



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, December 17, 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 None

CORRESPONDENCE

OLD BUSINESS

- a. **Case Number:** **BOA#19-100180**
Applicant/Owner: Jeffrey Shank
Agent: Earl Jonsson
Property Address: 509 15th Avenue North
Parcel ID: 174822-0000
Legal Description: Lot 6, Block 5, *Surf Park*
Current Zoning: RS-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for an easterly side yard of 7.1 feet and a westerly side yard of 9.6 feet in lieu of 10 feet minimum and 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet minimum to rectify existing non-conformities to allow for substantial improvements to an existing single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

NEW BUSINESS

- a. **Case Number:** **BOA#19-100198**
Applicant/Owner: Kirk Kuhn
Agent: Chip Mitchell
Property Address: 226 22nd Avenue South
Parcel ID: 179416-0000
Legal Description: the west ½ of Lots 1 and 2, Block U, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*
Current Zoning: RM-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.2, for side yards of 5 feet in lieu of 10 feet minimum; 34-340(e)(3)c.3, for a rear yard of 20 feet for the building and 15.9 feet for a staircase in lieu of 30 feet required; 34-340(e)(3)g, for an accessory structure setback of 2 feet in lieu of 5 feet minimum for a walkway, stoop and pool and 34-373(f), for turfblock in lieu of solid paved driveway/parking area all to allow for construction of a new multiple-family dwelling
Miscellaneous Info: Two previous variance requests related to single-family use only

Notes: _____

- b. **Case Number:** BOA#19-100202
Applicant/Owner: Donovan Enterprises, LLC.
Agent: Richard Farmer
Property Address: 125 7th Street South
Parcel ID: 175628-0000
Legal Description: Lots 3 through 6, Block 17, *Pablo Beach South*
Current Zoning: CS
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-344(e)(3)b, for a corner side yard setback of 5 feet in lieu of 10 feet required to add stairs to an existing commercial building
Miscellaneous Info: No previous variance requests

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, January 7, 2020. There are four 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

BOA No. 19-100180
HEARING DATE 11/19/19

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.

OCT - 8 2019

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Jeffrey Shank Telephone: 3362104996
 Mailing Address: 509 15th Avenue North E-Mail: jeffshank11@gmail.com
Jacksonville Beach, Florida 32250

Agent Name: Earl Jonsson Telephone: 9045452714
 Mailing Address: 8 Starfish Place E-Mail: sejonsson@comcast.net
Ponte Vedra Beach, Florida 32082

Landowner Name: Jeffrey Shank Telephone: _____
 Mailing Address: _____ E-Mail: _____

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: 509 15th Avenue North 1748222-0000
 Legal description of property (Attach copy of deed): Surf Park Unit 1 r/p Pablo Beach lot 6, Blk 5
 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):

Reduce Side Yard Setback to 7' in lieu of 10'

Accessory Structure to be moved to compliance
Driveway set back of 0'

AFFIDAVIT

I, Jeffrey Shank, 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

JEFFREY SHANK
 PRINT APPLICANT NAME

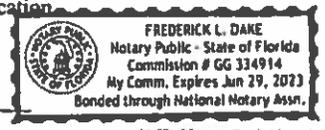
10-2-19
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 2nd day of OCTOBER, 2019 by JEFF SHANK who is personally known to me or has produced _____ as identification

[Signature]
 NOTARY PUBLIC SIGNATURE

FREDERICK L. DAKE
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (s):
34-336(e)(1)c.2, for an easterly side yard of 7.1 feet and a westerly side yard of 9.6 feet in lieu of 10 feet minimum and 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet minimum to rectify existing non-conformities to allow for substantial improvements to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 19-100180

