

Agent: Ben Broadfoot, 1083 17th Street North, Jacksonville Beach, stated he was speaking on behalf of the owner, Mr. Castillo [Speaker Card on file]. He advised the hardship was the lot is nonconforming, and the side yard setbacks are existing. The plan is to add a garage with a second-floor addition to the current home as well as an additional two-story dwelling unit to the back of the property. Discussion ensued regarding what type of dwelling classification the property fell under. Mr. Knight clarified the minimum lot size is based on RM-2 zoning, multi-family standards which allows for 65% lot coverage. Mr. Broadfoot noted a conditional use for zoning was previously granted for the property due to the size of the lot. At that time, he was advised a variance was only needed for the existing setbacks, not lot coverage. Mr. Cummings asked about garage size. Mr. Broadfoot stated the new garage would hold two cars but there would also be three additional parking spots and a smaller garage in an effort to minimize on street parking.

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 agreed the lot was substandard in size. Mr. Truhlar asked Mr. Knight to confirm if the property was ever sold, the conditional use would not transfer with it. Mr. Knight confirmed that is correct.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA#19-100201, as written and described.

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

B. Case Number: BOA#20-100019
Applicant/Owner: Nathan Kocher
Property Address: 727 4th Avenue North
Parcel ID: 174145-0000

City of Jacksonville Beach Land Development Code Section(s):34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

Owner: Nathan Kocher, 727 4th Avenue North, Jacksonville Beach, advised the hardship was an undersized lot. After some discussion, it was noted the hardship is actually the lot width of 60 feet verses the 75 feet required. Mr. Truhlar asked if the covered lanai and elite roof were part of the total calculations, Mr. Kocher stated there were both included.

Public Hearing:

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

Discussion:

Mr. Cummings stated the lot is narrow but longer than most lots that have previously been granted variances. He further stated the applicant was not encroaching on either the side yard or rear setbacks.

Motion: It was moved by Mr. Cummings, seconded by Mr. Truhlar, to approve BOA# 20-100019, as written and described.

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

C. Case Number: BOA#20-100021

Applicant/Owner: Cheryl Kirkland
Property Address: 715 Palm Tree Road
Parcel ID: 177787-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 41.8% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

Owner: Cheryl Kirkland, 715 Palm Tree Road, Jacksonville Beach, advised the hardship was the lot is nonconforming and undersized. Ms. Kirkland advised her lot is only 9,377 square feet and should be 10,000 square feet. Mr. Truhlar confirmed with Mr. Knight the pool surface amount was removed from the total calculation of coverage. Mr. Knight advised that appeared to be the case. Mr. Reddington inquired about the deck and Ms. Kirkland stated the entire deck would be removed.

Public Hearing:

Mr. Cummings read into the record an email from the following neighbor who is in support of the application:

- Ryan Blackmon, 705 Palm Tree Road, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Ms. Osewalt stated there is a hardship as the lot is undersized. Mr. Moreland advised if this were a standard size lot, coverage would only be 39%.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA#20-100021, as written and described.

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

D. Case Number: BOA#20-100023
Applicant/Owner: Ryan Weilersbacher
Property Address: 806 Palm Tree Road
Parcel ID: 177821-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 46% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback (pool deck) of 3 feet in lieu of 5 feet minimum to allow for the addition of a garage and to rectify existing (unpermitted) nonconformities at a single-family dwelling.

Owner: Ryan Weilersbacher, 806 Palm Tree Road, Jacksonville Beach, explained his hardship was the home has no carport or garage. Mr. Moreland noted the lack of a garage or carport does not qualify as a hardship. Mr. Weilersbacher advised if he were to build a new home today, it would be required to have a garage or carport per the Land Development Code; therefore, he believes it is a hardship. Mr. Weilersbacher stated construction of the garage would create a net decrease of 8 square feet. However, the decrease is not enough to change the current lot coverage of 46%. He further advised the pool was constructed in 2017, with the pavers being placed after the pool was inspected. Mr. Weilersbacher agreed he created this portion of the hardship as he did not obtain a permit for the pavers, which were installed too close to the property line. Mr. Weilersbacher noted his neighbors are in support of his request.

Public Hearing:

Mr. Cummings read into the record emails (on file) from the following people in support of the application:

- Diana Harden, 1309 Palm Circle, Jacksonville Beach
- Jim Williams, 738 Palm Circle, Jacksonville Beach
- Isabel Ford, 1229 7th Avenue North, Jacksonville Beach
- Cheryl and Jake Kirkland, 715 Palm Tree Road, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Ms. Osewalt asked Mr. Knight if there were a previous variance on file allowing the home to be built without a garage or carport. Mr. Knight advised he did not know but assumed the house was built prior to the current Land Development Code. Mr. Weilersbacher stated he was willing to remove some of the pavers.

Further discussion ensued regarding the applicant's part in creating the hardship. Mr. Truhlar was also concerned about future variances being granted for the property. Mr. Cummings advised they had to base their decision on what is currently being presented.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve BOA# 20-100023, for 44% lot coverage in lieu of 35%, and the rest of the motion to stay as written.

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

E. Case Number: BOA#20-100024
Applicant/Owner: Elizabeth Evans
Agent: Jason Reisdorf
Property Address: 3671 America Avenue
Parcel ID: 181403-0122

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 50.3% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 4 feet in lieu of 5 feet minimum to allow for the addition of pool pavers around a new pool at an existing single-family dwelling

Owner: Elizabeth Evans, 3671 America Avenue, Jacksonville Beach, stated the hardship was the sub-standard lot size. It is 7,000 square feet and 50 feet wide instead of the standard 10,000 square feet and 90 feet wide. Mr. Reddington and Ms. Osewalt asked if the applicant could work with less than the requested 50.3% lot coverage and she advised she could. Mr. Moreland noted the lot coverage would only be 35% if this were a standard size lot. Mr. Janson asked if the neighbors were contacted. Ms. Evans stated yes, and they supported her request.

