



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

---

Tuesday, January 7, 2020

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

Francis Reddington (Chairperson), Scott Cummings (Vice-Chairperson), John Moreland, Sylvia Osewalt  
Alternates: Daniel Janson, Alexi Gonzalez

#### EX-PARTE COMMUNICATION

#### APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held December 3, 2019

#### CORRESPONDENCE

#### OLD BUSINESS

**NEW BUSINESS**

- a. **Case Number:** BOA#19-100199  
**Applicant/Owner:** Tommy Tam  
**Agent:** Carl Shea  
**Property Address:** 818 4<sup>th</sup> Street South  
**Parcel ID:** 176389-0000  
**Legal Description:** Lot 24, Block 3, *Oceanside Park*  
**Current Zoning:** RS-2  
**Motion to Consider:** **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.1, for a front yard of 9.8 feet in lieu of 20 feet; 34-337(e)(1)c.3, for a rear yard of 6.8 feet in lieu of 30 feet required; and 34-337(e)(1)e, for 52% lot coverage in lieu of 35% maximum to allow for substantial improvements to an existing single-family dwelling  
**Miscellaneous Info:** No previous variance requests

Notes: \_\_\_\_\_

- b. **Case Number:** BOA#19-100206  
**Applicant/Owner:** Matthew Feldhammer and Sarah Pickles  
**Property Address:** 3869 Grande Boulevard  
**Parcel ID:** 181396-0200  
**Legal Description:** Lot 20, Block 14, *Ocean Terrace*  
**Current Zoning:** RS-1  
**Motion to Consider:** **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 49.8% 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: \_\_\_\_\_

- c. **Case Number:** BOA#19-100207  
**Applicant:** Mark Whittle  
**Owner:** Mark and Deborah Whittle Life Estate  
**Property Address:** 3477 3<sup>rd</sup> Street South  
**Parcel ID:** 180610-0000  
**Legal Description:** Lot 2, Block 18, *Atlantic Shores Unit No. 1*  
**Current Zoning:** RS-1  
**Motion to Consider:** **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 45.7% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling  
**Miscellaneous Info:** One previous variance request (BOA#17-98)

Notes: \_\_\_\_\_

- d. **Case Number:** BOA#19-100208  
**Applicant/Owner:** Mary Jessica Rowe  
**Agent:** Steve Jarrett  
**Property Address:** 119 6<sup>th</sup> Avenue South  
**Parcel ID:** 175957-0000  
**Legal Description:** the West 50 feet and South ½ of the West 15 feet of the East 25 feet of Lot 7, Block 52, *Pablo Beach South*  
**Current Zoning:** RM-2  
**Motion to Consider:** **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.2, for an easterly side yard of 4.7 feet and a westerly side yard of 6.5 feet each in lieu of 10 feet minimum and 34-340(e)(3)c.3, for a rear yard of 15 feet in lieu of 30 feet required to allow for a dwelling unit addition to an existing multiple-family zoned property  
**Miscellaneous Info:** One previous variance request (BOA#19-100149)

Notes: \_\_\_\_\_

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is Wednesday, January 22, 2020. There are two 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.*

**Minutes of Board of Adjustment Meeting  
held Tuesday, December 3, 2019, at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> 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                      John Moreland  
*Alternates:* Dan Janson

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

**EX PARTE COMMUNICATION:** Each of the Board Members advised of communications they had regarding BOA Case 19-100189.

**APPROVAL OF MINUTES:**

It was moved by Ms. Osewalt, seconded by Mr. Moreland, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held November 6, 2019
- Regular Board of Adjustment Meeting held on November 19, 2019

**CORRESPONDENCE:** *None*

**OLD BUSINESS:** *None*

**NEW BUSINESS:** *None*

**A.     Case Number:            **BOA#19-100183****

*Applicant/Owner:* Slade Richardson  
*Agent:* Joe Ofalt, Blue Haven Pools and Spas  
*Property Address:* 1141 3rd Avenue North

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 39.5% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

**Applicant:** Slade Richardson, 1141 3<sup>rd</sup> Avenue North, Jacksonville Beach, said the lot was undersized, creating a hardship.

**Public Hearing:**

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

**Discussion:**

Board members agreed the lot was undersized.

**Motion:**

It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve BOA# 19-100183, as presented and discussed.

**Roll Call Vote:**

Ayes – Scott Cummings, John Moreland, Sylvia Osewalt, Francis Reddington and Jeff Truhlar  
The motion was approved unanimously.

**B. Case Number: BOA#19-100186**

Applicant: Wendy D. Sciolino  
Owner: Wendy D. Sciolino Trust  
Property Address: 1212 13<sup>th</sup> Avenue North

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.3, for a rear yard of 16 feet in lieu of 30 feet required to allow for an addition to an existing single-family dwelling.

**Agent:** John Sciolino, 4139 Cordgrass Inlet, Jacksonville Beach, advised he would like to create a handicapped bathroom and bedroom for his handicapped mother. He said the lot is small, a little over 7,000 square feet. He agreed they were now requesting 16 feet in lieu of 30; their original request had been for 20 feet in lieu of 30. He described the rationale for putting the addition on the rear of the house.

**Public Hearing:**

The following spoke in support of the application:

- Alicia Edmonds, 20 San Pablo Circle South, Jacksonville Beach, said she wanted to be sure the addition would not be a second story; she did not object to the addition extending into the back yard.

Mr. Sciolino agreed to the condition that the addition would be single-story.

**Discussion:**

Board members agreed the lot size created a hardship.

**Motion:**

It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100186, with the modification of 18 feet in lieu of 30 feet required to allow for a new addition to an existing single-family dwelling as presented and discussed.

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

**C. Case Number: BOA#19-100188**

**Applicant/Owner:** Dave and Suzanne Nixon  
**Agent:** Bob Hamil, Henderson Pool Service  
**Property Address:** 1604 6<sup>th</sup> Street South

**City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for a swimming pool, patio and porch addition to an existing single-family dwelling.

**Agent:** Bob Hamil, 725 Mccollum Circle, Neptune Beach, stated the lot was of substandard size, creating a hardship. He described the dimensions of the patio.

**Applicant:** Suzanne Nixon, 1604 6<sup>th</sup> Street South, Jacksonville Beach, said she desired the pool and patio to entertain family. Board members wished the coverage to be reduced and Mr. Knight suggested using curved pavers to reduce the square footage. Ms. Nixon said the neighbors did not object to the request. She agreed to reduce the paver coverage and contour them around the pool.

**Public Hearing:**

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

**Discussion:**

The Board discussed ways to reduce the lot coverage. If the Board wished the plans to be altered to reduce the lot coverage, Ms. May suggested deferring the application so staff could see the new plans.

Mr. Truhlar reopened the public hearing.

Mr. Hamil stated they would be willing to work with a set percentage for the lot coverage instead of deferring because a deferral would delay the project too long.

Mr. Truhlar closed the public hearing.

**Modified Motion:** It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100188, with a 47% lot coverage in lieu of a 35% maximum to allow for a swimming pool, patio and porch addition.

**Roll Call Vote:** Ayes – Francis Reddington, Scott Cummings, John Moreland and Jeff Truhlar  
Nays – Sylvia Osewalt  
The motion was approved 4-1.

**D. Case Number:        BOA#19-100189**

Applicant:                Margaret Cornelius  
Owner:                     2017 N Third Street, LLC.  
Property Address:        2017 3<sup>rd</sup> Street North

**City of Jacksonville Beach Land Development Code Section(s):** 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet minimum for interior lot lines to allow for the construction of a four-unit, fee-simple town-house development.

**Applicant:** Margaret Cornelius, 218 Bay Street, Neptune Beach, stated the hardship was the requirement for a fee simple property in Jacksonville Beach to have a driveway going from the property to a street. She distributed a letter she had received from FDOT (on file) indicating the property could have only one curb cut for one driveway on State Road A1A (3<sup>rd</sup> Street North).

Ms. May explained at the previous evening’s City Council meeting, an Ordinance amendment doing away with the 5-foot minimum interior lot lines had been denied, so this requirement remained.

The Board discussed how the plans could be changed to accommodate the requirement. It was noted there was a hardship because the single driveway would require backing out onto State Road A1A (3<sup>rd</sup> Street North). There was an additional hardship resulting from FDOT’s limiting the property to one driveway.

Ms. May said there was confusion regarding the Ordinance she mentioned earlier and requested a recess to listen to the audio from the City Council meeting.

The Board recessed from 7:45 to 7:50.

Upon returning, Ms. May announced the Ordinance had passed and explained it indicated that “no setbacks are required for driveways relative to interior property lines between townhouse lots or individual two-family dwelling lots, or between a driveway and its connection to the right-of-way.” The Ordinance took effect upon adoption the previous evening. She acknowledged the issue with this application was now the single access point and ingress/egress.

Ms. May suggested the applicant withdraw the application since what she had asked for was no longer required.

Ms. Cornelius withdrew her application. She said she had already consulted an attorney and explained how the access issue could be addressed.

Ms. May offered to meet with individual Board members to answer questions.

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is **Tuesday, December 17, 2019**. There are three scheduled cases. Mr. Truhlar reported he would not be able to attend the next meeting.

**ELECTION OF OFFICERS**

**Motion:** Mr. Cummings, seconded by Mr. Moreland, moved it to elect Mr. Reddington Board Chair.

Ms. Osewalt, seconded by Mr. Reddington, moved it to elect Mr. Cummings Board Vice-Chair.

**Voice Vote:** The motion was approved unanimously.

**ADJOURNMENT**

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 7:59 P.M.