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

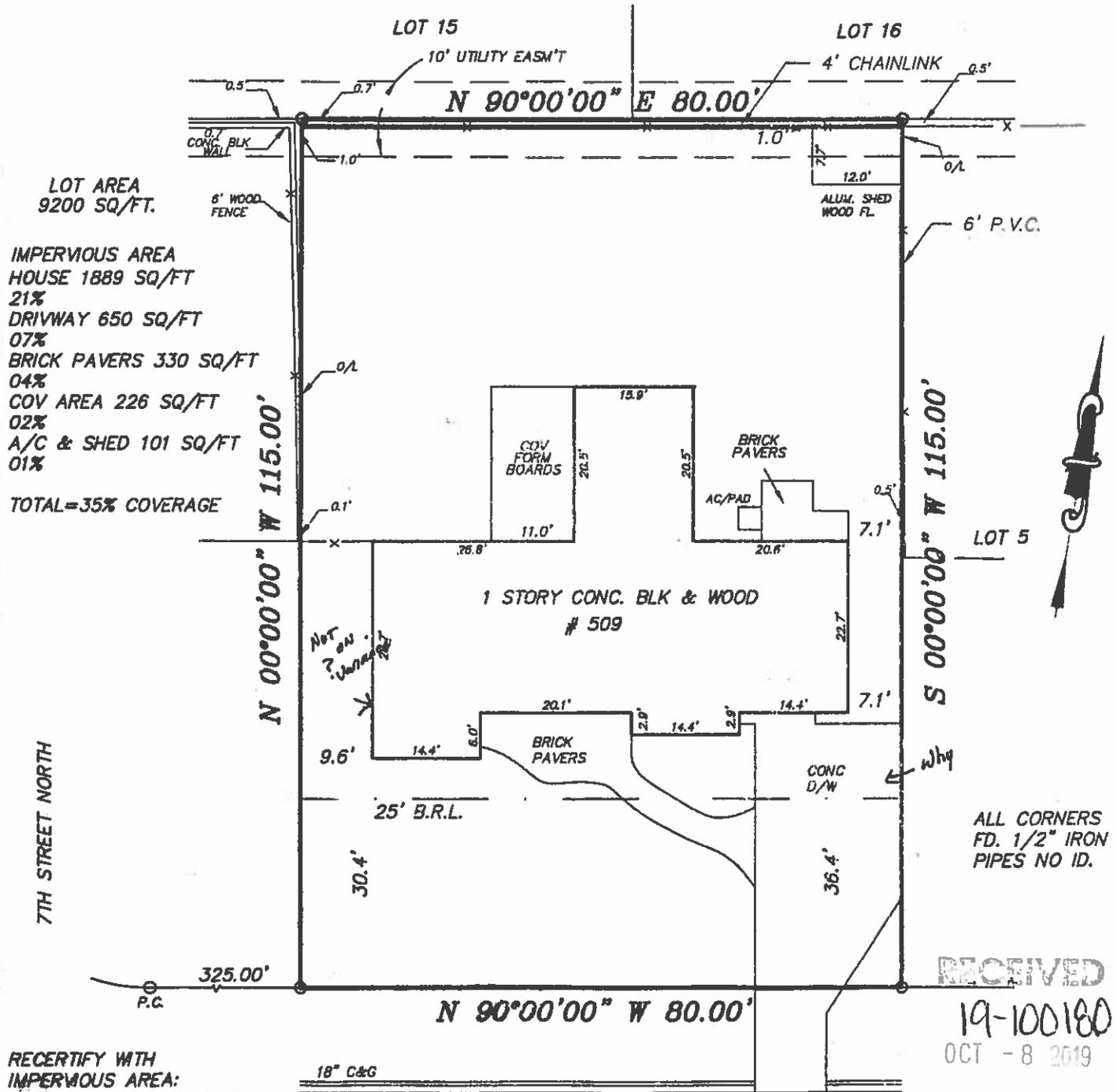
Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	NO	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">OCT - 8 2019</p> <p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Special circumstances and conditions do not result from the actions of the applicant.	YES	<p>Lot is platted subdivision. Home was constructed, in the current foot print, in 1953 as a conforming structure.</p> <p>The subject encroachment is the result of subsequent changes to the code.</p>
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	Granting of the Variance will simply acknowledge the existing encroachment by the historical structure, Variance is required to allow a proposed remodel and minor expansion which will conform to current standards.
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	Denial of the variance would deny the owner the right to perform necessary improvements to the structure. Since the encroachment is an enclosed garage, removing the encroachment would, again, force the property into non-compliance of the RS-1 provision requiring, "one (1) car garage or carport."
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The Variance applies only to the existing, historical structure.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	The encroachment has existed, in its current condition, for approximately 60 years with no record of adversely affecting adjacent land.

MAP SHOWING BOUNDARY SURVEY OF LOT 6 BLOCK 5 AS SHOWN ON MAP OF SURF PARK

AS RECORDED IN PLAT BOOK 19 PAGES 39 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
 CERTIFIED FOR: JEFFERY DEAN SHANK; ACADEMY MORTGAGE CORP; BEACHES TITLE SERVICES
LLC; FIDELITY NATIONAL TITLE.



RECERTIFY WITH IMPERVIOUS AREA: W.O. 2019-628, ON MAP, 10-07-2019.

15TH AVENUE NORTH PLANNING & DEVELOPMENT

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 1 FOR THE CITY OF JACKSONVILLE BCH, FLORIDA, DATED 4-17-1989. AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.



Jeff Shank <jeffshank11@gmail.com>

Case number # BOA#19-100180

3 messages

JOHN RODDEN <jrodden@verizon.net>
To: Jeff Shank <jeffshank11@gmail.com>
Cc: John Rodden <jrodden@verizon.net>

Mon, Nov 18, 2019 at 8:37 PM

John Rodden
507 15th Ave. North
Jacksonville Beach, FL 32250
jrodden@verizon.net
610-246-2718

November 18, 2019

To Whom It May Concern,

I am the property owner of 507 15th Ave. North, Jacksonville beach, FL 32250 and an immediate neighbor of the subject property, 509 15th Ave N Jacksonville Beach FL 32250, seeking variance (case number # BOA#19-100180).

I am writing in support of the applicants, Becky Cooper and Jeffrey Shank, who are seeking a variance where the easterly side yard setback is 7 feet in lieu of 10 feet. I also wish to affirm that the driveway is acceptable as currently exists next to the property line.

Please feel free to contact me at 610-246-2718 should you have any questions or require clarification.

Sincerely yours,

John Rodden

Jeff Shank <jeffshank11@gmail.com>
To: Sejonsson <sejonsson@comcast.net>

Mon, Nov 18, 2019 at 10:00 PM

[Quoted text hidden]

Jeff Shank <jeffshank11@gmail.com>
To: JOHN RODDEN <jrodden@verizon.net>

Mon, Nov 18, 2019 at 10:03 PM



APPLICATION FOR VARIANCE

BOA No. 19-100198
HEARING DATE 12/17/19

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
NOV 1 2019

APPLICANT INFORMATION

Applicant Name: Kirk Kuhn Telephone: 904-537-3744
 Mailing Address: 3705 Hilliard Road E-Mail: okkuhn@comcast.net
Jacksonville, FL 32217

Agent Name: Kirk Kuhn Telephone: 904-537-3744
Chip Mitchell E-Mail: okkuhn@comcast.net
 Mailing Address: 3705 Hilliard Road
Jacksonville, FL 32217

Landowner Name: Kirk Kuhn Telephone: 904-537-3744
 Mailing Address: 3705 Hilliard Road E-Mail: okkuhn@comcast.net
Jacksonville, FL 32217