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. Cummings, to approve BOA#20-100024, for 49.8% lot coverage and the rest of the motion to consider remain.

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

F. Case Number: BOA#20-100025 & BOA#20-100026
Applicant: John Atkins
Owner: Atkins Builders, Inc.
Property Address: 201 18th Avenue North
Parcel ID: 175433-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(1)c.2, for a corner side yard setback of 7.3 feet in lieu of 10.5 feet minimum and 34-340(e)(1)c.3, for a rear yard setback

of 15 feet in lieu of 30 feet required, and 34-340(e)(1)f, for 45.98% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling.

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, advised the hardship was the lot is in RM-2 zoning and is undersized at 5,725 square feet verses the 6,000 square feet minimum. He further stated the lot is only 52.4 feet in width which is less than the 60 feet required. Mr. Atkins clarified the property currently has a duplex on it and not a single family home. The new structure would also be a duplex. Mr. Truhlar wanted clarification the variance was for lot coverage only, Mr. Atkins stated that was correct. Mr. Moreland advised if this were a standard sized lot, the coverage would only be 35%. Mr. Cummings asked if the breezeway needed to be 10 feet. Mr. Atkins said yes, per the fire code.

Public Hearing:

The following sent communication (on file) opposing the application:

- Jennifer Fortune, 1807 3rd Street North

The following spoke in support of the application:

- Will Smith, 1930 1st Street North, Jacksonville Beach
- Scott Glawe, 217 18th Avenue North, Jacksonville Beach
- Peter Hill, 1818 2nd Street North, Jacksonville Beach
- Sandra Gasbarro, 192 18th Avenue North, Jacksonville Beach
- Charlene Shirt, 2112 1st Street, Neptune Beach
- Vivan and Richard Smith, 1924 1st Street North, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion: Mr. Atkins stated he spoke with Ms. Fortune before the meeting. He noted she was unaware he was only seeking an additional 1.7% in lot coverage. Mr. Truhlar asked Mr. Atkins to share his requirements to deal with drainage. Mr. Atkins advised these homes would both be guttered, have underground drainage to the street, and no fill dirt would be brought in that would raise the lot level.

Mr. Truhlar liked that full driveways were being put in verses strips or pavers. Mr. Cummings noted what is being requested is quite common for the neighborhood.

Motion: It was moved by Mr. Moreland seconded by Ms. Osewalt, to approve BOA#20-1000025 & BOA#20-100026, as presented and discussed.

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

G. Case Number: BOA#20-100029
Applicant/Owner: Janet L. Austin
Property Address: 1125 14th Avenue North
Parcel ID: 175314-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336 (e)(1)c.2, for a westerly side yard of 8.3 feet and an easterly side yard of 9.5 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 29 feet in lieu of 30 feet required; 34-336(e)(1)d, for no garage in lieu of a required one-car garage; and 34-373(a)(1), for off-street parking 7 feet wide in lieu of 9 feet minimum to rectify existing non-conformities and to allow for a substantial improvement to an existing single-family dwelling.

Owner: Janet L. Austin, 1125 14th Avenue North, Jacksonville Beach, stated her hardship was the existing dwelling does not conform to code, which prevents her from doing renovations to the home. Ms. Austin advised she had lived in the home for 25 years with no garage, only a carport. Her plans for the home include converting the carport to add living space, tearing down the back room and rebuilding it with a new roofline. Mr. Knight clarified this is considered a substantial renovation, over 50%, which requires a variance to rectify the existing non-conformities. Ms. Austin also reiterated they are seeking the variance to preclude them from having to build a garage or carport as required by the Land Development Code. Mr. Cummings asked for clarification of the off-street parking. Mr. Knight stated this was part of rectifying existing non-conformities as the driveway is only 7 feet wide and should be 9 feet at a minimum.

Public Hearing:

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

Discussion:

Mr. Cummings noted they were basically authorizing what's already on the property based on the Land Development Code. Mr. Truhlar asked if two cars could fit in the driveway and Ms. Austin said yes.

Motion: It was moved by Mr. Cummings seconded by Mr. Truhlar, to approve BOA#20-1000029, as written and described.

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

H. Case Number: BOA#20-100031
Applicant/Owner: Brad L. & Angela Smith
Property Address: 3516 1st Street South
Parcel ID: 181458-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for side yard setbacks of 7 feet in lieu of 10 feet minimum and 34-336(e)(1)e, for 48% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Owner: Brad Smith, 3516 1st Street South, Jacksonville Beach, stated his hardship was a nonconforming, undersized lot. The Board agreed the lot was substantially undersized. Mr. Smith provided an aerial view of the street and letters from eight different neighbors (on file) who are in

support of his variance request. He further advised his request of an additional 3,388 square feet would still be under the 35% maximum lot coverage if his lot was conforming in size.

Public Hearing:

Mr. Cummings read into record letters (on file) from the following people, who support the application:

- Larue Benson, 128 35th Avenue South, Jacksonville Beach
- Louise Ponder, 50 35th Avenue South, Jacksonville Beach
- Lisa Distefano, 3524 1st Street South, Jacksonville Beach
- Karen Deloach, 3523 1st Street South, Jacksonville Beach
- Brand and Amelia Sterling, 3510 South 1st Street, Jacksonville Beach
- Peter Lasfer, 3507 South 1st Street, Jacksonville Beach
- Jacqueline Hurd, 3502 1st Street South, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

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

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA#20-100031, as presented and discussed.

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

I. Case Number: BOA#20-100032
Applicant/Owner: Michael & Malloreay Smith
Property Address: 528 10th Avenue South
Parcel ID: 176669-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.2, for an easterly side yard of 6.5 feet in lieu of 7.5 feet required and total side yards of 14 feet in lieu of 15 feet required; 34-338(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet required; and 34-338(e)(1)e, for 46.2% lot coverage in lieu of 35% maximum to allow for a patio expansion and pergola addition to an existing single-family dwelling.