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date



# APPLICATION FOR VARIANCE

BOA No. 19-100199  
HEARING DATE 8/21/19

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 - 5 2019

### APPLICANT INFORMATION

**Applicant Name:** Tommy Tam **Telephone:** (310) 735-7620  
**Mailing Address:** 8617 Baymeadows Road **E-Mail:** \_\_\_\_\_  
Jacksonville, Florida 32256  
**Agent Name:** Carl Shea **Telephone:** (407) 310-4676  
**Mailing Address:** 231 Lake McCoy Drive **E-Mail:** cwsarchitect@gmail.com  
Apopka, Florida 32712  
**Landowner Name:** Tommy Tam **Telephone:** 310 735-7620  
**Mailing Address:** (same as above) **E-Mail:** Tommy@YOLK.COM  
ADMIN@TAMVENTURESLLC.COM

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: 818 4th Street South, Jacksonville Beach 1710389-0000  
 Legal description of property (Attach copy of deed): Lot 24, Block 3, Oceanside Park  
 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).  
Keep existing 7 foot setback at North side  
Keep existing 10 foot setback at South side  
Keep existing 46% lot coverage - 52% lot coverage T.T.  
Build up to height limit for the 45% lot coverage footprint

### AFFIDAVIT

I, TOMMY TAM, 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] Tommy Tam 8/21/2019  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE  
 STATE OF FLORIDA, COUNTY OF DUVAL:  
 Sworn to and signed before me this 21 day of August, 2019 by Tommy Tam, who  
 is personally known to me or has produced FIDU as identification.

[Signature] Deanna Yoders  
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: AE/X

CODE SECTION (s):  
34-337(e)(1)c.1. for a front yard of 9.8 feet in lieu of 20 feet; 34-337(e)(1)c.3. for a rear yard of 6.8 feet in lieu of 30 feet required; and 34-337(e)(1)e, for 52% lot coverage in lieu of 35% maximum to allow for substantial improvements to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

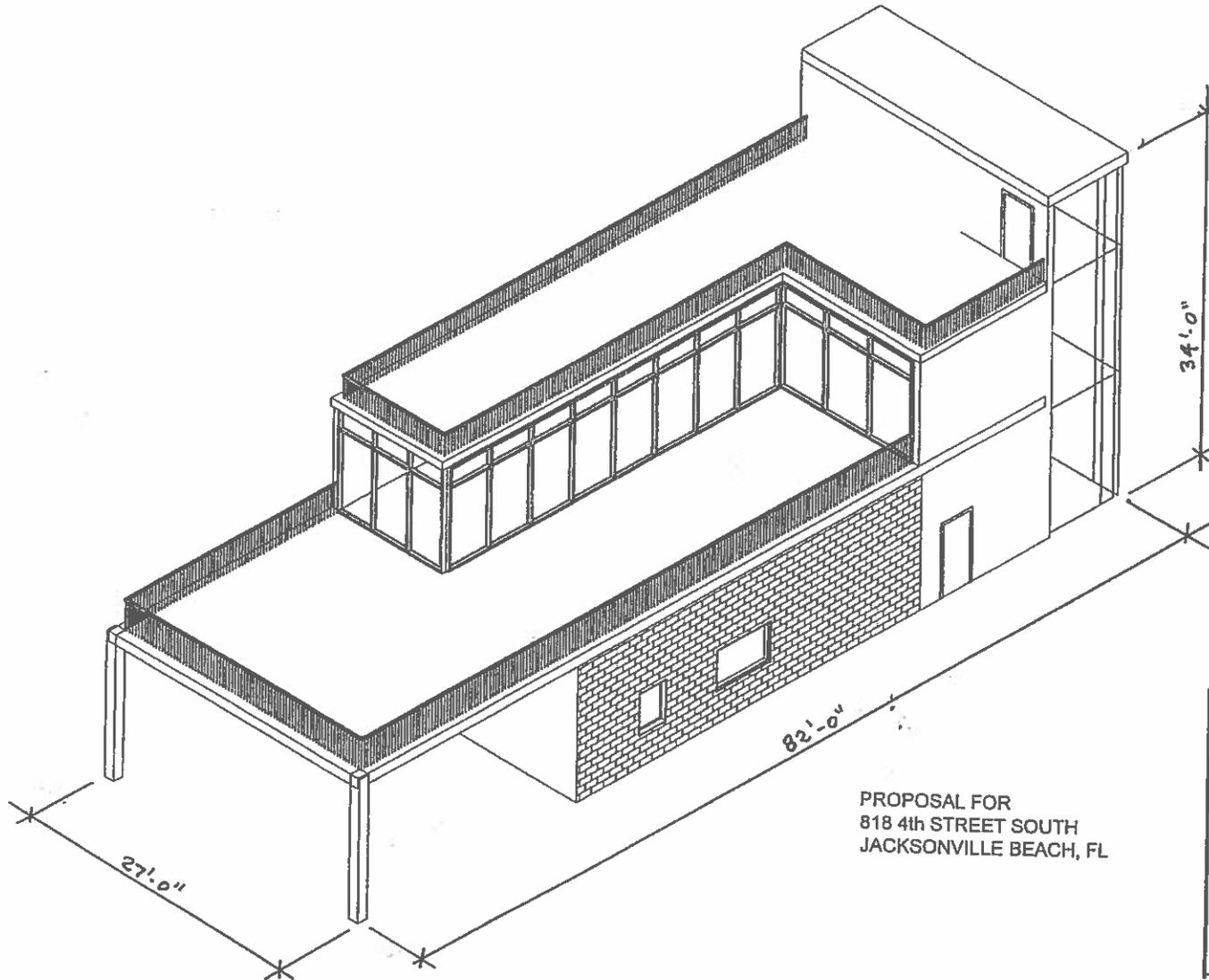
BOA No. 19-100199

*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	SUB STANDARD LOTSIZE RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	YES	NOV - 5 2009 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	
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	



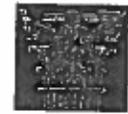
PROPOSAL FOR  
818 4th STREET SOUTH  
JACKSONVILLE BEACH, FL

RECEIVED

APR - 5 2011

19-100199

PLANNING & DEVELOPMENT



Carl W. Shea, AIA

231 Lake McCoy Drive  
Apopka, Florida 32712  
Phone: (407) 310-4876

E-mail: cwsarchitect@gmail.com

19-100199  
NOV - 5 2018

PLANNING & DEVELOPMENT

807 4th St S  
Jacksonville Beach, Florida  
Google  
Street View - July 2017

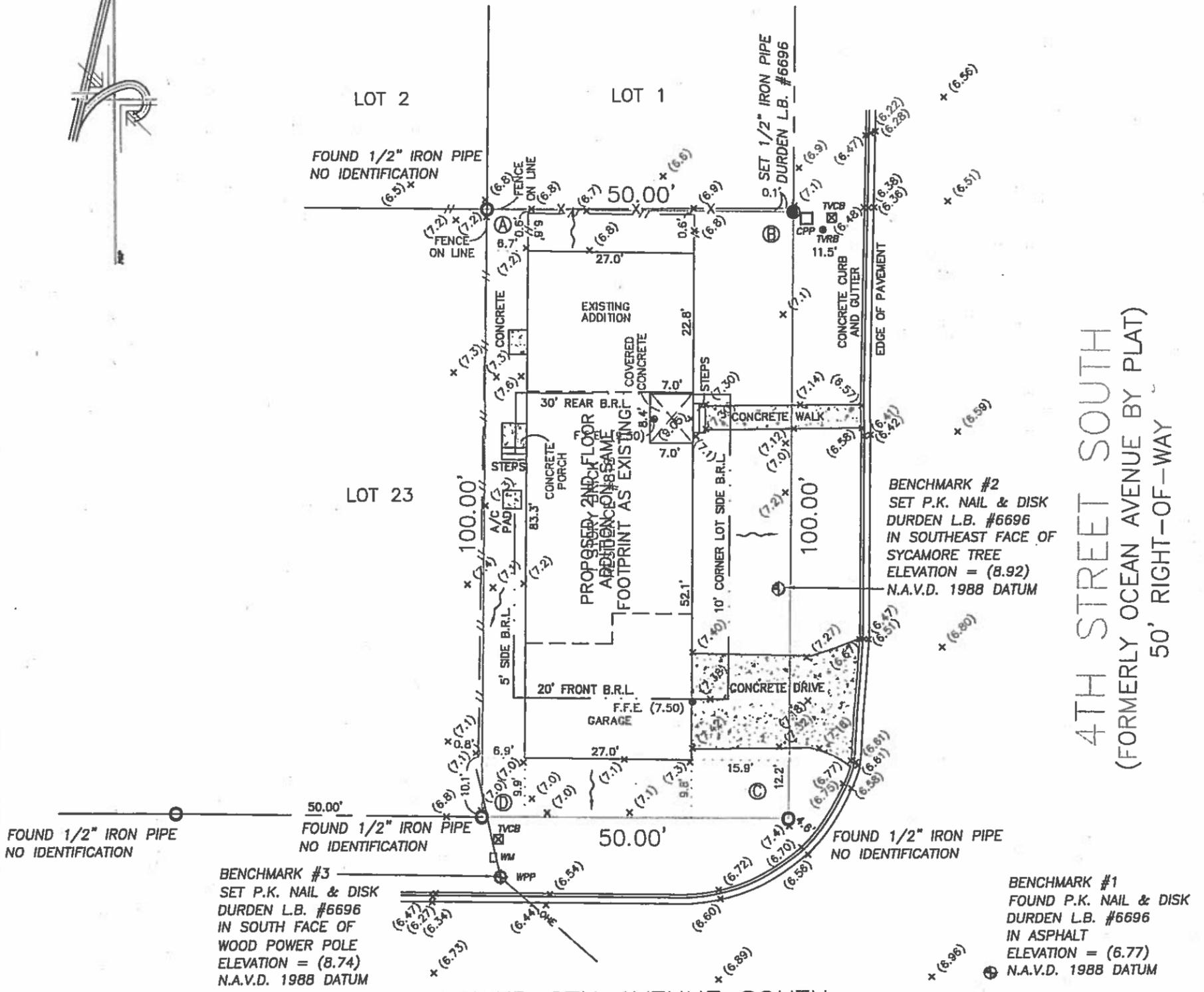
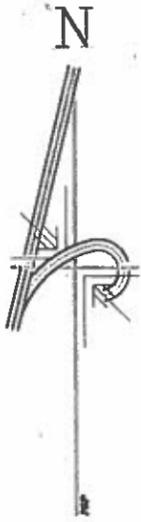


818 4th St

Google

SITE PLAN OF:

LOT 24, BLOCK 3, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



4TH STREET SOUTH  
(FORMERLY OCEAN AVENUE BY PLAT)  
50' RIGHT-OF-WAY

NOTES:  
THIS PROPERTY LIES IN FLOOD ZONE "AE" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 12007B, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER 2, 2018

ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED  
BUILDING RESTRICTION LINES BY CITY OF JACKSONVILLE BEACH, FLORIDA  
N.T.S. DENOTES NOT TO SCALE  
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 3  
-X- DENOTES 3' CHAIN LINK FENCE EXCEPT AS NOTED  
-// DENOTES 6' WOOD FENCE EXCEPT AS NOTED  
-OE- DENOTES OVERHEAD ELECTRIC LINE  
B.R.L. DENOTES BUILDING RESTRICTION LINE  
□ CPP DENOTES CONCRETE POWER POLE  
F.F.E. DENOTES FINISH FLOOR ELEVATION  
☒ TVCB DENOTES TELEVISION CONTROL BOX  
● TVRB DENOTES TELEVISION RISER BOX  
○ WPP DENOTES WOOD POWER POLE  
□ WM DENOTES WATER METER  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOWER 8TH AVENUE SOUTH  
(FORMERLY BRENZER STREET BY PLAT)  
50' RIGHT-OF-WAY

IMPERVIOUS CALCULATIONS  
LOT AREA = 5,000± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	2,198±
ENTRY	59±
BACK PORCH	24±
FLATWORK	312±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 2,602±  
TOTAL DENSITY = 52.0%

ANGLE TABLE

- A = 90°12'31"
- B = 89°50'10"
- C = 90°10'21"
- D = 89°46'58"

RECEIVED  
19-100199  
NOV 21 2015

CERTIFIED TO:  
TOMMY TAM, PLANNING & DEVELOPMENT

REVISED 11-21-19 TO UPDATE IMPERVIOUS CALCULATIONS

**DURDAN**  
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

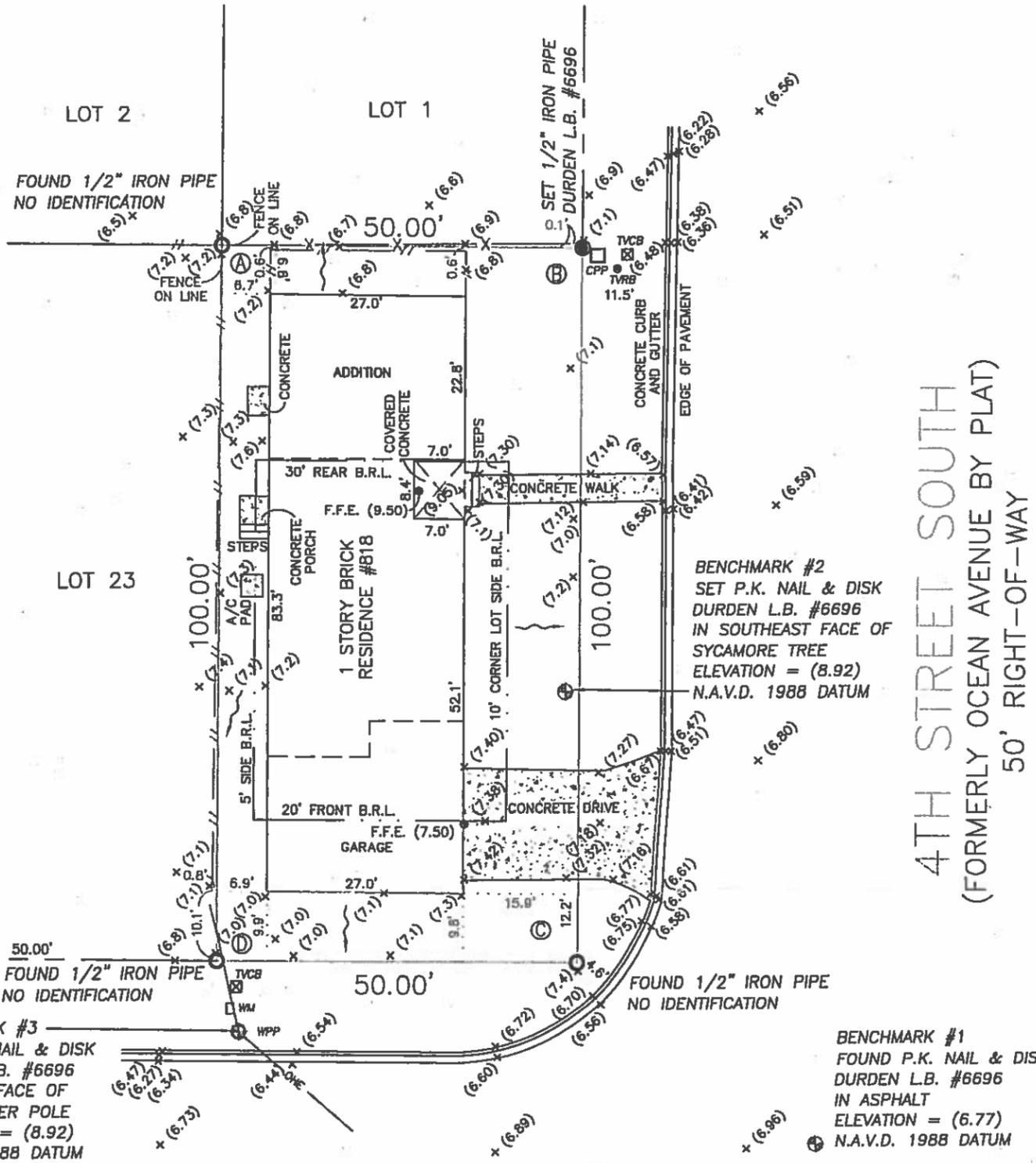
*H. Bruce Durdan Jr.*  
FLORIDA REGISTERED SURVEYOR No. 470  
H. BRUCE DURDAN, JR.

SIGNED \_\_\_\_\_ OCTOBER 28, 2019  
SCALE: \_\_\_\_\_ 1" = 20'  
WORK ORDER NUMBER: \_\_\_\_\_ 19639

SURVEYOR'S NOTE:  
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDAN 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.

B-9573

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF:  
 LOT 24, BLOCK 3, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE  
 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



4TH STREET SOUTH  
 (FORMERLY OCEAN AVENUE BY PLAT)  
 50' RIGHT-OF-WAY

FOUND 1/2" IRON PIPE  
 NO IDENTIFICATION

FOUND 1/2" IRON PIPE  
 NO IDENTIFICATION

FOUND 1/2" IRON PIPE  
 NO IDENTIFICATION

BENCHMARK #3  
 SET P.K. NAIL & DISK  
 DURDEN L.B. #6696  
 IN SOUTH FACE OF  
 WOOD POWER POLE  
 ELEVATION = (8.92)  
 N.A.V.D. 1988 DATUM

BENCHMARK #1  
 FOUND P.K. NAIL & DISK  
 DURDEN L.B. #6696  
 IN ASPHALT  
 ELEVATION = (6.77)  
 N.A.V.D. 1988 DATUM

NOTES:  
 THIS PROPERTY LIES IN FLOOD ZONE "AE" PER FLOOD  
 INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No.  
 120078, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER  
 2, 2018

ALL INTERIOR ANGLES SHOWN HEREON ARE AS  
 FIELD MEASURED AND POSSESSED  
 BUILDING RESTRICTION LINES BY CITY OF JACKSONVILLE BEACH, FLORIDA  
 N.T.S. DENOTES NOT TO SCALE

- ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 3
- X- DENOTES 3' CHAIN LINK FENCE EXCEPT AS NOTED
- //- DENOTES 6' WOOD FENCE EXCEPT AS NOTED
- DNE- DENOTES OVERHEAD ELECTRIC LINE
- B.R.L. DENOTES BUILDING RESTRICTION LINE
- CPP DENOTES CONCRETE POWER POLE
- F.F.E. DENOTES FINISH FLOOR ELEVATION
- ⊠ TVCB DENOTES TELEVISION CONTROL BOX
- TVRB DENOTES TELEVISION RISER BOX
- WPP DENOTES WOOD POWER POLE
- WM DENOTES WATER METER

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON  
 THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF  
 DUVAL COUNTY, FLORIDA.

LOWER 8TH AVENUE SOUTH  
 (FORMERLY BRENIER STREET BY PLAT)  
 50' RIGHT-OF-WAY

IMPERVIOUS CALCULATIONS  
 LOT AREA = 5,000± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	2,198±
ENTRY	59±
BACK PORCH	24±
FLATWORK	312±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 2,602±  
 TOTAL DENSITY = 52.0%

ANGLE TABLE

- A = 90°12'31"
- B = 89°50'10"
- C = 90°10'21"
- D = 89°46'58"

RECEIVED  
 19-100199  
 NOV 21 2018

CERTIFIED TO:  
 TOMMY TAM PLANNING & DEVELOPMENT

REVISED 11-21-19 TO UPDATE IMPERVIOUS CALCULATIONS

**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.*  
 H. BRUCE DURDEN, JR.  
 FLORIDA REGISTERED SURVEYOR No. 470

SIGNED OCTOBER 28, 2019  
 SCALE: 1" = 20'  
 WORK ORDER NUMBER: 19639

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.

B-9572



# APPLICATION FOR VARIANCE

BOA No. 19-100206

HEARING DATE 11/20

RECEIVED

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.

NOV 22 2019

### 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.

PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: Matthew Feldhammer & Sarah Pickles Telephone: (470) 585-2305  
 Mailing Address: 3869 Grande Blvd E-Mail: matthew.feldhammer@gmail.com  
Jacksonville Beach

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

Landowner Name: Matthew Feldhammer & Sarah Pickles Telephone: (470) 585-2305  
 Mailing Address: 3869 Grande Blvd E-Mail: matthew.feldhammer@gmail.com  
Jacksonville Beach

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: 3869 Grande Blvd 181396-0200  
 Legal description of property (Attach copy of deed): LOT 20, BLK 14 Ocean Terrace  
 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 variance in lot coverage of 48.5% in lieu of 35% maximum to allow for the addition of a pool and paver patio to an existing single-family dwelling 49.8%

### AFFIDAVIT

I, MATHEW FELDHAMMER, 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 MATHEW FELDHAMMER PRINT APPLICANT NAME 11.20.19 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:  
 Sworn to and signed before me this 20th day of November, 2019 by Matthew Feldhammer, who is personally known to me or has produced FL Notary License as a qualification.