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: 226 22nd Ave. S., JAX BCH, FL RE#: 179416-0000
 Legal description of property (Attach copy of deed): Permenters RP Atlantic Campgrounds, W1/2 Lots 1,2,
 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 5 feet in lieu of 10 feet, rear setback 20 feet in lieu of 30 feet
Allow an aluminum/steel spiral staircase to encroach the rear 20 feet setback
Tear down existing single family dwelling and build new multi-family dwelling per current zoning
Use Tremron turf blocks for front parking & a right of way concrete apron that is 30 feet wide at the property

Accessory Structure Setback 2 Feet ILO 5 feet

AFFIDAVIT

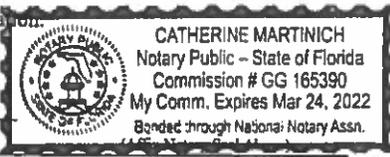
I, Kirk Kuhn, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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] Kirk Kuhn 11/1/19
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 1st day of November, 2019 by Kirk Kuhn, who is personally known to me or has produced FLDL as identification.

[Signature] Catherine Martinich
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: AE

CODE SECTION (s):
34-340(e)(3)c.2. for side yards of 5 feet in lieu of 10 feet minimum; 34-340(e)(3)c.3. for a rear yard of 20 feet for the building and 15.9 feet for a staircase in lieu of 30 feet required; 34-340(e)(3)g. for an accessory structure setback of 2 feet in lieu of 5 feet minimum for a walkway, stoop and pool and 34-373(f), for turfblock in lieu of solid paved driveway/parking area all to allow for construction of a new multiple-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100198

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	Property is only 40ft by 40ft
Special circumstances and conditions do not result from the actions of the applicant.	YES	Property was purchased as on the property record card
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	Properties all around this home have been allowed the same setback variances
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	Based on current zoning the lot is non-standard thus these variances are required
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	We kept these variances exactly like other approved all around thhis property in recent years
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	This does not affect any properties around it or in the vacinity and brings up all property values in the area

City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

June 28, 2005

John J. Golio
275 S. 1st Street #201
Jacksonville Beach, FL 32250

RE: BOA 05-100153
226 S. 22nd Avenue

Dear Mr. Golio:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on June 22, 2005 to consider your variance application.

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

- 34-338 (e) (1) c.1: For a front yard of 17 feet in lieu of 20 feet required
- 34-338 (e) (1) c.2: For a westerly side yard of 4.5 feet and both side yards of 9.5 feet total in lieu of 5 feet minimum and 15 feet total
- 34-338 (e) (1) e: For 38% lot coverage in lieu of 35% maximum

The results of the meeting were; *amended and approved for:*

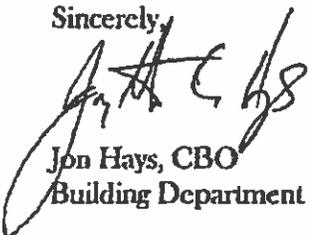
- 34-338 (e) (1) c.1: For a front yard of 17 feet in lieu of 20 feet required
- 34-338 (e) (1) c.2: For a westerly side yard of 4.5 feet and both side yards of 9.5 feet total in lieu of 5 feet minimum and 15 feet total
- 34-338 (e) (1) e: For 38% lot coverage in lieu of 35% maximum
- All limited to the plans submitted

To allow for improvements to a single family dwelling

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

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

March 8, 2005

Theresa Fletcher
2110 North Ocean Blvd.
Fort Lauderdale, FL 33305

RE: BOA 05-100030
226 South 22nd Avenue

Dear Mrs. Fletcher:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on March 1, 2005 to consider your variance application.

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

- 34-340 (e)(1) c.3: for a rear yard of 20 feet in lieu of 30 feet required, and
- 34-340 (e)(1) f: for 44% lot coverage in lieu of 35% maximum,

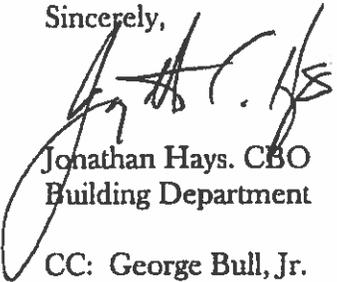
To allow for a new single family dwelling.

The results of the meeting were:

- *Denied.*

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,



Jonathan Hays, CBO
Building Department

CC: George Bull, Jr.
Kyle & Laura Bassett

EXTERIOR NOTES:

1. JAMES HARDIE SIDING PER PLAN: HORIZONTAL LAP, AND SHAKES & BOARD & BATTEN
2. FRIEZE: NOT APPLICABLE
3. LOW-E WHITE VINYL WINDOWS
4. COMPOSITE EXTERIOR DOORS, JAMBS & CASINGS
5. 30-YR ARCHITECTURAL FIG SHINGLES OVER SYNTHETIC FELT (U.O.N.)
6. DECORATIVE & PAINTED 36" HIGH PAINTED ALUMINUM HANDRAILS PER PLAN
7. 5-CMU HIGH FOUNDATION FOOTER AND STEMWALL USING NATURAL FINISH SPLIT FACE BLOCK-FIELD ADJUST AS REQUIRED
8. 2X6 FASCIA, PLUMB CUT WITH 1X2 PT DRIP W/CPVC COATED ALUMINUM
9. SOFFITS: BEADED VENTED & NON-VENTED VINYL

CONFIRM EVERYTHING WITH OWNER PRIOR TO COMMENCEMENT

PAINTED ALUMINUM SPIRAL STAIRCASE

THREE 24" X 48" LOW-E GLASS SKYLIGHTS

NOTE: ALL EXTERIOR TRIMS ARE 5.5"



FRONT (NORTH) ELEVATION

THREE 24" X 48" LOW-E GLASS SKYLIGHTS



REAR (SOUTH) ELEVATION

- INSULATION NOTES:**
- CEILINGS: 5.5" OPEN CELL FOAM
 - WALLS: 5.5" OPEN CELL FOAM
 - KNEEWALLS: 5.5" OPEN CELL FOAM
 - RAISED FLOORS: 5.5" OPEN CELL FOAM
 - SOUNDWALLS: NOT APPLICABLE
 - FIRE BARRIER COATING: NOT REQUIRED

WINDOW NOTE: ALL WINDOWS TO BE VINYL, LOW-E, ARGON GAS W/LAMINATED GLASS FOR SOUND

CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.

