

**Minutes of Board of Adjustment Meeting
held Tuesday, December 17, 2019, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Vice Chairperson Francis Reddington called the meeting to order.

ROLL CALL

Chairperson: 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

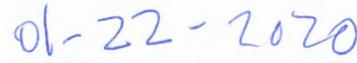
ADJOURNMENT

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

Approval:



Chairperson



Date