

**Minutes of Board of Adjustment Meeting
held Tuesday, January 7, 2020, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Francis Reddington called the meeting to order.

ROLL CALL

Chairperson: Francis Reddington
Vice-Chairperson: Scott Cummings
Board Members: Sylvia Osewalt John Moreland
Alternates: Dan Janson Alexi Gonzalez

Building Official George Knight was also present.

EX PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES:

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

- December 3, 2019

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

A. **Case Number:** **BOA#19-100199**
Applicant/Owner: Tommy Tam
Agent: Carl Shea
Property Address: 818 4th Street South

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.

Applicant/Owner: Tommy Tam, 818 4th Street South, Jacksonville Beach, said his plan would not increase the footprint; he would only construct a second floor.

Public Hearing:

The following spoke in support of the application:

- Charlie and Carla Irlle, 307 9th Avenue South, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Ms. Osewalt was concerned about the 52% lot coverage. Mr. Moreland stated 52% lot coverage variances with pre-existing conditions had been granted in the past. He also advised if this lot were standard in size, the lot coverage would be less than the 35% maximum. Mr. Janson noted the Applicant only intended to build a second floor inside the current footprint of the home.

Motion: It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA#19-100199 as presented and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Sylvia Osewalt, Dan Janson and Francis Reddington
The motion was approved 5-0.

- B. Case Number:** BOA#19-100206
Applicant/Owner: Matthew Feldhammer and Sarah Pickles
Property Address: 3869 Grande Boulevard

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.

Applicant/Owner: Matthew Feldhammer, 3869 Grande Boulevard, Jacksonville Beach, stated the hardship is the sub-standard lot size. It is 6,630 square feet and 50 feet wide instead of the standard 10,000 square feet and 90 feet wide. The current lot coverage is 48.3%, and he is requesting a 1.5% increase (99 square feet).

Public Hearing:

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

Mr. Reddington closed the public hearing.

Discussion:

Discussion ensued, and the Board Members agreed this was a reasonable request as the lot is substandard in size.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Janson, to approve BOA#19-100206, as discussed and presented.

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

- C. Case Number:** BOA#19-100207
Applicant: Mark Whittle
Owner: Mark and Deborah Whittle Life Estate
Property Address: 3477 3rd Street South

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.

Applicant: Mark Whittle, 3477 3rd Street South, Jacksonville Beach, said the hardship is the lot size of 5,939 square feet. He stated the current lot coverage is 38.5%.

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 Ms. Osewalt, seconded by Mr. Cummings, to approve BOA#19-100207, as presented and discussed.

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

- D. Case Number:** BOA#19-100208
Applicant/Owner: Mary Jessica Rowe
Agent: Steve Jarrett
Property Address: 119 6th Avenue South

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.

Agent: Steve Jarrett, 3741 1st Street South, Jacksonville Beach, stated the front and side setbacks were already in existence. He said they had reoriented the mother-in-law's quarters because it would have been too expensive to build it where they originally planned. They now needed the variance for the rear setback only for 15 feet instead of the required 30 feet.

Architect: Scott Rae, 345 South Roscoe Boulevard, Ponte Vedra Beach, stated the hardship was the adjacent multi-story buildings were built "at that setback or beyond." The new orientation would allow the main house and mother-in-law's quarters to share a common yard between them, affording privacy. Ms. Oswalt did not believe this was a hardship and recalled previously the side yards had been approved, but the requests for the rear and front yards had been denied because this is a conforming lot; the property did not create a hardship.

Public Hearing:

The following spoke in opposition to the application:

- Chris Cenci, 123 6th Avenue South, Unit A, Jacksonville Beach
- Mensur Molla, 123 6th Avenue South, Unit B, Jacksonville Beach
- Barbara Warwick, 123 6th Avenue South, Unit C, Jacksonville Beach

The following opposed the application, but preferred not to speak:

- Paul Vetter, 123 6th Avenue South, Unit C, Jacksonville Beach

Mr. Reddington read a letter (on file) sent by the following, who opposed the request:

- Dalene S. Byrd, 123 6th Avenue South, Unit A, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Board members agreed there was no hardship.

Motion: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to reject BOA#19-100208.

Roll Call Vote: Ayes –Scott Cummings, John Moreland, Sylvia Osewalt, Dan Janson and Francis Reddington
The motion to deny BOA#19-100208 was approved 5-0.

PLANNING DEPARTMENT REPORT

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

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:48 P.M.

Approval:



Chairperson
2-4-2020

Date