[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-1 FLOOD ZONE: X

CODE SECTION (S):  
34-336(e)(1) e. for 49.8% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100266

*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.*

**Section 34-281. Purpose.** Variations 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.

NOV 22 2019

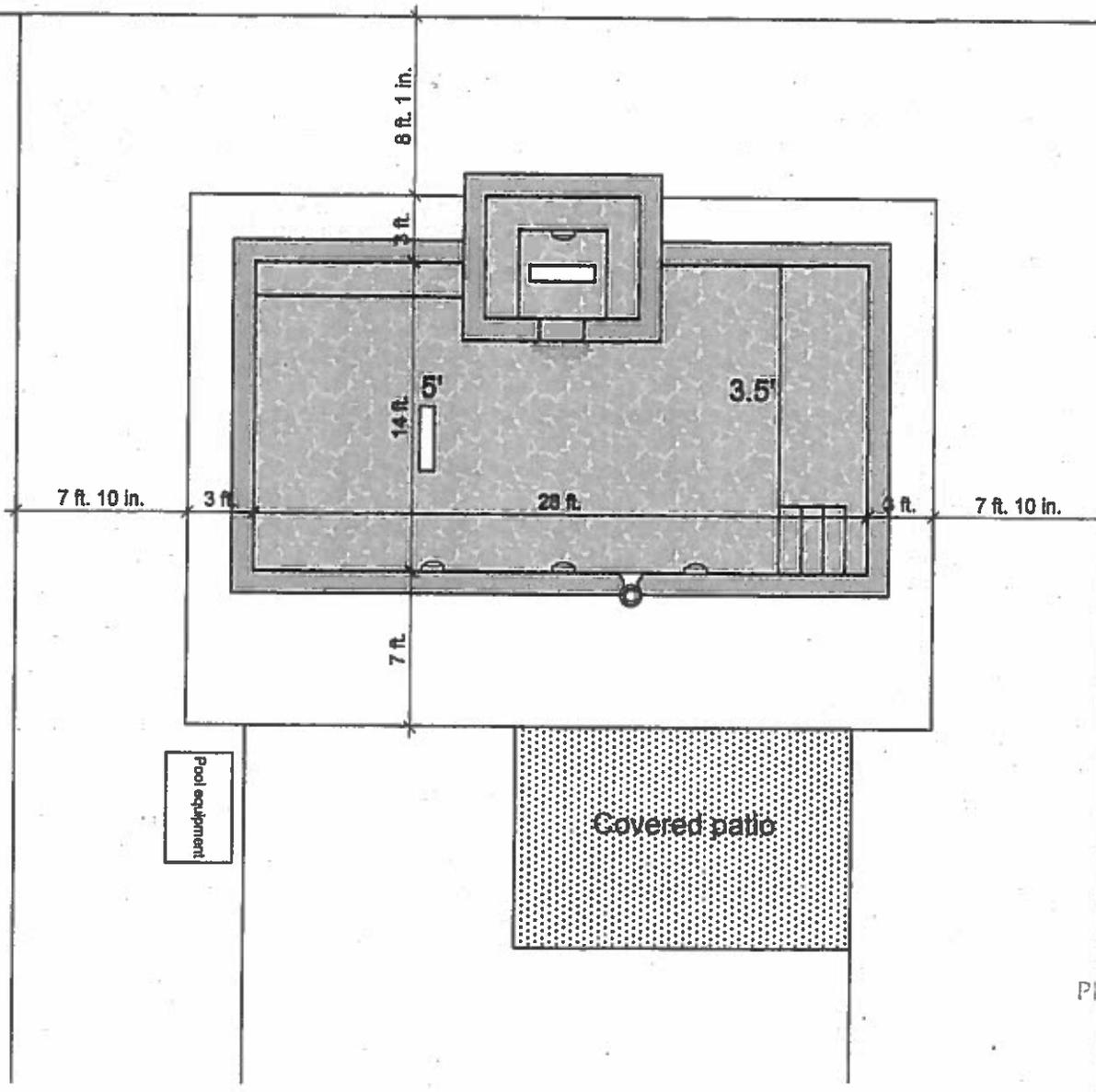
**Section 34-286. Standards applicable to all variations.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	Parcel is zoned RSI for 10000 sq ft, this lot is substantially smaller at 6030 sq ft.
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	Other lots similarly zoned within this neighborhood have been approved to exceed impervious lot coverage percentage.
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	

Pool 360 sq ft  
 5.5' x 7' Spa +18"  
 Coping 160 ln ft  
 Pavers 337 sq ft  
 Patio pavers 154 sq ft

impervious  
 Pavers 337 sq ft  
 Spa coping 27 sq ft  
 Pool coping 80 sq ft  
 Equipment Pad 15 sq ft  
 Total 459 sq ft



↑ ↑  
 Access  
 ↑ ↑

SCALE: 1/8" = 1'

<b>Pools by John Garner</b> 1529 Marcheck Street Jacksonville FL 32211	<b>Phone: 904-743-2060</b> <b>Fax: 904-745-6150</b>	<b>Designed by:</b> John Garner 11/25/2019	<b>4</b> <b>Designed for:</b>	<b>Matt Feldhammer</b> 3869 Grande Boulevard
--	--	--	----------------------------------	---

RECEIVED

19-100206  
 PLANNING & DEVELOPMENT

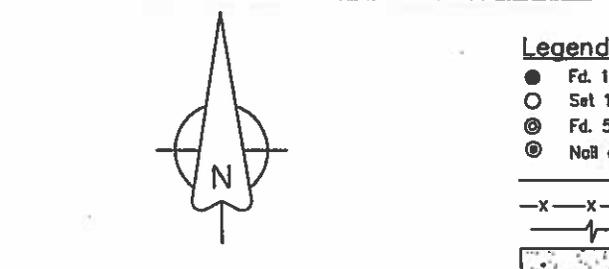
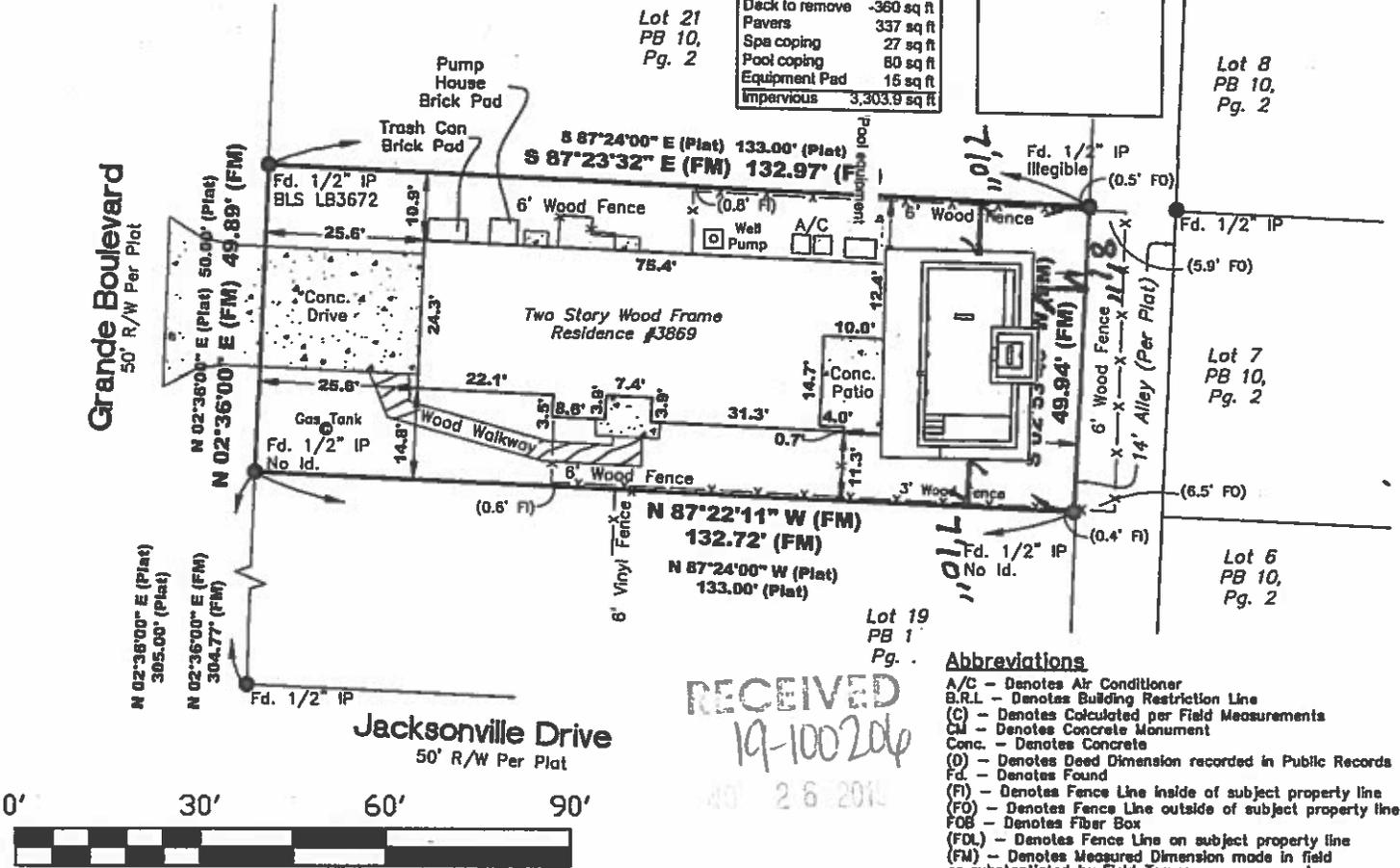
# MAP SHOWING BOUNDARY SURVEY OF

Lot 20, Block 14, Ocean Terrace, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 2, of the Public Records of Duval County, Florida.