Owner: Michael Smith, 528 10th Avenue South, Jacksonville Beach, stated the hardship is the property was purchased with 45% existing lot coverage and the width of the property is less than the required minimum. He was requesting the additional 1% in order to replace the existing patio slab, extending it slightly to accommodate the new pergola covering. Mr. Smith said he spoke to his neighbors, who are in support of his variance request. Mr. Moreland asked if it were possible to downsize some of the current lot coverage instead of seeking a variance for the additional 1% being requested. Mr. Smith stated it was not.

Public Hearing:

Mr. Cummings read into the record an email from the following in support of the application:

- Vernon Johnson, 1107 6th Street South, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

There was no additional discussion by the Board.

Motion: It was moved by Mr. Truhlar seconded by Mr. Moreland, to approve BOA# 20-10032, as written and discussed.

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

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, July 7, 2020**. There are 8 scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 8:45 P.M.

Submitted by: Sheila Boman
Office Assistant

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

BOA No. 20-100039HEARING DATE 4.21.202020-100045
20-100039

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 11x17 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.

MAR - 6 2020

APPLICANT INFORMATION

Applicant Name: <u>John Atkins</u>	PLANNING & DEVELOPMENT
Mailing Address: <u>PO Box 51262</u> <u>Jacksonville Beach, Fl. 32240</u>	Telephone: <u>(904) 465-3749</u>
Agent Name: _____	E-Mail: <u>atkinsbuilders@hotmail.com</u>
Mailing Address: _____	Telephone: _____
Landowner Name: <u>Ernest G. Lott</u> <u>Revocable Family Trust</u>	E-Mail: _____
Mailing Address: <u>1331 N. 1st St. #503</u> <u>Jacksonville Beach, Fl. 32250</u>	Telephone: <u>(904) 881-4707</u>
	E-Mail: _____

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: 118 13th Ave. S. RE # 176254-0000

Legal description of property (Attach copy of deed): Lot 3 Block 132, Pablo Beach, Plat Book 3, Page 28.

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).
Side yard setback of 5' in lieu of 10' required. Lot coverage of 47.3% in lieu of 35% required.

AFFIDAVIT

I, John Atkins, 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] John Atkins 3/6/20
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 6th day of March, 2020 by John Atkins, who is personally known to me or has produced _____ as identification.

[Signature] CATHERINE MARTINICH
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

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

CODE SECTION (s):
34-340(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet minimum; 34-340(e)(1)c.2, for side yard setbacks of 5 feet each in lieu of 10 feet minimum; 34-340(e)(1)f, for 47.4% lot coverage in lieu of 35% maximum; 34-340(e)(1)h, for an accessory structure (walkway) setback of 1 foot in lieu of 2 feet minimum to allow for construction of a new two-family dwelling.

20-100095
20-100039

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

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.

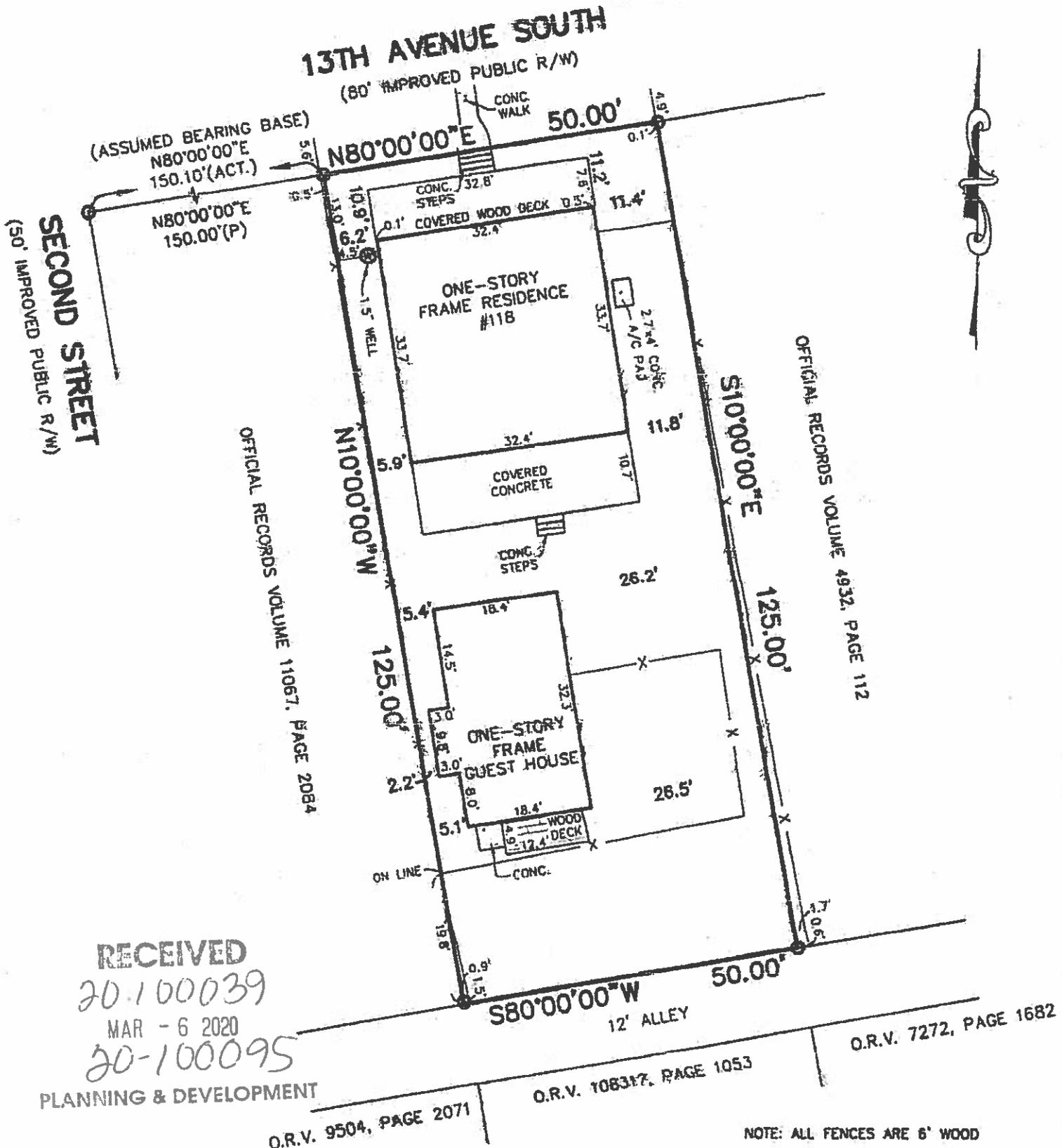
Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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	Lot is undersized. Lots in RM-2 zoning must be a minimum of 60 feet wide. Lot is only 50 feet wide
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot was platted as is.
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	Same or more generous variances have been granted to parcels in the same area.
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	Applicant has reduced number of allowable units from 3 units to 2 units.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	If the applicant was to build 3 units on the property allowable lot coverage is 65% in the RM-2 Zoning district.
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	Granting of the variance will enhance the neighborhood.