FRONT/REAR ELEVATIONS

PLANS NOT RELEASED FOR CONSTRUCTION

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PLAN #
226-NH

CLIENT APPROVAL SIGNATURE DATE
GER KUMH
DORIS KUMH

BLT BY: JEWEL HOMES
JEWEL HOMES CBC1253573
904-219-9056

PROJECT DESCRIPTION:
REPLACEMENT HOME FOR THE KUMH FAMILY
226 22ND AVENUE S
JACKSONVILLE BEACH, FLORIDA 32250
N/E #: 1794-10-0000

DESIGNED BY:
DESIGNS FOR LIVING
185-278-7133
www.designsforliving.com

DATE:
10/24/2019
SCALE:
1/4" = 1'-0"
SHEET:
A-13

EXTERIOR NOTES:

1. HORIZONTAL LAP D5 VINYL SIDING BY ROYAL BUILDING PRODUCTS: 0.46 THICKNESS OR BETTER
2. PREMIUM VINYL SHAKE & RB&B SIDING ACCENTS PER PLAN BY ROYAL BUILDING PRODUCTS
3. LOW-E WHITE VINYL WINDOWS
4. COMPOSITE EXTERIOR DOORS, JAMBS & CASINGS
5. 30-YR ARCHITECTURAL F/G SHINGLES OVER SYNTHETIC FELT (U.O.N.)
6. DECORATIVE & PAINTED 36" HIGH ALUMINUM HANDRAILS PER PLAN
7. 5-CMU HIGH FOUNDATION FOOTER AND STEMWALL USING NATURAL FINISH SPLIT FACE BLOCK-FIELD DETERMINE
8. 2X6 FASCIA WITH 1X2 PT DRIP W/G PVC COATED ALUMINUM
9. SOFFITS: BEADED VENTED & NON-VENTED VINYL BY ROYAL BUILDING PRODUCTS

CONFIRM EVERYTHING WITH OWNER PRIOR TO COMMENCEMENT

THREE 24" X 48" LOW-E GLASS SKYLIGHTS

PAINTED ALUMINUM SPIRAL STAIRCASE



LEFT (EAST) ELEVATION

THREE 24" X 48" LOW-E GLASS SKYLIGHTS



RIGHT (WEST) ELEVATION

NOTE: ALL EXTERIOR TRIMS ARE 5.5"

CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.

WINDOW NOTE: ALL WINDOWS TO BE VINYL, LOW-E, ARGON GAS W/LAMINATED GLASS FOR SOUND

INSULATION NOTES:
 CEILINGS: 5.5" OPEN CELL FOAM
 WALLS: 5.5" OPEN CELL FOAM
 KNEEWALLS: 5.5" OPEN CELL FOAM
 RAISED FLOORS: 5.5" OPEN CELL FOAM
 SOUNDWALLS: NOT APPLICABLE
 FIRE BARRIER COATING: NOT REQUIRED

SIDE ELEVATIONS

PLANS NOT RELEASED FOR CONSTRUCTION

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PLAN #
226-NH

CLIENT APPROVAL SIGNATURE DATE

BUILT BY
JEWEL HOMES
 JEWEL HOMES
 CBC1253573
 904-219-9056

PROJECT DESCRIPTION
 REPLACEMENT HOME FOR THE KUHN FAMILY
 225 22ND AVENUE S
 JACKSONVILLE BEACH, FLORIDA 32250
 DATE: 1/24/2019

Design Drawings provided by:
DESIGN FOR LIVING
 904-219-9056

DATE:
10/24/2019
 SCALE:
N.T.S.
 SHEET:
A-14

EXTERIOR NOTES:

1. HORIZONTAL LAP D5 VINYL SIDING BY ROYAL BUILDING PRODUCTS: 0.46 THICKNESS OR BETTER
2. PREMIUM VINYL SHAKE & RB&B SIDING ACCENTS PER PLAN BY ROYAL BUILDING PRODUCTS
3. LOW-E WHITE VINYL WINDOWS
4. COMPOSITE EXTERIOR DOORS, JAMBS & 5.5" CASINGS
5. 30-YR ARCHITECTURAL FIG SHINGLES OVER SYNTHETIC FELT (U.O.N.)
6. DECORATIVE & PAINTED 36" HIGH ALUMINUM HANDRAILS PER PLAN
7. 5-CMU HIGH FOUNDATION FOOTER AND STEMWALL USING NATURAL FINISH SPLIT FACE BLOCK-FIELD DETERMINE
8. 2X6 FASCIA WITH 1X2 FT DRIP W/CPVC COATED ALUMINUM
9. SOFFITS: BEADED VENTED & NON-VENTED VINYL BY ROYAL BUILDING PRODUCTS.