**CERTIFIED TO:**

Matthew Feldhammer and Sarah Rose Margaret Pickles  
TIAA, FSB  
Chicago Title Insurance Company  
Ponte Vedra Title, LLC

Impervious		Lot 6,630.7	
Building Area	1,836.2 sq ft	Total Impervious	3,303.9
Driveway + pads	762.9 sq ft	Total lot	6,630.7
Woodwalkway+pads	208.5 sq ft		.498
Brick patio + pads	399.3 sq ft	Impervious Percentage	49.8%
Ex. Impervious	3,204.9 sq ft		
Deck to remove	-360 sq ft		
Pavers	337 sq ft		
Spa coping	27 sq ft		
Pool coping	80 sq ft		
Equipment Pad	15 sq ft		
Impervious	3,303.9 sq ft		



RECEIVED  
19-100206  
26 2018

PLANNING & DEVELOPMENT

**Legend**

- Fd. 1/2" IP - No Id. U.O.N.
- Set 1/2" IP Connody LB #7080
- ⊙ Fd. 5/8" IR - No Id. U.O.N.
- ⊙ Nail and Disk as noted
- Denotes Easement Line
- X-X-X- Denotes Fence line
- Denotes Line not to scale
- ▨ Denotes Concrete Area

**Abbreviations**

- A/C - Denotes Air Conditioner
- B.R.L. - Denotes Building Restriction Line
- (C) - Denotes Calculated per Field Measurements
- CM - Denotes Concrete Monument
- Conc. - Denotes Concrete
- (D) - Denotes Dead Dimension recorded in Public Records
- Fd. - Denotes Found
- (FI) - Denotes Fence Line inside of subject property line
- (FO) - Denotes Fence Line outside of subject property line
- FOB - Denotes Fiber Box
- (FDL) - Denotes Fence Line on subject property line
- (FM) - Denotes Measured Dimension made in field or substantiated by Field Traverse measurements
- GIN - Denotes Identification
- IP - Denotes Iron Pipe
- IR - Denotes Iron Pin or Rebar
- LB - Denotes Licensed Business
- ORV. - Denotes Official Records Volume
- (P) - Denotes Plat Dimension shown on recorded Plat
- PB - Denotes Plat Book
- P.C. - Denotes Point of Curve
- P.R.C. - Denotes Point of Reverse Curve
- Pg. - Denotes Page
- Pgs. - Denotes Pages
- PS&M - Denotes Professional Surveyor and Mapper
- P.T. - Denotes Point of Tangent
- R - Denotes Radius Distance
- Ref. - Denotes Reference
- R/W - Denotes Right of Way
- U.O.N. - Denotes Unless Otherwise Noted
- WM - Denotes Water Meter

Revised Date 2/28/2019: Add annotation for 14' Alley

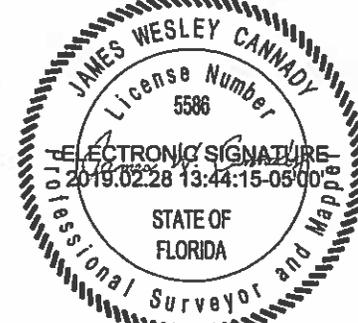
**General Notes**

1. This is a Map showing Boundary Survey.
2. Bearings are based on the East right of way line of Grande Boulevard, being the Assumed Bearing of N 02° 36' 00" E, as per Record Plat.
3. There may be Restrictions or Easements that are not shown on this map that may be found in the Public Records of this County or evidenced by Title examination.
4. This survey was performed without the benefit of a Title Commitment.
5. The Property shown hereon embraced by heavy lines is based on a Legal Description provided by Client.
6. This Survey does not reflect or determine Ownership.
7. By Graphic Plotting only, the property shown hereon lies within zone: "X" as shown on the Federal Emergency Management Agency (F.E.M.A.) National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community Panel Number: 120078-0419J, Map revised date: November 2, 2018.
8. The maximum allowable Horizontal Relative Positional Accuracy for an American Land Title Association / National Society of Professional Surveyors Land Title Survey is 0.07' plus 50 parts per million (based on the direct distance between the two points being accuracy tested). This survey meets or exceeds the Horizontal Relative Positional Accuracy of 0.07' plus 50 parts per million for all control points, boundary monuments, building corners and fence corners.

Unless It bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for Informational purposes only, and is Not valid.

2988 Plummer Cove Road  
Jacksonville, Florida 32223  
Phone: (904) 647-6943  
Licensed Business No.: 7080  
EMAIL: wes@cannadysurvey.com

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter SJ-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



By: \_\_\_\_\_  
James W. Cannady, Professional Surveyor & Mapper,  
Certificate No. 5586, State of Florida

DRAWING PATH: Team Drives\Current Projects\19-018 Grande Blvd\DWG	
JOB NUMBER: 19-018	DRAWING NAME: 3869 Grande Boulevard
FIELD BOOK: N/A PAGE: N/A	FIELD DATE: February 27, 2019
DRAWN BY: Chug	MAP FILE NUMBER: A-1585
CHECKED BY: Wes	SHEET NUMBER: 1 OF 1

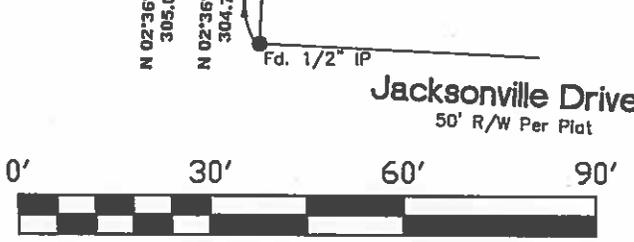
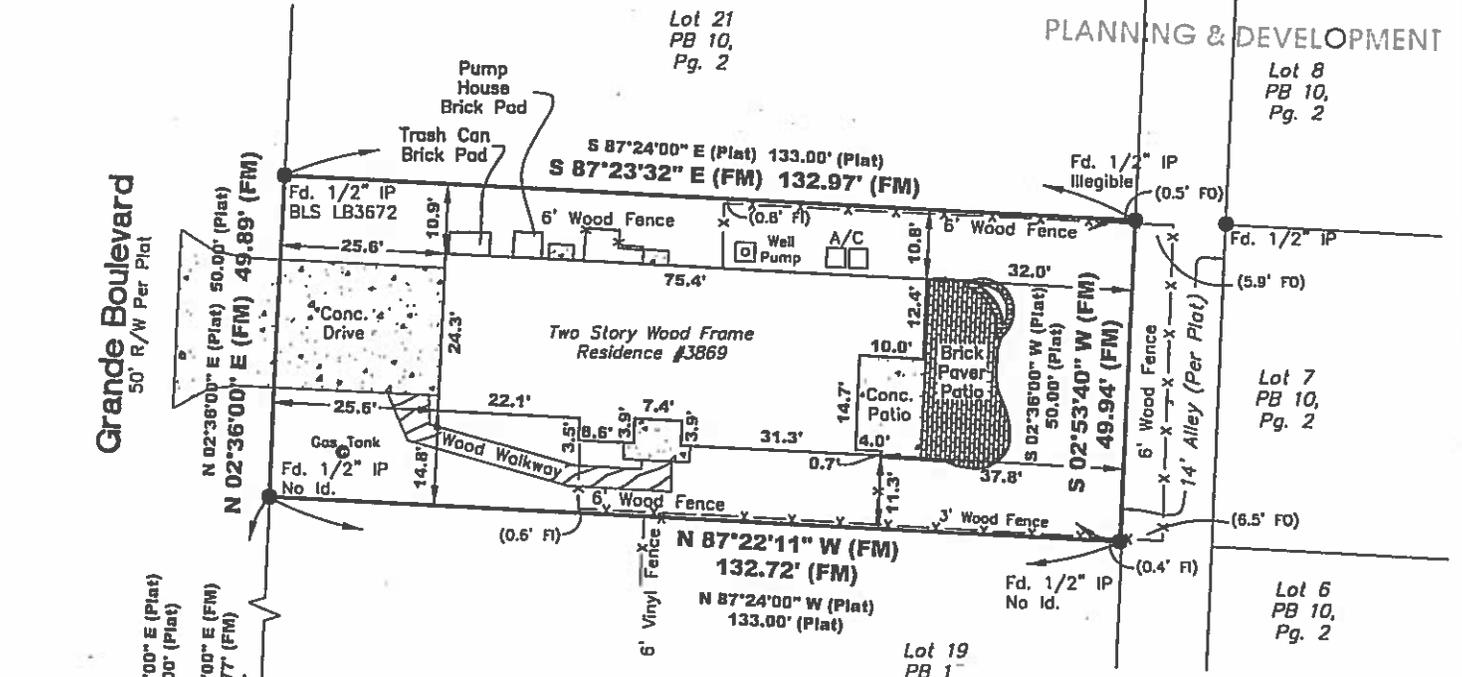
# MAP SHOWING BOUNDARY SURVEY OF

Lot 20, Block 14, Ocean Terrace, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 2, of the Public Records of Duval County, Florida.