MAP SHOWING BOUNDARY SURVEY OF LOT 3 BLOCK 132 AS SHOWN ON MAP OF PABLO BEACH EXISTING

AS RECORDED IN PLAT BOOK 3 PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
 CERTIFIED TO: ERNEST G. LOTT & RITA R. LOTT / PATTERSON & ANDERSON, P.A. /
 OLD REPUBLIC NATIONAL TILTE INSURANCE COMPANY



THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
 ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN
 ON FLOOD INSURANCE RATE MAP 0002 0 FOR THE CITY OF JACKSONVILLE BEACH, FLORIDA, F.I.R.M. DATE 04-12-88

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 6820 SOUTHPOINT PARKWAY, SUITE 1 - JACKSONVILLE, FLORIDA, 32216 - 904/278-0088 - LICENSED LAND BUSINESS NO. 3857

Legend	
FND.	FOUND
ESMT	EASEMENT
CONC.	CONCRETE
MON.	MONUMENT
I.P.	IRON PIPE
I.R.	IRON ROD
Δ	DELTA ANGLE
CH	CHORD
A	ARC LENGTH
R	RADIUS
(ACT.)	ACTUAL
(CALC.)	CALCULATED
(D)	DEED
(P)	PLAT
(R)	RADIAL LINE
C	CENTER LINE
R/W	RIGHT-OF-WAY
-	FENCE
(W)	WITNESS
F.F.E.	FINISH FLOOR ELEVATION
COV.	COVERED
JWL	JURISDICTIONAL WETLANDS LINE
P.R.M.	PERMANENT RETERDICE MONUMENT
P.T.	POINT OF TANGENCY
P.C.P.	PERMANENT CONTROL POINT
P.C.	POINT OF CURVE
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
B.R.L.	BUILDING RESTRICTION
F.P.M.	FLORIDA POWER & LIGHT
U.D.E.	UNOBSTRUCTED DRAINAGE EASEMENT
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAD83	NORTH AMERICAN VERTICAL DATUM
P.I.	POINT OF INTERSECTION
EDW	EDGE OF BANK
TOB	TOP OF BANK

THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA, STATUTES.

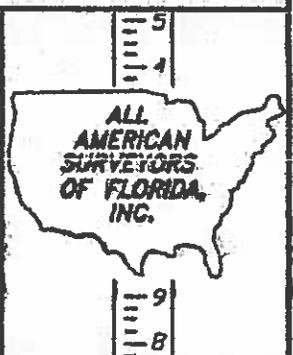
SURVEY NOT VALID UNLESS EMBOSSED BY SEAL

JAMES D. HARRISON, JR., No. 2847
 CHARLES E. PORTER, SR., No. 4257

SCALE 1"=20'