CONFIRM EVERYTHING WITH OWNER PRIOR TO COMMENCEMENT

THREE 24" X 48" LOW-E GLASS SKYLIGHTS

THREE 24" X 48" LOW-E GLASS SKYLIGHTS



PAINTED ALUMINUM SPIRAL STAIRCASE



NOTE: ALL EXTERIOR TRIMS ARE 5.5"

CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.

INSULATION NOTES:
 CEILINGS: 5.5" OPEN CELL FOAM
 WALLS: 5.5" OPEN CELL FOAM
 KNEEWALLS: 5.5" OPEN CELL FOAM
 RAISED FLOORS: 5.5" OPEN CELL FOAM
 SOUNDWALLS: NOT APPLICABLE
 FIRE BARRIER COATING: NOT REQUIRED

ISOMETRIC VIEWS

PLANS NOT RELEASED FOR CONSTRUCTION

Copyright 2019, by Jewell Homes, LLC. All rights reserved. This drawing is the property of Jewell Homes, LLC. It is intended for the use of the contractor only. It is not to be used for any other purpose. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Jewell Homes, LLC. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

PLAN #
226-NH

CLIENT APPROVAL SIGNATURE DATE
 USER NAME
 CONTACT EMAIL

BLT BY: JEWEL HOMES
 JEWEL HOMES
 CBC1253573
 904-219-9056

REPLACEMENT HOME FOR THE KUMH FAMILY
 238 22ND AVENUE S
 JACKSONVILLE BEACH, FLORIDA 32250
 R/E # 179416-0000

Design Drawings provided by:
 DE SKINS LIVING, LLC
 3812 J.P.E. DR.
 JACKSONVILLE, FLORIDA 32250

DATE: 10/24/2019
 SCALE: N.T.S.
 SHEET: A-15

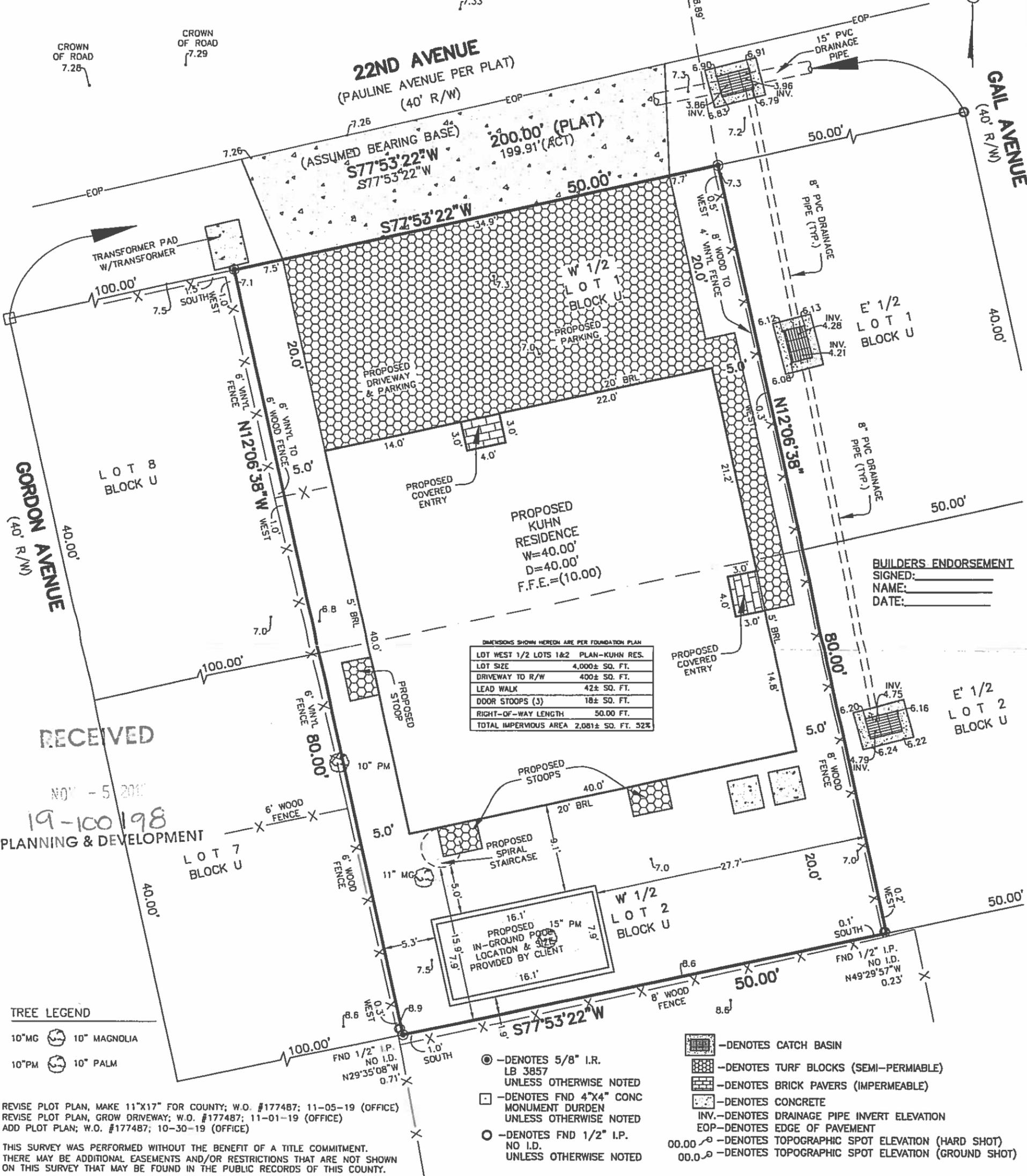
**MAP SHOWING BOUNDARY, TOPOGRAPHY & TREE SURVEY
WITH PLOT PLAN OF**

**WEST 1/2 OF LOTS 1&2 BLOCK U AS SHOWN ON MAP OF
PERMENTER'S REPLAT OF SOUTH PABLO
OR ATLANTIC CAMP GROUNDS**

AS RECORDED IN PLAT BOOK 9 PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: KIRK KUHN