**CERTIFIED TO:**

Matthew Feldhammer and Sarah Rose Margaret Pickles  
TIAA, FSB  
Chicago Title Insurance Company  
Ponte Vedra Title, LLC

RECEIVED  
19-100206  
FEB 22 2019



**Abbreviations**

- A/C - Denotes Air Conditioner
- B.R.L - Denotes Building Restriction Line
- (C) - Denotes Calculated per Field Measurements
- CM - Denotes Concrete Monument
- Conc. - Denotes Concrete
- (D) - Denotes Deed Dimension recorded in Public Records
- Fd. - Denotes Found
- (FI) - Denotes Fence Line inside of subject property line
- (FO) - Denotes Fence Line outside of subject property line
- FOB - Denotes Fiber Box
- (FOL) - Denotes Fence Line on subject property line
- (FM) - Denotes Measured Dimension made in field or substantiated by Field Traverse measurements
- Id - Denotes Identification
- IP - Denotes Iron Pipe
- IR - Denotes Iron Pin or Rebar
- LB - Denotes Licensed Business
- ORV - Denotes Official Records Volume
- (P) - Denotes Plat Dimension shown on recorded Plat
- PB - Denotes Plat Book
- P.C. - Denotes Point of Curve
- P.R.C. - Denotes Point of Reverse Curve
- Pg. - Denotes Page
- Pgs. - Denotes Pages
- P&M - Denotes Professional Surveyor and Mapper
- P.T. - Denotes Point of Tangent
- R - Denotes Radius Distance
- Ref. - Denotes Reference
- R/W - Denotes Right of Way
- U.O.N. - Denotes Unless Otherwise Noted
- WM - Denotes Water Meter

**Legend**

- Fd. 1/2" IP - No Id. U.O.N.
- Set 1/2" IP Connady LB #7080
- ⊙ Fd. 5/8" IR - No Id. U.O.N.
- ⊙ Nail and Disk as noted
- Denotes Easement Line
- x-x-x- Denotes Fence line
- Denotes Line not to scale
- ▨ Denotes Concrete Area

Revised Date 2/28/2019: Add annotation for 14' Alley

**General Notes**

1. This is a Map showing Boundary Survey.
2. Bearings are based on the East right of way line of Grande Boulevard, being the Assumed Bearing of N 02° 36' 00" E, as per Record Plat.
3. There may be Restrictions or Easements that are not shown on this map that may be found in the Public Records of this County or evidenced by Title examination.
4. This survey was performed without the benefit of a Title Commitment.
5. The Property shown hereon embraced by heavy lines is based on a Legal Description provided by Client.
6. This Survey does not reflect or determine Ownership.
7. By Graphic Plotting only, the property shown hereon lies within zone: "X" as shown on the Federal Emergency Management Agency (F.E.M.A.) National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community Panel Number: 120078-0419J, Map revised date: November 2, 2018.
8. The maximum allowable Horizontal Relative Positional Accuracy for an American Land Title Association / National Society of Professional Surveyors Land Title Survey is 0.07' plus 50 parts per million (based on the direct distance between the two points being accuracy tested). This survey meets or exceeds the Horizontal Relative Positional Accuracy of 0.07' plus 50 parts per million for all control points, boundary monuments, building corners and fence corners.

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid.

2988 Plummer Cove Road  
Jacksonville, Florida 32223  
Phone: (904) 647-6943  
Licensed Business No.: 7080  
EMAIL: wes@cannadysurvey.com

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



By: \_\_\_\_\_  
James W. Cannady, Professional Surveyor & Mapper,  
Certificate No. 5586, State of Florida

DRAWING PATH: Team Drives\Current Projects\19-018 Grande Blvd\DWG	
JOB NUMBER: 19-018	DRAWING NAME: 3869 Grande Boulevard
FIELD BOOK: N/A PAGE: N/A	FIELD DATE: February 27, 2019
DRAWN BY: Chug	MAP FILE NUMBER: A-1585
CHECKED BY: Wes	SHEET NUMBER: 1 OF 1



# APPLICATION FOR VARIANCE

BOA No. 19-100207HEARING DATE 11/20

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 25 2019

### APPLICANT INFORMATION

### PLANNING & DEVELOPMENT

Applicant Name: Mark Whittle Telephone: 904-655-6516  
 Mailing Address: 3477 3rd St. S. (Life Estate) E-Mail: mswhittle\_jax@yahoo.co  
Jax Bch, FL 32250

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

Landowner Name: Mark + Deborah Whittle Telephone: (904) 803-3369  
 Mailing Address: 3477 3rd St. S. E-Mail: brainwaves1@yahoo.co  
Jax Bch, 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: 3477 3rd St. S. RE# 180610-0000Legal description of property (Attach copy of deed): Lot 2, Block 18, Unit 1 Atlantic Shores

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).

Variance request for an increase in lot coverage. Home was purchased with lot coverage of 38.5% in January 2017 and we seek an increase to 45.7% to allow for the addition of pavers around a pool, cement pad for pool equipment and a small pad for a gas tank.

### AFFIDAVIT

I, Mark Whittle, 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.

Mark Whittle  
APPLICANT SIGNATURE

Mark Whittle  
PRINT APPLICANT NAME

10/7/19  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 7th day of October, 2019 by MARK WHITTLE, who is personally known to me or has produced \_\_\_\_\_ as identification.

Michelle McCormick  
NOTARY PUBLIC SIGNATURE

Michelle McCormick  
PRINT NOTARY NAME



MICHELLE MCCORMICK  
MY COMMISSION # GG087  
EXPIRES March 28, 2021

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RS-1</u>	FLOOD ZONE: <u>X-Shaded</u>
CODE SECTION (s):	
<u>34-336(e)(1)e, for 45.7% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling</u>	

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100207

*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

NOV 25 2019

**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 size is 5,939.09 sq ft which is an undersized lot. It creates a zoning hardship.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	We bought the existing home in January 2017
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	No special privileges are being granted based on this variance request.
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 parcels in the same subdivision have pools and patio pavers, which they have added after purchasing their homes.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We are asking for the minimum variance amount that will allow us to make a small improvement to our parcel.
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	Our request follows local rules and regulations and will not adversely affect adjacent properties.



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

April 2, 1998

Ms. Maryjanne Moody  
1305 Ponte Vedra Boulevard  
Ponte Vedra Beach, FL 32082

RE: Case No. BOA#17-98  
3477 South 3rd Street

Dear Ms. Moody

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. March 17, 1998 to reconsider your variance application.

As indicated in the application, the request was for a variance to Section 34-336(e)(1)c.2 for a northerly side yard of 10' and a southerly side yard of 9', in lieu of 10' required, and c.3 for a rear yard of 20', in lieu of 30' to construct a single family residence. Variance is to the wall of the proposed dwellings and eaves may encroach up to 30" into the required yard.

You are required to apply for a building permit for this project. A copy of the building permit application is attached, please complete and submit the application along with two copies of your plans and two copies of your survey to our office before you begin work on this project.

If you have any questions regarding this variance, please feel free to call me at (904)247-6235.