DATE 03-03-08

FLORIDA REGISTERED SURVEYOR AND MAPPER

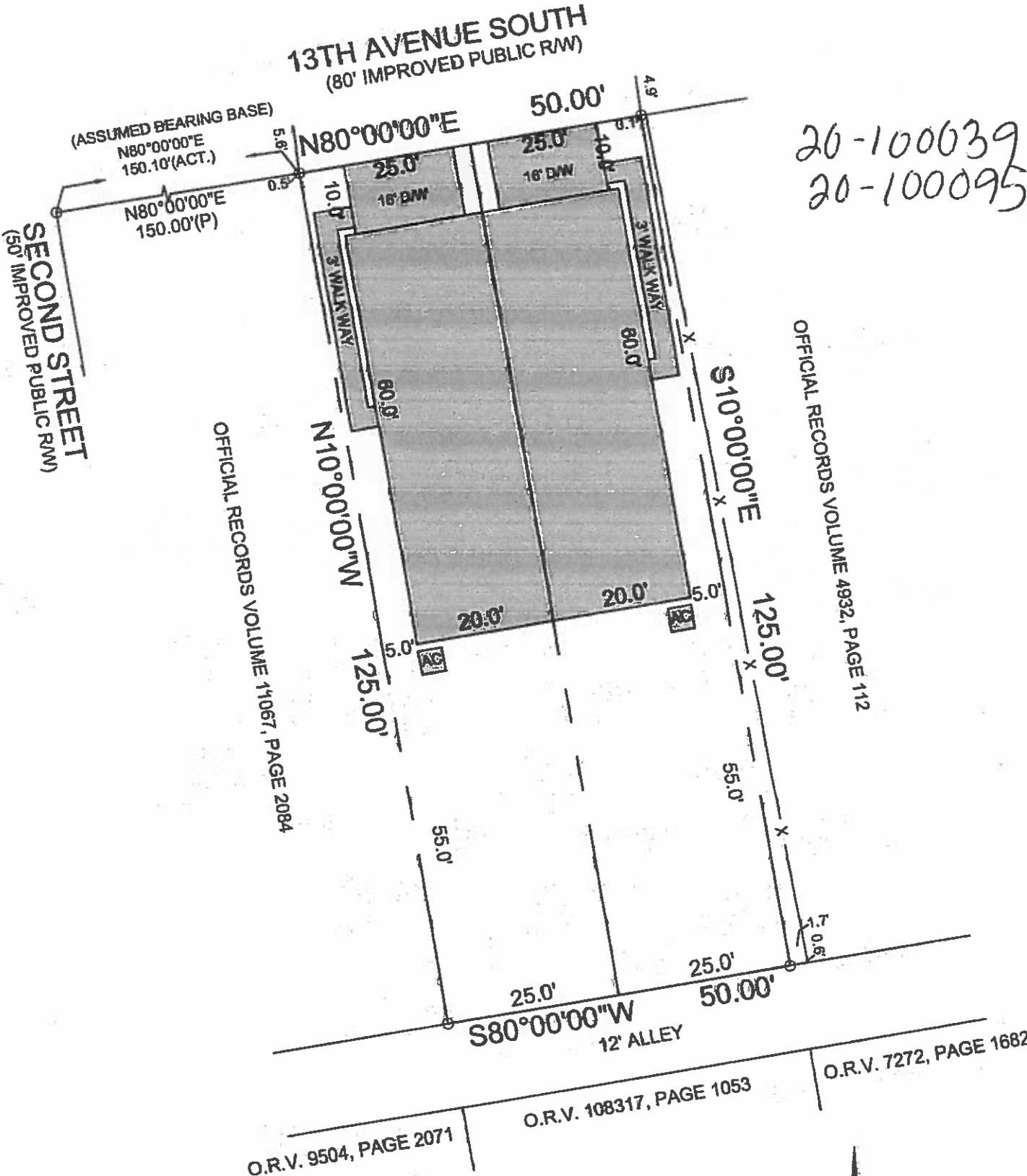


Proposed

MAP SHOWING SURVEY OF

LOT 3, BLOCK 132 AS SHOWN ON MAP OF PABLO BEACH

RECORDED IN PLAT BOOK 3 PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: ERNEST G. LOTT & RITA R. LOTT / PATTERSON & ANDERSON, P.A. /
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



20-100039
20-100095

DATA SUMMARY

POST-DEVELOPMENT DRAINAGE DATA:

SITE AREA:	±6,250 SF
IMPERVIOUS AREA:	
BUILDINGS:	2,400 SF
CONCRETE PAVEMENT:	557.5 SF
TOTAL:	2,957.5 SF
PERCENT IMPERVIOUS:	47.32%
2,957.50 SF / 6,250 SF	



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

CHECKED BY: RKP
DRAWN BY: DB
FILE: 1000-20

13th AVE. SOUTH
LOT 3, BLOCK 132
JACKSONVILLE BEACH, FL
POST-DEVELOPMENT

Atkins Builders

DATE: MAR 2020

SHEET 2 OF 2

04-100327
REFERENCE ONLY
20-100039 & 20-10008



October 26, 2004

John Atkins
P O Box 51262
Jacksonville Beach, FL 32240

RE: BOA 04-100327
118 South 13th Avenue

Dear Mr. Atkins:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on October 19, 2004 to consider your variance application.

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

- 34-340 (e)(3) c.1: for a front yard of 10 feet in lieu of 20 feet required
- 34-340 (e)(3) c.2: for side yards of 8 feet in lieu of 10 feet required

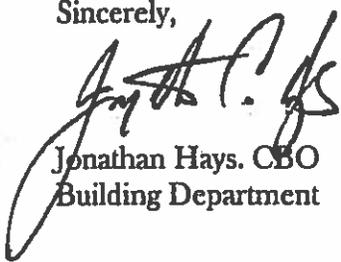
To allow for a new multi-family dwelling.

The results of the meeting were:

- Denied.

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 247-6235.

Sincerely,


Jonathan Hays, CBO
Building Department

JCH/jmv

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided.)

Article Sent To: **Atkins 04-100327**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

7099 3400 0000 1885 3100

Name (Please Print Clearly) (to be completed by mailer)
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

06-100125
Reference Only
20-100039 & 20-100095

June 21, 2006

Mr. John Atkins
P.O. Box 51262
Jacksonville Beach, FL 32250

RE: BOA #06-100125
118 South 13th Avenue

Dear Mr. Atkins:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on June 20, 2006 to consider your variance application.

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

- 34-340 (e)(3) c.1, for a front yard of 10 feet in lieu of 20 feet required,
- 34-340 (e)(3) c.3, for a rear yard of 20 feet in lieu of 30 feet required, and
- 34-373 (d) for 0 feet in lieu of 5 feet minimum parking area set back adjacent to 2 parking spaces

The results of the meeting were; *amended and approved for:*

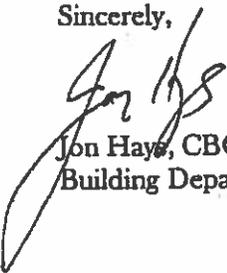
- 34-340 (e)(3) c.1, for a front yard of 10 feet in lieu of 20 feet required

To allow for a new multi-family dwelling.

You are required to apply for a building permit for this project. A copy of the building permit application, as well as a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 247-6235.

Sincerely,


Jon Hays, CBO
Building Department

JCH/ct

From: Stephen Reedberry
To: Planning Division
Subject: Public Notice BOA#20-100039 & BOA#20-100095 Response from Neighbor
Date: Monday, July 13, 2020 8:50:16 AM

118 13th Avenue South is on my street, I live at 1301 1st Street South. I can see it from my home and walk by this property often. It is somewhat dilapidated and I look forward to a nice new house there.

