

Public Hearing:

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

Discussion:

Board members discussed the alley allowing a buffer for the rear neighbor, but Ms. Osewalt felt the pool could be moved closer to the house to avoid the need for a variance. Mr. Moreland noted this is a substandard sized lot.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA#19-100218, as written and described.

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

B. Case Number: BOA#19-100219
Applicant/Owner: Pamela Cosgrove
Property Address: 117 7th Avenue South

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 13 feet on the ground and 7 feet on the 2nd and 3rd stories for covered cantilevered decks both in lieu of 20 feet required; 34-338(e)(1)c.2, for a westerly side yard setback of 4 feet in lieu of 5 feet minimum and total side yard setbacks of 11 feet in lieu of 15 feet required; and 34-338(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Owner: Pamela Cosgrove, 117 7th Avenue South, Jacksonville Beach, stated they were denied a variance last summer and had modified the requests to reflect some of the Board’s comments from that meeting. She described their modifications and displayed photos of cantilevered decks (on file). Regarding the front setbacks, she noted their current request would put the home’s setback between the two adjacent homes’ measurements. Ms. Cosgrove provided 13 examples of variances granted for front yard setbacks in the area (on file). She acknowledged the neighbor across the street opposed the request because of the precedent it might set.

Ms. Cosgrove stated there are special conditions: the small lot size of 4,625 square feet and the current home size, which is 1,100 square feet. Mr. Reddington pointed out the lot was very deep, so the home could be moved back. Ms. Cosgrove stated if they moved the home back, they would lose the ocean view, a right they were currently enjoying. She did not feel they should be penalized because they wanted to build new when they were making other compromises. Mr. Reddington remarked having an ocean view was not a right, so losing one was not a hardship.

Public Hearing:

Mr. Cummings read into the record letters and emails from the following in support of the application:

- Patrick and Karolyn Cantin, 115 7th Avenue South, Jacksonville Beach

- Jane Beeson, no address provided
- John Wages, no address provided
- Maria Rodriguez, no address provided
- Brendan Sicilia, no address provided
- Katheryn Prosser, no address provided
- Bonnie Bradshaw, no address provided
- Cheryl Mitchell, no address provided
- Luke Lewis, no address provided
- Sandra Snyder, no address provided
- Pamela Cosgrove (as owner of the adjacent property), 151 7th Avenue South, Jacksonville Beach

The following sent communication opposing the application:

- Jeremy Armstrong, 153 7th Avenue South, Jacksonville Beach

The following spoke in support of the application:

- Karolyn Cantin, 115 7th Avenue South, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Mr. Moreland asked if the proposed cantilevered overhang must be six feet wide. Ms. Cosgrove stated it could be eight feet if they moved back farther (to 15 feet) on the bottom.

Motion:

It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100219, with the modification of a front yard setback on the ground floor of 15 feet instead of 13 feet; the two decks above could stay at seven feet.

Ms. Osewalt noted the variance, as proposed, was not the minimum required for reasonable use of the property.

Roll Call Vote:

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

C. Case Number: BOA#19-100220

Applicant: Shannon (Devlin) Stanford
Owner: Shannon Devlin and Gregory Stanford
Property Address: 22 10th Avenue North

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.1, for a front yard of 2 feet in lieu of 20 feet required; 34-340(e)(3)c.2, for an easterly side yard of 2 feet in lieu of 10 feet minimum; 34-340(e)(3)c.3, for a rear yard of 2 feet in lieu of 30 feet minimum; 34-340(e)(3)e, for 88% lot coverage in lieu of 65% maximum; 34-340(e)(3)g, for an accessory structure of 0 feet

in lieu of 5 feet minimum; 34-373(d), for a parking area of 0 feet in lieu of 5 feet minimum and 34-377, for 3 parking spaces in lieu of 4 parking spaces required, all to rectify existing non-conformities of a multiple-family zoned property

Owner: Gregory Stanford, 22 10th Avenue North, Jacksonville Beach, said the hardship is the size of the lot: it is only 2,650 square feet, and the home is approximately 1,000 square feet. He said they wanted the variance to allow them to rebuild the existing home if a hurricane destroyed it. The current lot coverage was 88%.

Public Hearing:

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

Discussion:

There was no additional discussion by the Board.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100220, 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#19-100223**
Applicant/Owner: Pam Joiner, Manager
Owner: Soloma, LLC
Property Address: 7 San Pablo Circle North

City of Jacksonville Beach Land Development Code Section(s): 34-373(d), for a parking area setback of 3.5 feet in lieu of 5 feet minimum to rectify an existing non-conformity resulting from a driveway replacement at an existing single-family dwelling.

Applicant: Pamela Joiner, manager, 310 2nd Street, Atlantic Beach, distributed photos of surveys of the property (on file), and said the lot is pie-shaped. She explained moving the driveway would make the entry unsafe; a driver would risk hitting the retaining wall. Ms. Joiner said she received a variance from Public Works for being in the easement, but she did not realize they also needed a variance from the Board of Adjustment.

Public Hearing:

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

Discussion:

There was no additional discussion by the Board.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve BOA# 19-100223, as presented and discussed.

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

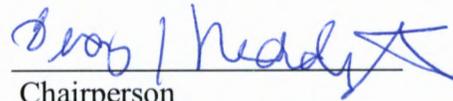
PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, February 18, 2020**. There are two scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 8:15 P.M.

Approval:


Chairperson

03-03-2020
Date