Sincerely,

Steven G. Lindorff  
Director of Planning and Development

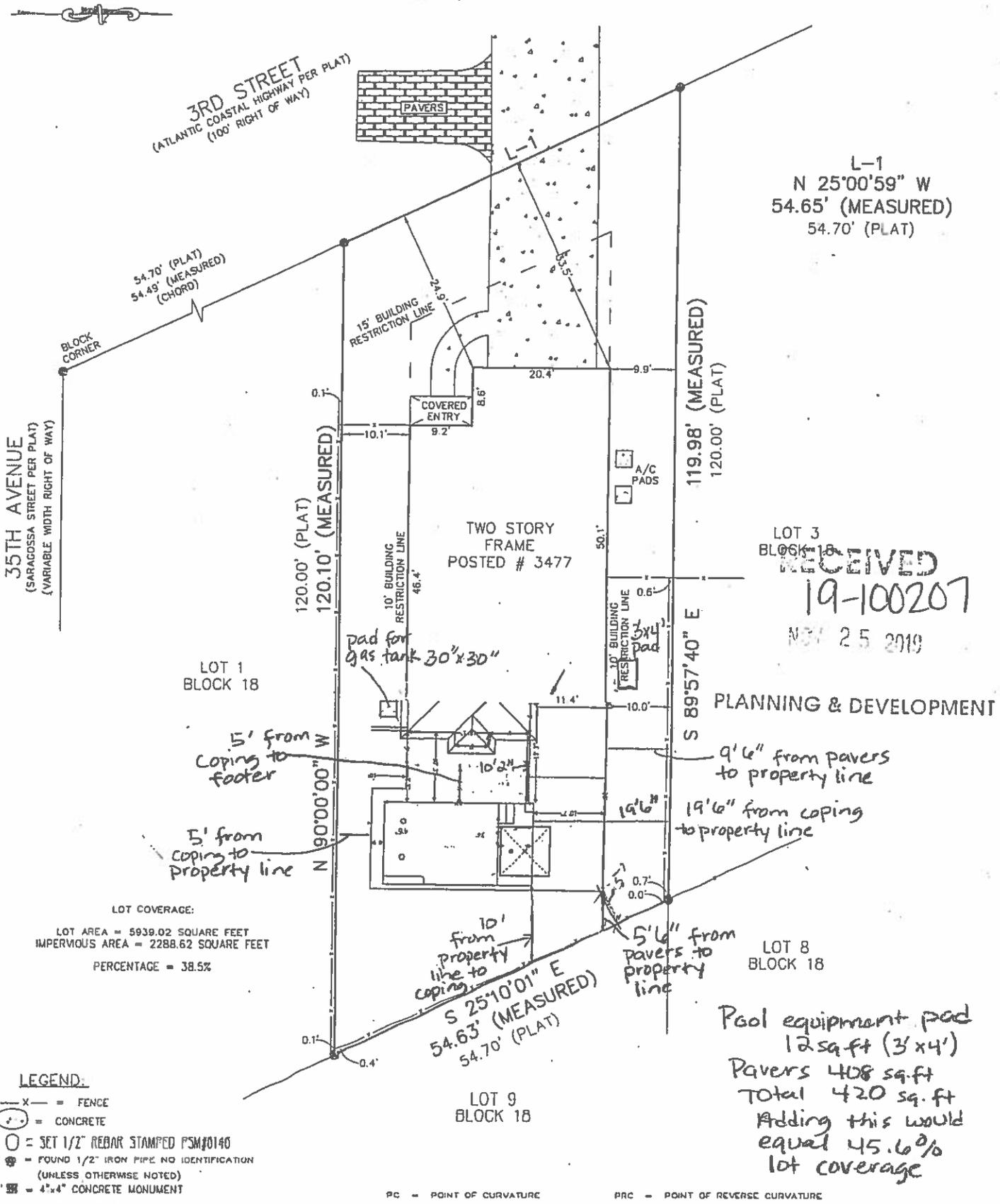
Attachment

Proposed

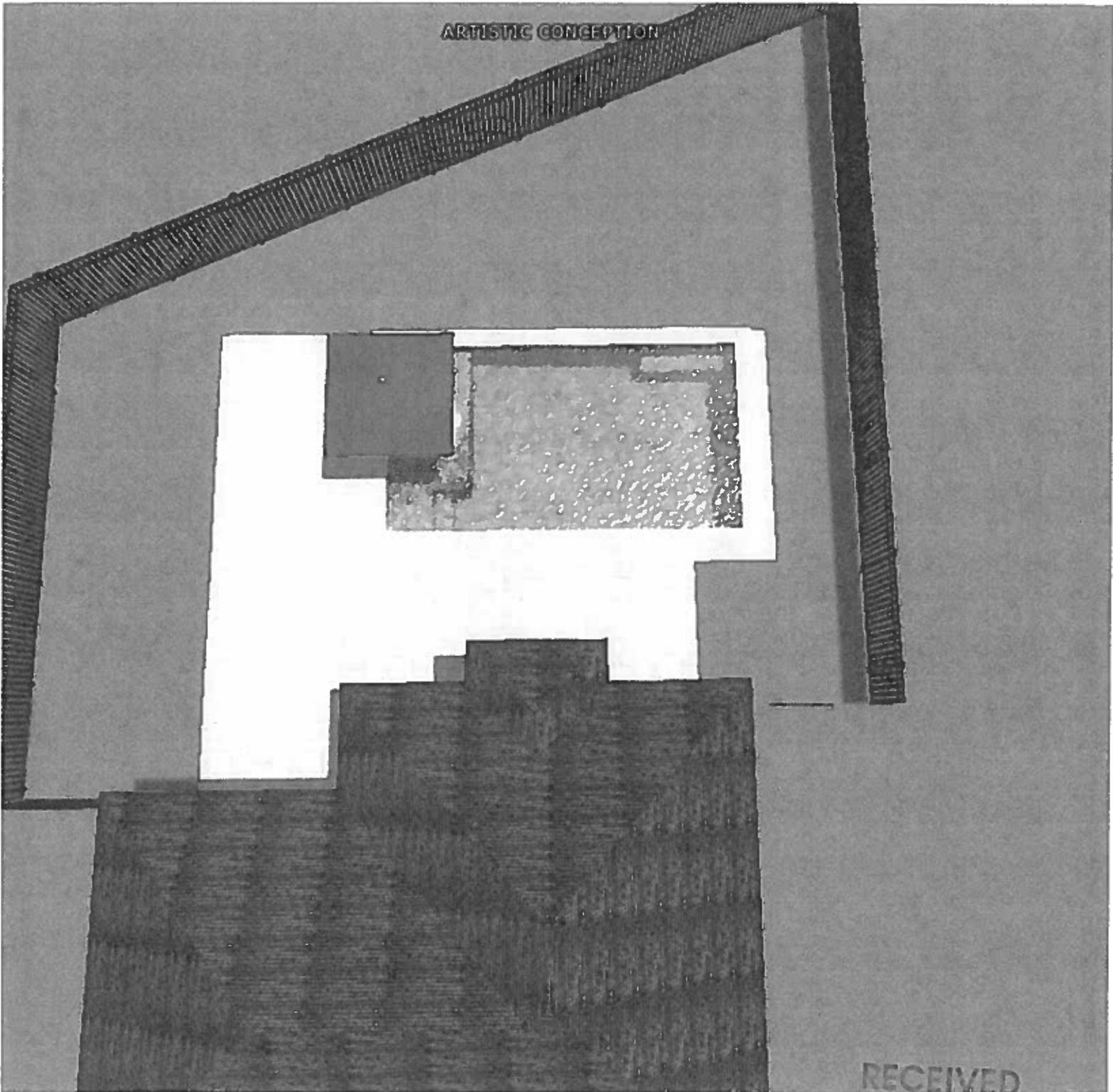
# MAP SHOWING BOUNDARY SURVEY OF

LOT 2, BLOCK 18, ATLANTIC SHORES UNIT NO. 1 REPLAT SHEET NO. 2, AS RECORDED IN PLAT BOOK 14, PAGES 39 AND 40, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
MARK S. WHITTLE AND DEBORAH J. WHITTLE  
VYSTAR CREDIT UNION  
BARTLETT TITLE SERVICES, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



ARTISTIC CONCEPTION



RECEIVED

NOV 25 1970  
19-100207  
PLANNING & DEVELOPMENT





# APPLICATION FOR VARIANCE

BOA No. 19-100208

HEARING DATE 1-7-2020

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, front, 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 26 2019

### APPLICANT INFORMATION

Applicant Name: Maryclassica Rowe Telephone: (904) 962-8363  
 Mailing Address: 7022 Bur oak Ct E-Mail: \_\_\_\_\_  
Jacksonville, FL 32258  
 Agent Name: Steve Claret Telephone: (904) 591-5914  
 Mailing Address: 3741 1st St So E-Mail: Steve@OldBeach.com  
Jacksonville Beach, FL 32250  
 Landowner Name: Maryclassica Rowe Telephone: \_\_\_\_\_  
 Mailing Address: 7022 Bur oak Ct E-Mail: \_\_\_\_\_  
Jacksonville, FL 32258

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: 119 6th Ave S. Clax Beach, FL Ref Parcel # 175957-000  
 Legal description of property (Attach copy of deed): See attached Survey & Deed  
 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):  
Get variances to waive and acknowledge existing conditions on Sept 17, 2019. Request 15' rear setback in lieu of 30' per attached site plan. This allows separation of mother and daughter's dwelling units with courtyard and between. Variance allows privacy from 9-story condo immediately North and aligns with property immediately West with 15' rear yard variance.

### AFFIDAVIT

I, Mary Jessica Rowe, 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.

M. Rowe  
 APPLICANT SIGNATURE

Mary Jessica Rowe  
 PRINT APPLICANT NAME

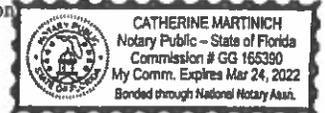
11/26/19  
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 26th day of November, 2019 by Mary Jessica Rowe who is personally known to me or has produced FLDL as identification

[Signature]  
 NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH  
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RM-2</u>	FLOOD ZONE: <u>X-Shaded</u>
CODE SECTION (s): <u>34-340(e)(3)c.2, for an easterly side yard of 4.7 feet and a westerly side yard of 6.5 feet each in lieu of 10 feet minimum and 34-340(e)(3)c.3, for a rear yard of 15 feet in lieu of 30 feet required to allow for a dwelling unit addition to an existing multiple-family property</u>	
<u>zoned</u>	

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-106208

*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.

RECEIVED

NOV 26 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	Adjacent Building Height to North and 15' Variance for Rear yard setback on property to West
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Above listed conditions existed prior to applicants plans to improve property to allow mother to live onsite.
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	As stated, adjacent property immediately west of applicant has same rear yard variance
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	As stated, adjacent property immediately west of applicant has same rear yard variance
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Allows separation for Mother and Daughters units with courtyard & pool between
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	Applicant and family were raised on this property which was inherited when father died.

For Reference

DEPARTMENT OF PLANNING & DEVELOPMENT



CERTIFIED MAIL# 7017 3040 0000 2086 0736

September 20, 2019

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

Mary Rowe  
7022 Buroak Court  
Jacksonville, FL 32258

RE: BOA#19-100149  
119 6<sup>th</sup> Avenue South  
(the West 50 feet and South ½ of the West 15 feet of the East 25 feet of Lot 7,  
Block 52, *Pablo Beach South*)

Dear Ms. Rowe,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, September 17, 2019, to consider the above application for a variance from the requirements of the Land Development Code.

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

- 34-340(e)(3)c.1, for a front yard of 17 feet in lieu of 20 feet required and
- 34-340(e)(3)c.2, for an easterly side yard of 4.7 feet and a westerly side yard of 6.5 feet, each in lieu of 10 feet required

The Board *amended* and *approved* the request as follows:

- 34-340(e)(3)c.2, for an easterly side yard of 4.7 feet and a westerly side yard of 6.5 feet, each in lieu of 10 feet required

To allow for an addition and substantial improvement to an existing multiple-family property.

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) 247-6231.