However, the variance requested would not be so. Almost 50% lot coverage is insane for this neighborhood, where houses are already stacked on top of one another. I can hardly walk my neighborhood without having to go out into the street for cars parked in their driveways, but on blocking sidewalks. Whereas there is currently a single family home there, now two houses would be jammed into the same land. This adds traffic for local residents to fight and strain to city resources.

Side yard set backs proposed to be cut in half. Why do we even have standards if we are going to waive them every time a builder wants to maximize his profit?

I'm been living in this neighborhood for almost 20 years, and the quality of life is being steadily diminished by waiving city standards just like this.

There's no reason a builder can't simply replace the old home with a new one, except greed. Please put jax beach residents

Re: Public notice for property located at 118 13th Avenue south

Public Hearing date: Tuesday July 21, 2020 at 7:00, Council Chambers @ 11 North 3rd Street

BOA#20-100039

BOA#20-100095

Dear City Council members,

I, Lillian Park, own the property at 112 13th Avenue South, Jacksonville Beach which is located east of 118 13th Avenue South. I have owned the property since the 1970s. I overwhelmingly object to the variances requested for the construction.

The front variance of 10 feet will place the new building too close to the street and not be visually appealing with other homes that are at the current set back. The side variance of 5 feet will also place the new construction immensely close to my home. This can result in a fire hazard as my home is constructed entirely of wood as well as cedar shakes surrounding the exterior of the home. This fire hazard can potentially overtake not only my wood constructed home, but other nearby homes as well. The 5-foot variance provides zero privacy for my home and my swimming pool. The height will cause obstruction of sunlight on my pool and private backyard. I also am concerned that residents in this two-family dwelling will have a direct view from their windows into my back yard and pool area. The current variances are in place to protect nearby structures, privacy and maintain a welcoming feel without disturbing long-term residents of this community. Asking for 47.4 % lot coverage in lieu of 35% maximum lot coverage should extend the concern of the fire hazard and poor curb appeal. After looking at the posted property plans, additional setbacks should not be necessary if the back half of the lot will be unused.

Our beaches are becoming entirely too packed with new constructed homes, apartments, condos and hotels. Bringing in another two-family dwelling to the area is not a priority especially when there is not ample parking now for visitors when needed. The historic homes in Jacksonville Beach need to be preserved or re-modeled with the existing setbacks to keep our local community thriving. It saddens me and many other Jacksonville beach residents to see our beaches community transform from a local community to a tourist community. There are many vacancies at the beach already which is a true indicator that we do not need more multi-family dwellings. Please consider how this will affect residents that have lived in this area for 50+ years. City council members, please consider how this would affect you if this were your privacy and property being invaded by new dwellings.

The current home that sits at 118 13th Ave South is a beautiful older home. It is not an unsafe building and the costs of repairs do not exceed the value of the home and therefore should not be torn down. This home was built in 1924, has stood through the test of time due to its well-built foundation and is apart of our history here. We can not continue to tear down homes that have contributed to our community's growth and is doing no harm staying in its place.

I have no intent to sell my property and neither do my heirs. I ask that you deny all the variances for this property in Jacksonville Beach to maintain the safety of older homes and privacy for our long-term residents.

- Lillian Park 904-330-7006



APPLICATION FOR VARIANCE

BOA No. 20-100061
HEARING DATE 7-7-2020

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.

7-21-2020

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

20-100096-20-100097
20-100098

RECEIVED

APR 13 2020

APPLICANT INFORMATION

Applicant Name: BCEL 8A LLC Telephone: (904) 677-6777
 Mailing Address: 7563 Philips Hwy Bldg 100 Ste 208 E-Mail: alex@jwbcompanies.com
Jacksonville, FL 32256

PLANNING & DEVELOPMENT

Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: BCEL 8A, LLC Telephone: (904) 677-6777
 Mailing Address: 7563 Philips Hwy Bldg 100 Ste 208 E-Mail: alex@jwbcompanies.com
Jacksonville, FL 32256

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.

RE # 177344-0000

VARIANCE DATA

Street address of property and Real Estate Number: 432 10th St S; Jacksonville Beach, FL 32250
 Legal description of property (Attach copy of deed): Beach Heights, Block 12, Lots 5 and 6
 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).
20' rear yard instead of a 30' rear yard

Re #177344-0000

AFFIDAVIT

I, Alex Sifakis, 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.

APPLICANT SIGNATURE

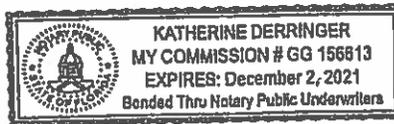
ALEX SIFAKIS
PRINT APPLICANT NAME

4/14/2020
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of April, 2020, by Alex Sifakis, who is personally known to me or produced n/a as identification.

NOTARY PUBLIC SIGNATURE
Katherine Derringer
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X

CODE SECTION (s):
34-339(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of a four unit townhouse development.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100061

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.

20-100096
20-100097

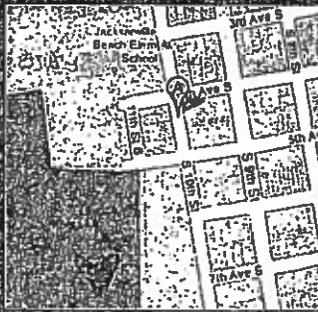
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

20-100098

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	This is a non-conforming lot of record
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.	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	<p>RECEIVED</p> <p>APR 13 2020</p>
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	<p>PLANNING & DEVELOPMENT</p>

Ordered By:

