515 VIKINGS LANE
ATLANTIC BEACH, FL 32233
E-Mail: joecosunshinecasing.com

Landowner Name: STEVE MELSON
Mailing Address: 531 14TH AVENUE NORTH
JACKSONVILLE, FL 32207
E-Mail: knitman@comcast.net

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: 531 14TH AVENUE NORTH, RE 1748.05-0000
Legal description of property (Attach copy of deed): 14-30 28 - 25-24L SURF PARK, UNIT 1 R/P PTF
Beach
Lot 10
Blk 4

SEE ATTACHED

AFFIDAVIT

I, _, 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.

APPLICANT SIGNATURE

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 10th day of July, 2019 by STEVE MELSON who is personally known to me or has produced FL Driver License as identification.

PUBLIC NOTARY SIGNATURE

(Attach Notary Seal Above)

CURRENT ZONING CLASSIFICATION: RS-1
FLOOD ZONE: X

CODE SECTIONS (s): Section 30-314 (d), for 35.52 lat coverage, 20' 35.52 maximum

TO rectify an existing non-conformity resulting from an addition to an existing single 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.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Applies?</th>
<th>Circumstances/ Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special conditions and circumstances exist which are peculiar to the</td>
<td>Yes</td>
<td>CURRENT LOT IS A SUBSTANDARD LOT SIZE FOR RS-1 ZONING</td>
</tr>
<tr>
<td>parcel of land building or structure, which are not applicable to other</td>
<td></td>
<td>CURRENT LOT: 9120 sf MINIMUM: 10,000 ft</td>
</tr>
<tr>
<td>parcels of land, structures or buildings in the same zoning district.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special circumstances and conditions do not result from the actions of</td>
<td>Yes</td>
<td>HOMEOWNER PURCHASE PROPERTY IN CURRENT CONDITION/SIZE.</td>
</tr>
<tr>
<td>the applicant.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Granting the variance will not confer upon the applicant any special</td>
<td>No</td>
<td>OTHER SIMILAR CASES HAVE BEEN GRANTED</td>
</tr>
<tr>
<td>privileges denied by the comprehensive plan and this code to other</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Literal interpretation and enforcement of the terms and provisions of</td>
<td>Yes</td>
<td>OTHER SIMILAR CASES HAVE BEEN GRANTED</td>
</tr>
<tr>
<td>this code would deprive the applicant of rights commonly enjoyed by</td>
<td></td>
<td></td>
</tr>
<tr>
<td>other parcels of land in the same zoning district, and would work an</td>
<td></td>
<td></td>
</tr>
<tr>
<td>unnecessary hardship.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grant of variance is the minimum variance that will make possible the</td>
<td>Yes</td>
<td>1.5% INCREASE IS THE MINIMUM TO MAKE USABLE</td>
</tr>
<tr>
<td>reasonable use of the parcel of land, building or structure.</td>
<td></td>
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<td>Grant of variance will be generally consistent with the purposes,</td>
<td>Yes</td>
<td>WILL NOT AFFECT ADJACENT LAND</td>
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<td>goals, objectives, and policies of the comprehensive plan and this Code</td>
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<td>and will not adversely affect adjacent land.</td>
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</table>
Sunshine Coast Construction, Inc.
513 Vikings Lane
Atlantic Beach, Florida 32233
904.208.1084

Property Address:
531 14th Avenue
Jacksonville Beach, Florida 32250

Jacksonville Beach Board Of Adjustment,

We are asking for a lot coverage increase from the allowed 35% to current coverage of 36.5%. The property owners are under a hardship of having a substandard lot size of 9120 square foot. The minimum lot size is set at 10,000 square foot in the current zoning of RS-1. The requested increase of 1.5% is an additional 142 square foot and allows for the current lot coverage. If the lot was a 10,000 square foot lot (as the minimum dictates) the current coverage of 3334 square foot would still be under the 35% coverage rule by 166 square foot (or only 33.3% coverage). Thank you.

Sincerely,

Joe Rumancik

RECEIVED

JUL 10 2019
19-100129
PLANNING & DEVELOPMENT
Steve and Kathlene Nelson  
531 14th Avenue North  
Jacksonville Beach, Florida 32250

I, Steve Nelson, do hereby authorize Joseph M Rumancik of Sunshine Coast Construction, Inc. to apply for a variance with the City of Jacksonville Beach for my above listed property. I, Steve Nelson, do also hereby authorize Joseph M Rumancik of Sunshine Coast Construction, Inc. to represent myself during our appeal to the City Of Jacksonville Beach Board Of Adjustment.

Owner Signature  
Print Owner Name  
Date

State of Florida, County Of Duval:  
Sworn to and signed before me this 10th day of July, 2019
by Steve Nelson, who is personally known to me or has produced FDLR DRVERNOS as identification.

Notary Public Signature  
Print Notary Name  
Date

Contractor Signature  
Print Contractor Name  
Date

State of Florida, County Of Duval:  
Sworn to and signed before me this 10th day of July, 2019
by Joe Rumancik, who is personally known to me or has produced FDLR DOCUMENT as identification.

Notary Public Signature  
Print Notary Name  
Date
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<td>S-3</td>
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### SCOPE OF WORK

- Single story CMU addition with engineered truss roof & conventional over framing. One bedroom - two baths. Remove existing windows and provide new passage below existing headers. Install new closet door in existing bedroom. Provide new HVAC system to serve addition. Install metal standing seam roofing interior & exterior paint by others. Cap exposed plumbing in garage laundry. Provide blocking for grab bars where indicated.

### GENERAL DESIGN INFORMATION

**Building Code**: Residential 2014, FBC 5th Addition 2014

**Wind Speed**: 130 MPH

**Wind Exposure**: Exposure C - Enclosed

**Type of Construction**: Type V - Unprotected

**Occupancy Class**: R-3

**Remodel Category**: Alteration Level 2

**Risk Level**: II

**Lot Coverage**: 34%

**Additional Square Footage**: New Heated Area 543 Sq. ft.

### Revisions

<table>
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<tr>
<th>PLAN DATE</th>
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<td>September 25, 2017</td>
<td>Oct 6, 2017</td>
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**GENERAL NOTES**:

1. The contractor shall verify all conditions and dimensions at the job site prior to commencing work. The contractor shall report all discrepancies between the drawings and existing conditions to the designer & owner prior to commencing work.

2. The contractor shall supply, locate and build into the work all inserts, anchors, angles, plates, openings, sleeves, hangers, slab depressions and pitches as may be required to attach and accommodate other work.

3. All details and sections shown on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere in the work except where a different detail is shown.

4. Subsurface soil condition information is not available. Foundations are designed for a soil bearing capacity of 3,000 psf. The contractor shall report any differing conditions to the designer & owner prior to commencing work.

5. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult these drawings for sleeves, depressions and other details not shown on structural drawings.

---

Peter Carlson
Design for Florida LLC
904-759-2256

Nelson Addition
531 14th Ave, North
Jacksonville Beach Florida