BENCHMARK:
SET NAIL & DISK
LB 3857
ELEVATION: (7.26)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988



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19-100198
PLANNING & DEVELOPMENT

BUILDERS ENDORSEMENT
SIGNED: _____
NAME: _____
DATE: _____

- TREE LEGEND**
- 10"MG 10" MAGNOLIA
 - 10"PM 10" PALM

REVISE PLOT PLAN, MAKE 11"x17" FOR COUNTY; W.O. #177487; 11-05-19 (OFFICE)
REVISE PLOT PLAN, GROW DRIVEWAY; W.O. #177487; 11-01-19 (OFFICE)
ADD PLOT PLAN; W.O. #177487; 10-30-19 (OFFICE)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- DENOTES CATCH BASIN
- DENOTES TURF BLOCKS (SEMI-PERMEABLE)
- DENOTES BRICK PAVERS (IMPERMEABLE)
- DENOTES CONCRETE
- INV.-DENOTES DRAINAGE PIPE INVERT ELEVATION
- EOP-DENOTES EDGE OF PAVEMENT
- 00.00 -DENOTES TOPOGRAPHIC SPOT ELEVATION (HARD SHOT)
- 00.0 -DENOTES TOPOGRAPHIC SPOT ELEVATION (GROUND SHOT)

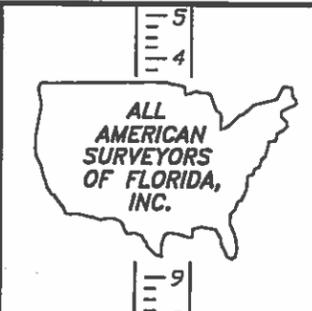
THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "AE" EL.(9.0) AS SHOWN
ON FLOOD INSURANCE RATE MAP 0419 J FOR DUVAL COUNTY, FLORIDA, F.I.R.M. INDEX DATE 11-02-18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

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

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 616F126, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, No. 2647
MICHAEL A. GARRETT, No. 8843
STATE OF FLORIDA
FLORIDA REGISTERED SURVEYOR AND MAPPER





APPLICATION FOR VARIANCE

BOA No. 19-100202
HEARING DATE 12/17/19

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.

NOV - 5 2019

APPLICANT INFORMATION

(Joel Donovan)
 APPLICANT NAME: Donovan Enterprises LLC Telephone: 904-424-8962
 MAILING ADDRESS: 315 6th Ave S Jacksonville Bch, FL 32250 E-Mail: Joel@Donovanac.com
 AGENT NAME: Richard Farmer Telephone: 904-813-4890
 MAILING ADDRESS: _____ E-Mail: BDI construction @ ATT.NET
 LANDOWNER NAME: Same as Applicant Telephone: _____
 MAILING ADDRESS: _____ E-Mail: _____

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: 125 S 7th Street ? 175628
 Legal description of property (Attach copy of deed): Lot 5 + 6, Block 17 Pablo Bch South Pk 13 p 2
 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 setback of 5ft in lieu of 10ft

AFFIDAVIT

I, William J Donovan, 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.

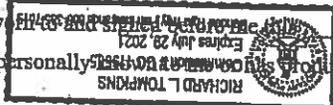
[Signature]

William J Donovan
PRINT APPLICANT NAME

11/5/19
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn and stated before me this 5 day of NOVEMBER, 2019, by Richard Tompkins, who is personally known to me and produced Personally known as identification.



NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: CS FLOOD ZONE: X

CODE SECTION (s):
34-344(e)(3)b. for a corner side yard setback of 5 feet in lieu of 10 feet required to add stairs to an existing commercial building

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100202

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.

