CALL TO ORDER

Vice Chairperson Francis Reddington called the meeting to order.

ROLL CALL

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

Building Official George Knight and Attorney Denise May were also present.

EX PARTE COMMUNICATION: None

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS:

A. Case Number: BOA#19-100180
   Applicant/Owner: Jeffrey Shank
   Agent: Frederick Dake
   Property Address: 509 15th Avenue North

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.

Agent: Frederick Dake, 1334 Pinewood Road, Jacksonville Beach, said they met with staff and simplified the written portion of the application. He described issues at the property: the east side of the home was 7.1 feet from the property line where code required 10 feet; the west side of the home was 9.6 feet from the property line where code required 10 feet; the driveway was on the property line where code required 5 feet.

Applicant/Owner: Jeffrey Shank, 509 15th Avenue North, Jacksonville Beach, said they owned the home since 2012 and the driveway was in this location when they purchased the property.

Public Hearing:
No one came before the Board to speak about this case.
Mr. Cummings read into record an email (on file) from the following person in favor of the request:

- John Rodden, 507 15th Avenue North, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:
There was no additional discussion by the Board.

Motion:
It was moved by Mr. Janson, seconded by Mr. Moreland, to approve BOA#19-100180 as presented and discussed.

Roll Call Vote:
Ayes – Scott Cummings, John Moreland, Sylvia Osewalt, Dan Janson and Francis Reddington
The motion was unanimously approved.

NEW BUSINESS:

A. Case Number: BOA#19-100198
Applicant/Owner: Kirk Kuhn
Agent: Chip Mitchell
Property Address: 226 22nd Avenue South

City of Jacksonville Beach Land Development Code Section(s): 4-340(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 turf block in lieu of solid paved driveway/parking area all to allow for construction of a new multiple-family dwelling.

Agent: Chip Mitchell, 4228 Melrose Avenue, Jacksonville, reported the lot is very small. He stated the footprint is less than 65% of the lot, meeting the requirement for a multi-family. Mr. Janson and Mr. Moreland reviewed a photo (on file) showing an aerial view of the property for clarification of lot coverage.

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

Mr. Cummings read into record emails (on file) from the following people opposed to the variance:

- Richard and Janet Pierce, Owners, 105 25th Avenue South, Unit L22 and 104 Laguna Villas Boulevard, Unit F23, Jacksonville Beach

Mr. Reddington closed the public hearing.
Discussion:
Mr. Reddington expressed concern a previous request for a rear yard reduction for a single-family structure in March 2005 had been denied. It was pointed out the requirements for a multi-family home were different than a single-family home. Mr. Reddington was also concerned about the request for a reduction to two feet for the pool.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA#19-100198, keeping the two feet for the stoop and walkway, but removing the pool from the request for two feet in lieu of five feet.

Roll Call Vote: Ayes – John Moreland, Scott Cummings and Dan Janson
Nays – Sylvia Osewalt and Francis Reddington
The motion was approved 3-2.

B. Case Number: BOA#19-100202
Applicant/Owner: Donovan Enterprises, LLC
Agent: Richard Farmer
Property Address: 125 7th Street South

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.

Applicant/Owner: Kyle Donovan, 146650 Island Drive, Jacksonville Beach, said the Fire Marshall had wanted emergency stairs on the outside of this building since it was initially built.

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

Discussion:
Board members did not object to the request.

Motion: It was moved by Mr. Janson, seconded by Ms. Osewalt, to approve BOA#19-100202, as written.

Roll Call Vote: Ayes – Sylvia Osewalt, Scott Cummings, John Moreland, Dan Janson and Francis Reddington
The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, January 7, 2020. There are four scheduled cases.
Board of Adjustment Meeting  
Tuesday December 17, 2019

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:35 P.M.

Approval:

Chairperson

01-22-2020

Date