RELS



PROPERTY ADDRESS: 432 [REDACTED] JACKSONVILLE, Florida 32250

SURVEY NUMBER: FL1103.0807

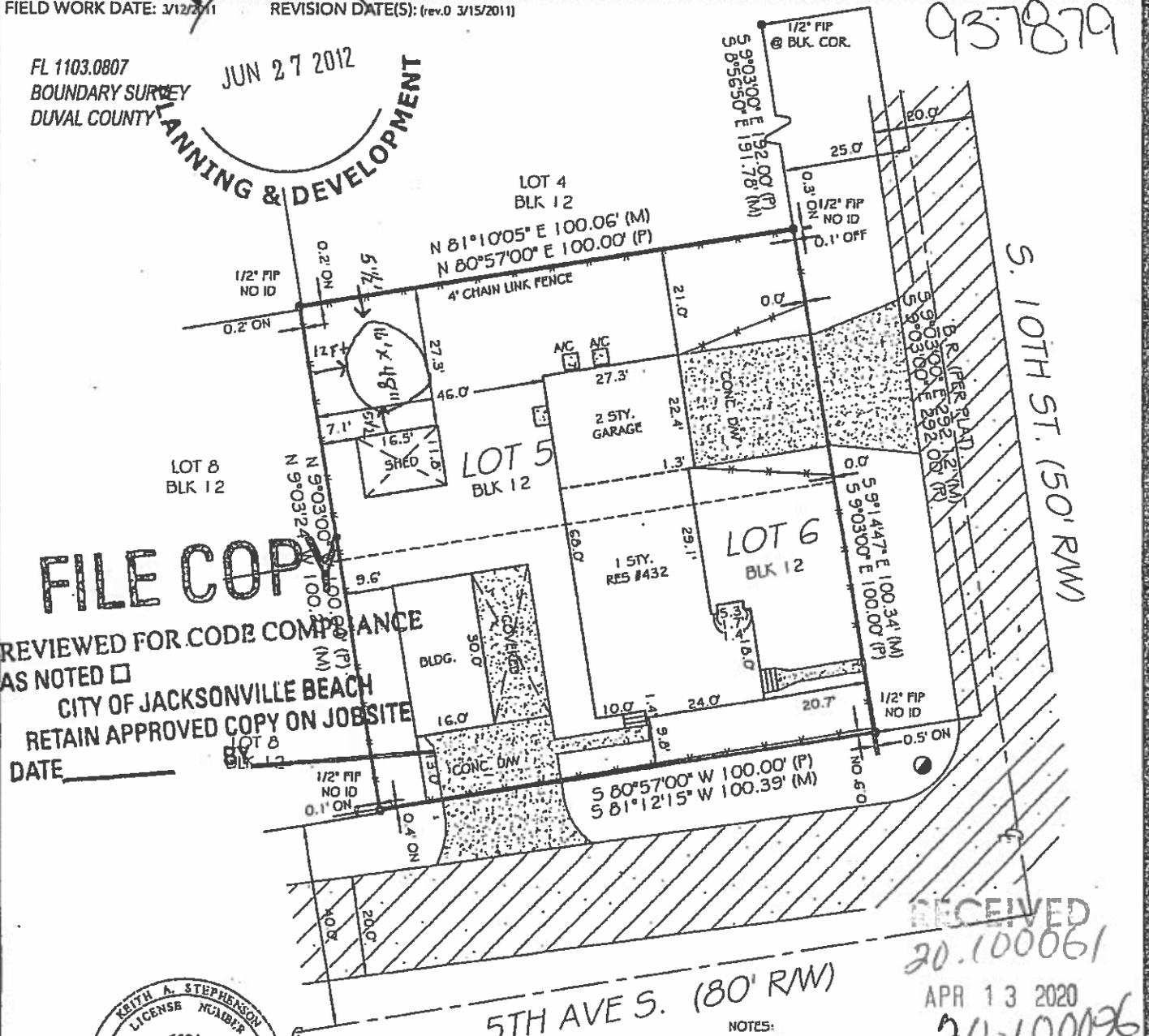
FIELD WORK DATE: 3/12/2011 REVISION DATE(S): (rev.0 3/15/2011)

FL 1103.0807
BOUNDARY SURVEY
DUVAL COUNTY

JUN 27 2012

PLANNING & DEVELOPMENT

937879



FILE COPY

REVIEWED FOR CODE COMPLIANCE
AS NOTED
CITY OF JACKSONVILLE BEACH
RETAIN APPROVED COPY ON JOBSITE
DATE _____

KEITH A. STEPHENSON
LICENSE NUMBER
6521

I hereby certify that this Sketch of Survey of the hereon described property has been made in the direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors as described in Chapter 5J-17 of the Florida Administrative Code.

KEITH A. STEPHENSON
State of Florida Professional Surveyor and Mapper
License No. 6521

NOTES:
FENCE OWNERSHIP NOT DETERMINED



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

RECEIVED
20-100061
APR 13 2020
20-100026
20-100027
20-100028



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

POINTS OF INTEREST: None Visible

FLOOD INFORMATION:

By performing a search at www.fema.gov, the property appears to be located in zone X (with a Base Flood Elevation of N/A). This Property was found in CITY OF JACKSONVILLE BEACH, community number 120078, dated 04/17/89.

CLIENT NUMBER: 937879

DATE: 3/15/2011

BUYER: JUSTINA BACHMAN

SELLER: WELLS FARGO BANK NA

CERTIFIED TO: JUSTINA BACHMAN; RELS TITLE ; FIRST AMERICAN TITLE INSURANCE CO; BANK OF AMERICA; ITS SUCCESSORS. AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

This is page 1 of 2 and is not valid without all pages.