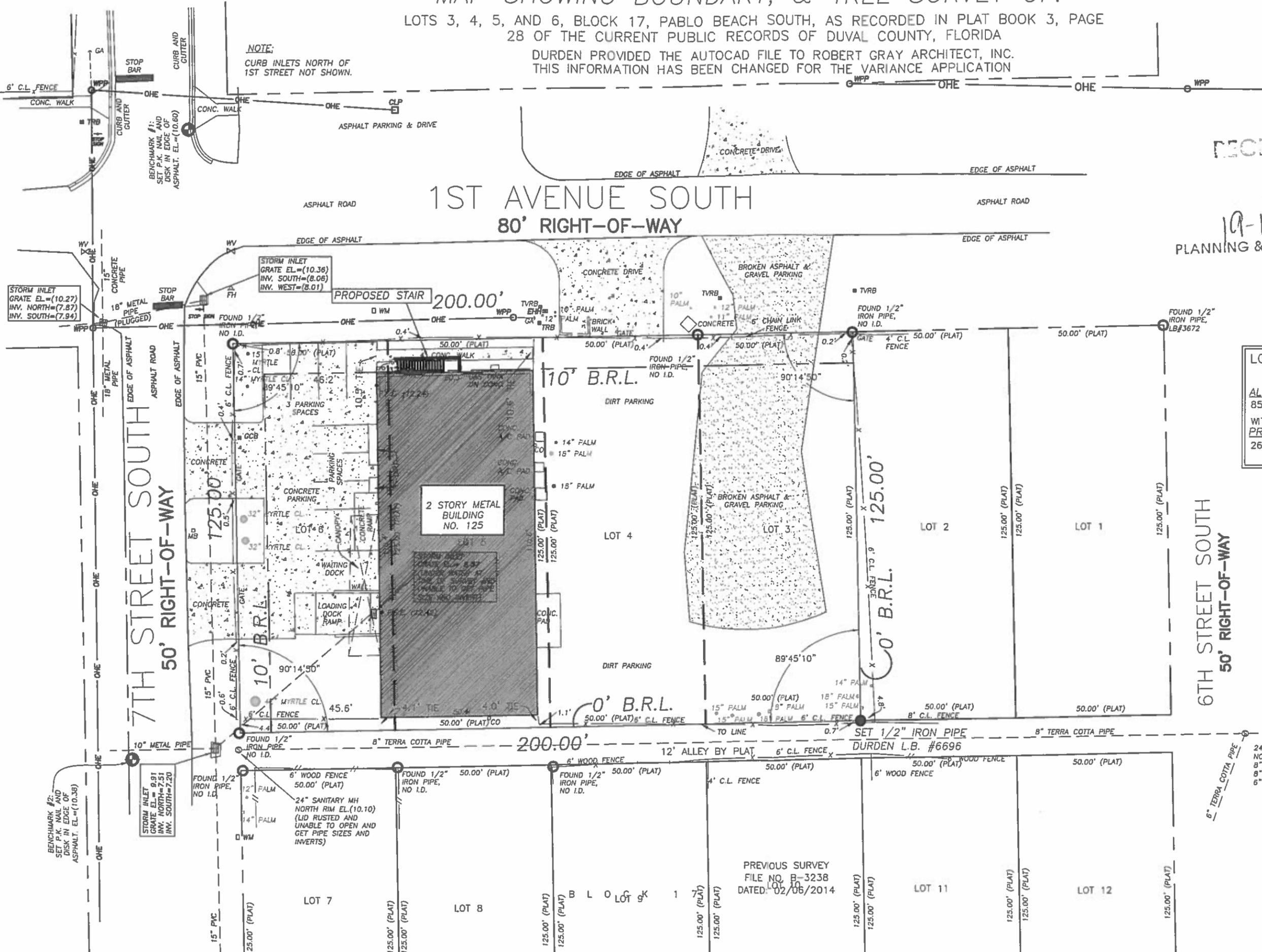
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	OWNER PURCHASED WITH EXISTING BUILDING. NEED FOR SPACE FOR STAIRS COULD NOT BE ANTICIPATED
Special circumstances and conditions do not result from the actions of the applicant.	YES	ORIGINAL BUILDING PLACEMENT PLACED WITHIN 5" OF BUILDING RESTRICTION LINE TO NORTH
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	N/A
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.	NO	N/A
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	LIMITED TO SPACE NEEDED TO ADD A STAIR
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	ADVANCES PUBLIC SAFETY OF OCCUPANTS BY ADDING A MEANS OF EGRESS

MAP SHOWING BOUNDARY, & TREE SURVEY OF:
 LOTS 3, 4, 5, AND 6, BLOCK 17, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE
 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

DURDEN PROVIDED THE AUTOCAD FILE TO ROBERT GRAY ARCHITECT, INC.
 THIS INFORMATION HAS BEEN CHANGED FOR THE VARIANCE APPLICATION

NOTE:
 CURB INLETS NORTH OF
 1ST STREET NOT SHOWN.



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 19-100202
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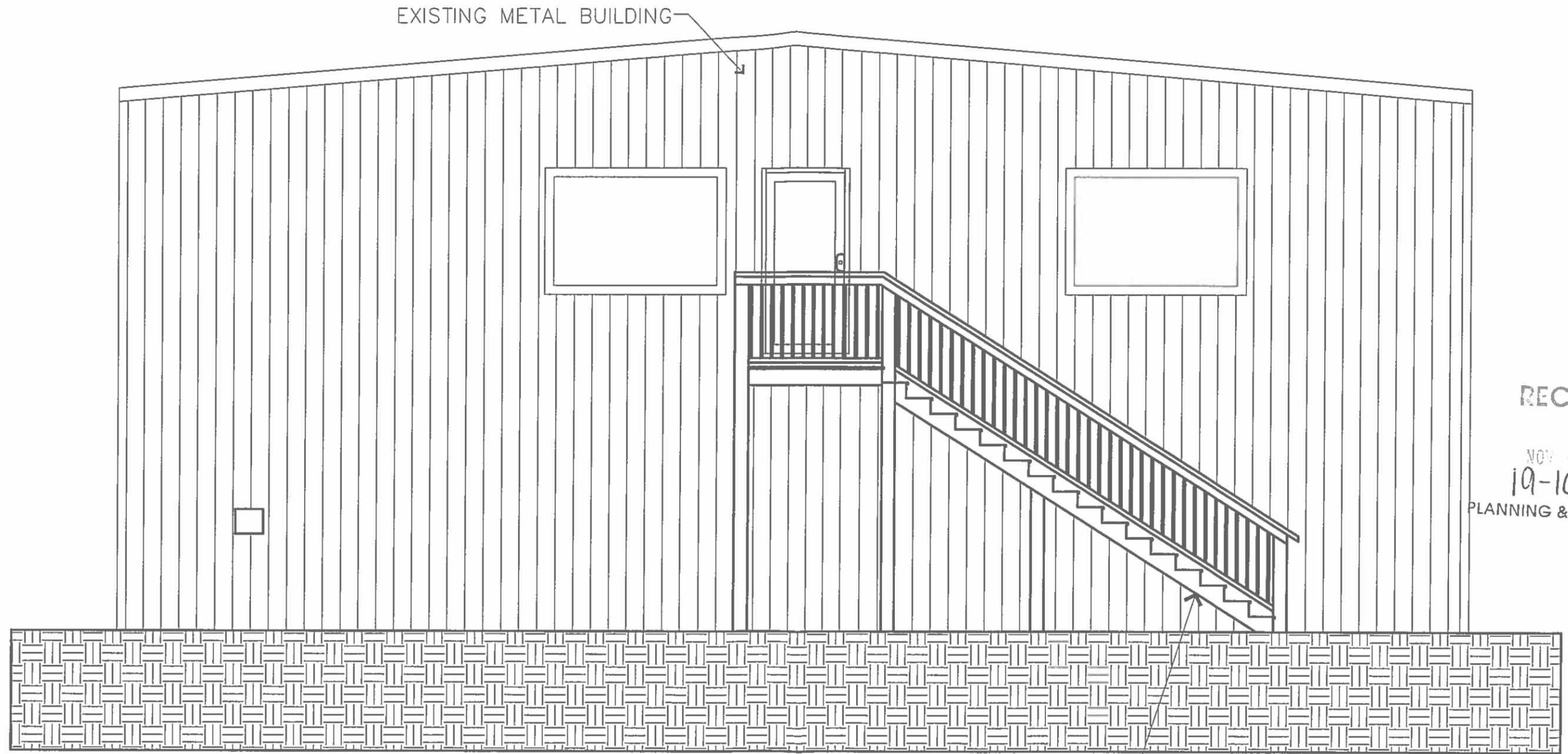
SCALE: 1" = 30'