Sincerely,

William C. Mann III, AICP  
Planning and Development Director

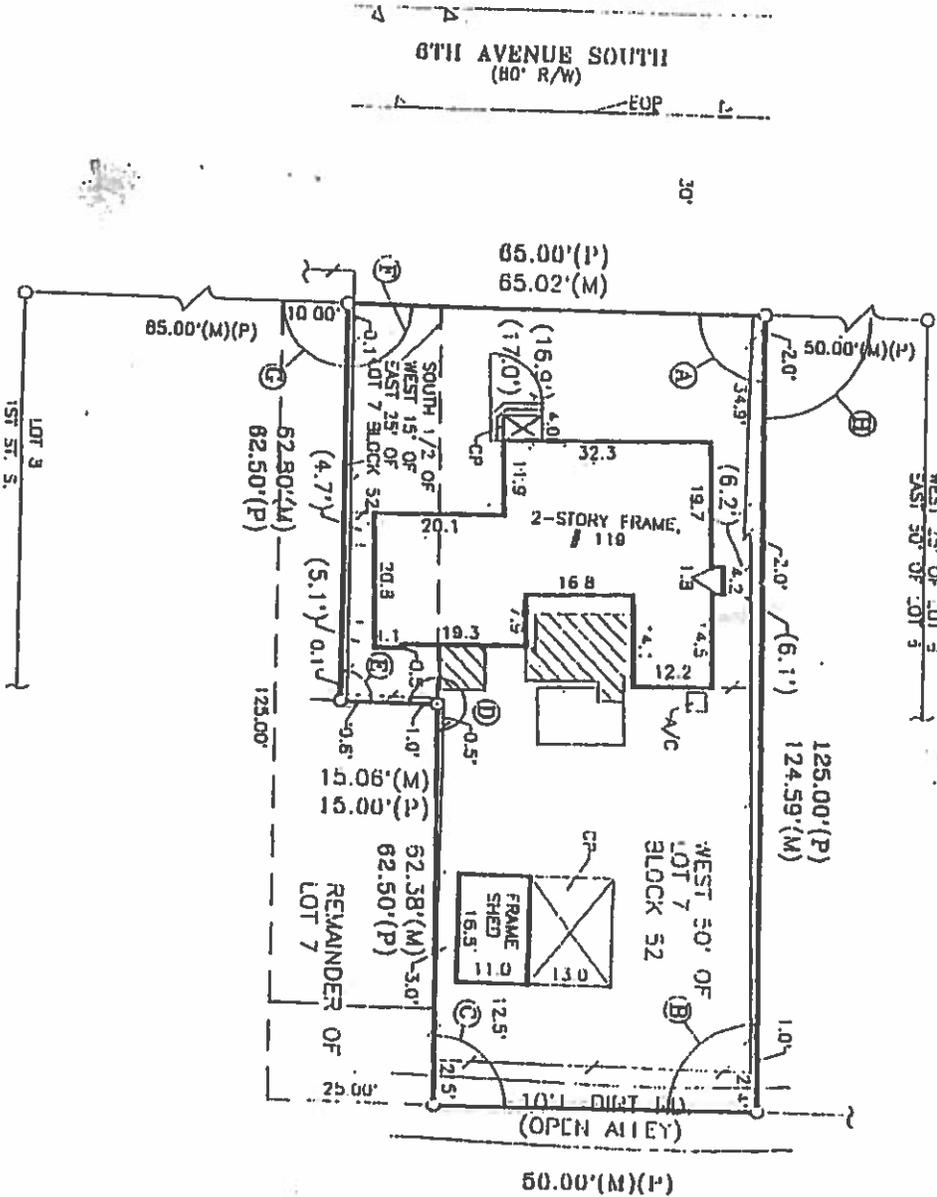


# MAP SHOWING BOUNDARY SURVEY OF

THE WEST 50 FEET AND THE SOUTH 1/2 OF THE WEST 15 FEET OF THE EAST 25 FEET

LOT 7 BLOCK 52 PABLO BEACH

AS RECORDED IN PLAT BOOK 3, PAGE 28 ACCORDING TO THE MAP RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
 CERTIFIED TO: EDGAR E. ROWE, JR., PNC MORTGAGE CORP., AMERICAN STANDARD TITLE INSURANCE CORPORATION



**NOTES:**  
 NORTH ANGLE FROM PLAT LOT ANGLES  
 COMPUTED FROM FIELD DATA  
 MEASURED  
 1 = 9072.55'  
 2 = 9071.30'  
 3 = 9072.92'  
 4 = 9072.10'  
 5 = 9072.55'  
 6 = 9072.55'  
 7 = 9072.55'  
 8 = 9072.55'  
 9 = 9072.55'  
 10 = 9072.55'

ALL FOUND IRONS HAVE NO ID # UNLESS  
 OTHERWISE NOTED.  
 ALL FENCES & UNLESS OTHERWISE NOTED,  
 CITY WATER AND SEWER.

RECEIVED

NOV 26 2016  
 19-100207

PLANNING & DEVELOPMENT

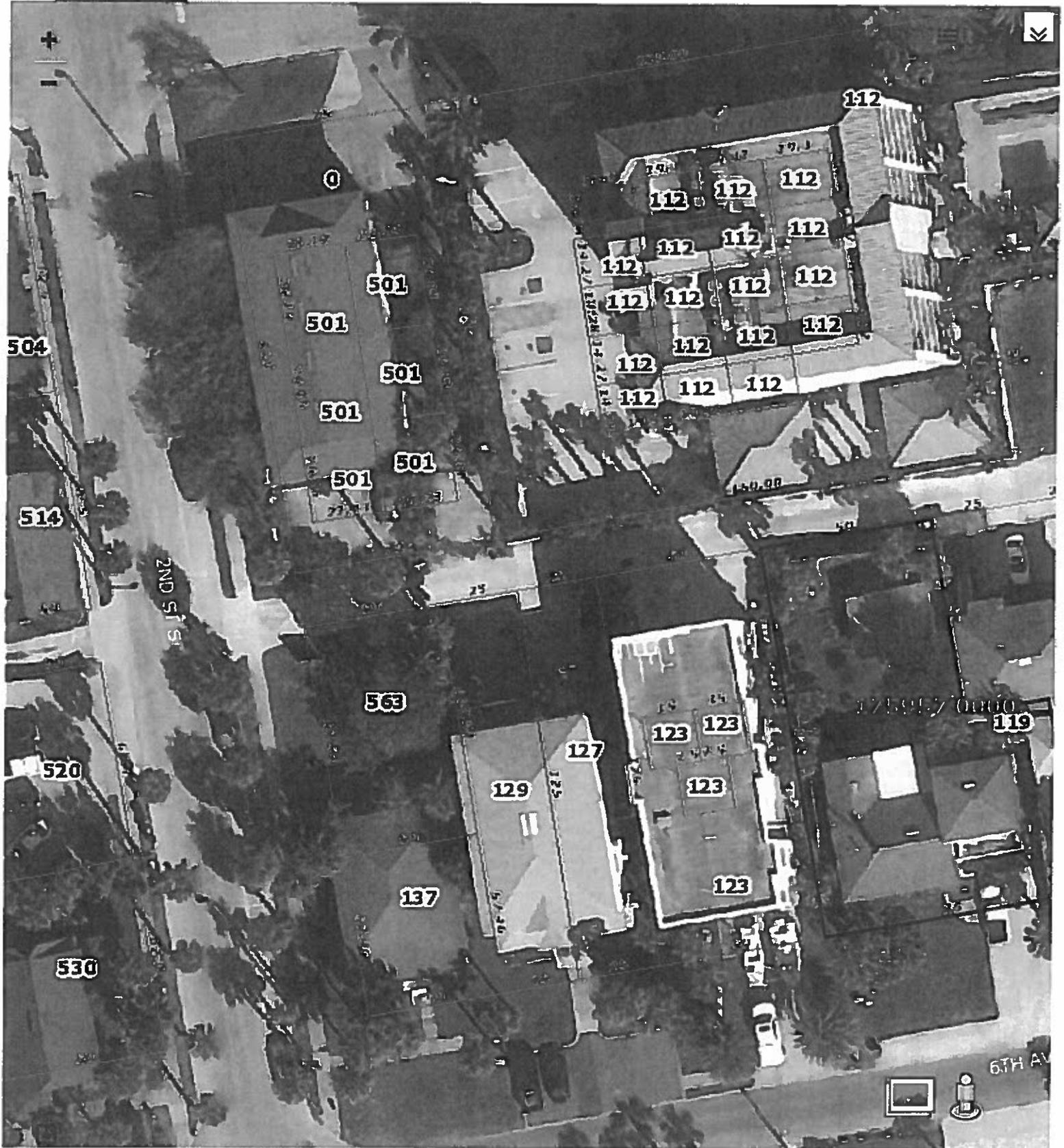
FOR GENERAL NOTES AND LEGEND SEE 92/5/2016

19-100208

NOV 26 2019

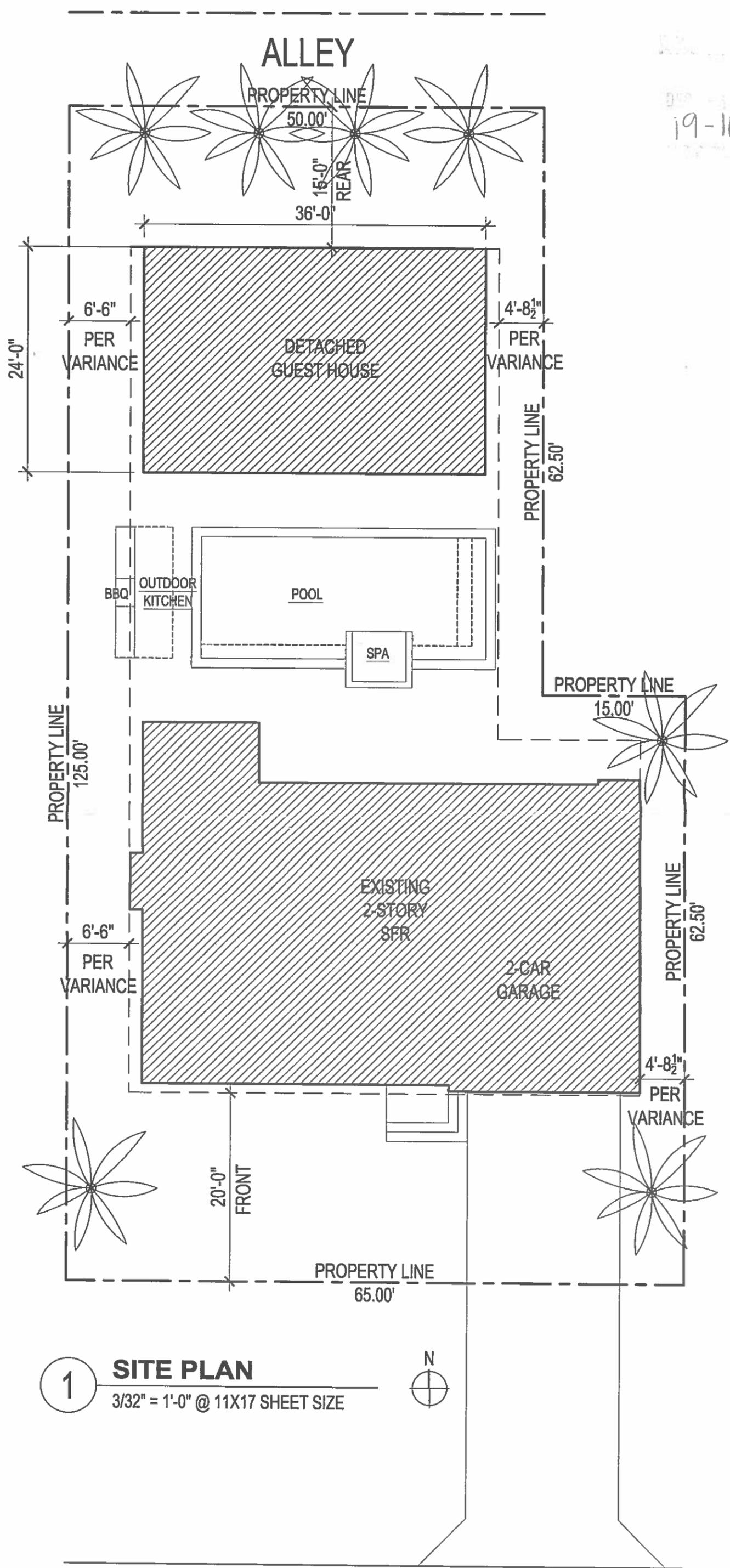


Duval Civil Home (default.aspx?Default)





19-100208



1 **SITE PLAN**  
3/32" = 1'-0" @ 11X17 SHEET SIZE



6TH AVENUE SOUTH