LOT COVERAGE	
ALLOWABLE BUILDING LOT COVERAGE (85%)	
85% OF 25000 SF (LOT) =	21,250 S.F.
WITH STAIR	
PROPOSED BUILDING LOT COV. = (46.49%)	
26% OF 25000 SF (LOT) =	6,500 S.F.

ROBERT GRAY ARCHITECT
 3115 TROUT CREEK COURT
 ST AUGUSTINE, FLORIDA - 32092
 TEL. 904.222.1176
 rwgray3@gmail.com

PREVIOUS SURVEY
 FILE NO. B-3238
 DATED: 02/06/2014

24" SANTARY MH
 NORTH RIM EL. (11.65)
 8" INV. WEST= (7.05)
 8" INV. EAST= (7.00)
 6" INV. SOUTHWEST= (8.27)



EXISTING METAL BUILDING

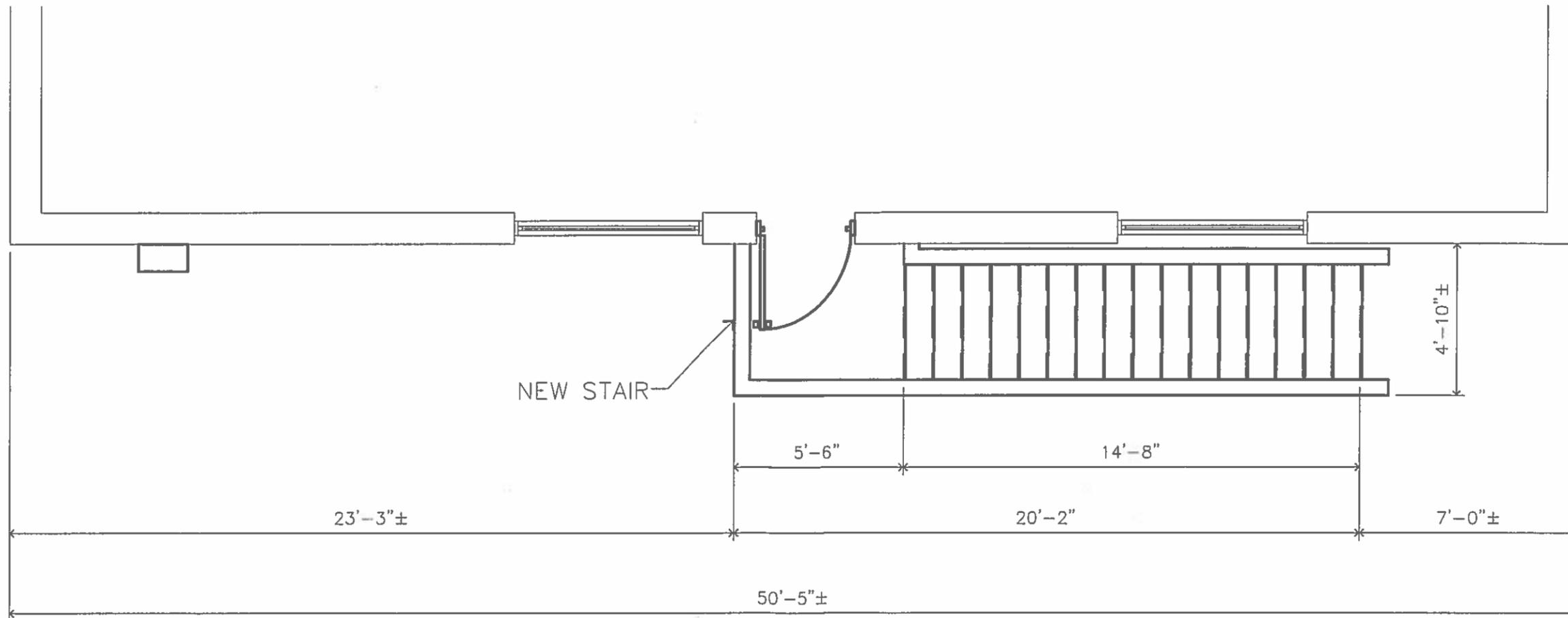
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NORTH ELEVATION

1/4" = 1'-0"

NEW STAIR



NEW STAIR

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PARTIAL FLOOR PLAN

1/4" = 1'-0"