Florida Land Title Association AFFILIATE MEMBERS

EXACTA
LAND SURVEYORS
Exacta Land Surveyors, Inc. : LB # 7337
12220 Towne Lake Drive, Suite 55
Ft. Myers, FL 33913

P: 866.735.1916
F: 866.744.2882
www.exactalnd.com

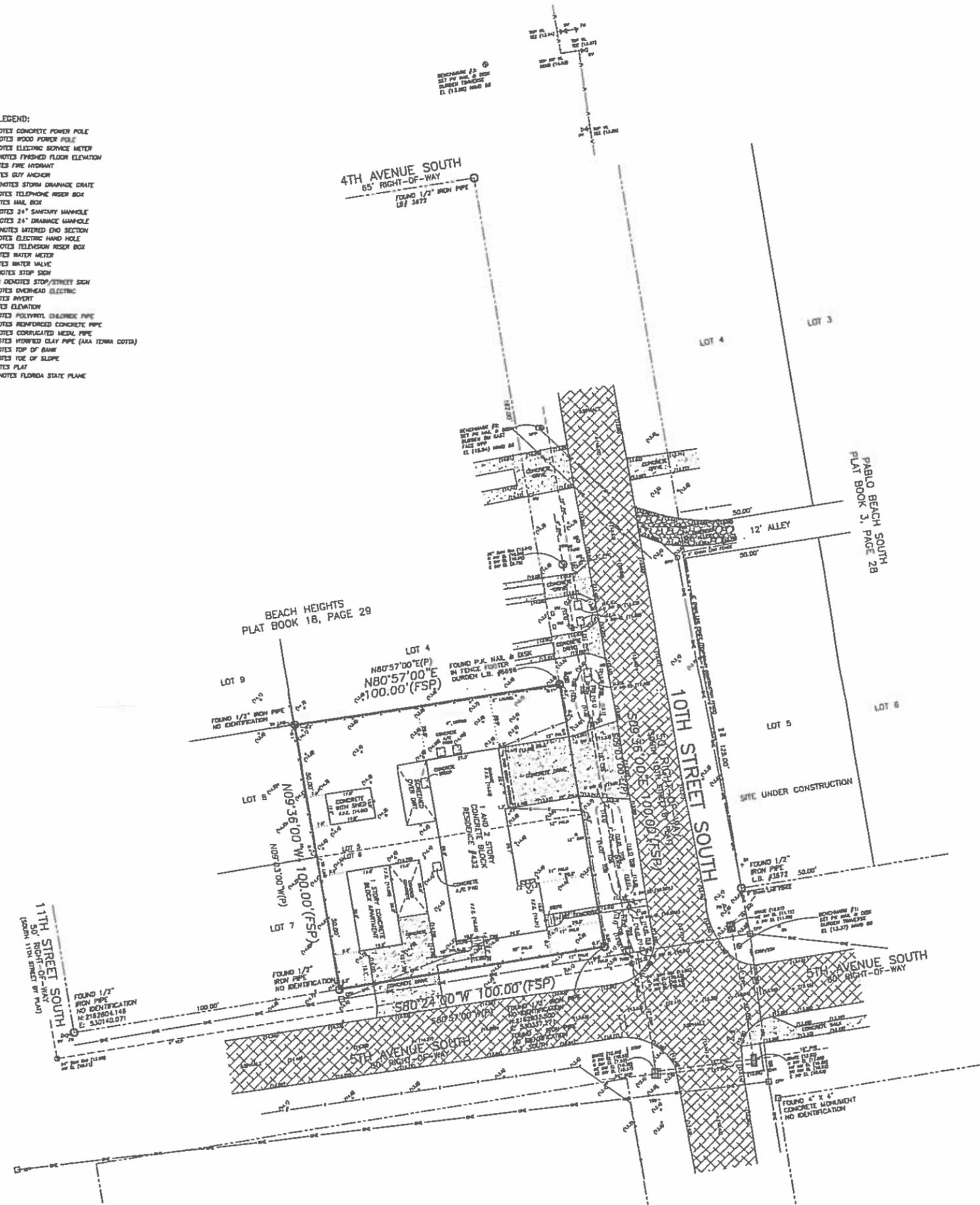
This document is copyrighted and may only be used by the parties to which it is certified.

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:
 LOTS 5 AND 6, BLOCK 12, BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 18,
 PAGE 29 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



SYMBOL LEGEND:

- CPP DENOTES CONCRETE POWER POLE
- WPP DENOTES WOOD POWER POLE
- ESM DENOTES ELECTRIC SERVICE METER
- F.F.E. DENOTES FINISHED FLOOR ELEVATION
- ▲ FH DENOTES FIRE HYDRANT
- ▲ GA DENOTES GUY ANCHOR
- GRATE DENOTES STORM DRAINAGE GRATE
- TRB DENOTES TELEPHONE RESER BOX
- MB DENOTES MAIL BOX
- SM DENOTES 24" SANITARY MANHOLE
- DM DENOTES 24" DRAINAGE MANHOLE
- M.E.S. DENOTES MIXED END SECTION
- EMH DENOTES ELECTRIC HAND HOLE
- TRB DENOTES TELEVISION RESER BOX
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- SWM DENOTES STOP SIGN
- STOP SIGN DENOTES STOP/STREET SIGN
- OE DENOTES OVERHEAD ELECTRIC
- RV DENOTES RAVINE
- EL DENOTES ELEVATION
- PVC DENOTES POLYVINYL CHLORIDE PIPE
- RCR DENOTES REINFORCED CONCRETE PIPE
- CCP DENOTES CORRUGATED METAL PIPE
- VCP DENOTES VITRIFIED CLAY PIPE (AKA TERRAZ COATED)
- TDB DENOTES TOP OF BANK
- TSE DENOTES TIE OF SURFACE
- (P) DENOTES PLAT
- (FSP) DENOTES FLORIDA STATE PLANE



NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, CITY OF JACKSONVILLE BEACH COMMUNITY No. 120078, MAP/PAMD. No. 120310-0417-4, REVISED NOVEMBER 2, 2018.
 BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF 10TH STREET SOUTH AS BEING S 09°03'00" E (PER PLAT) AND S 09°36'00" E (PER FLORIDA STATE PLANE).
 FLORIDA STATE PLANE COORDINATES SHOWN HEREIN AS THIS IS: 2182804.146 E; 330140.071 N.
 AND ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. FEET, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
 ELEVATIONS SHOWN AS THIS (11.82) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
 TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND.
 A.T.S. DENOTES NOT TO SCALE.
 NO BUILDING RESTRICTION LINE BY PLAT.
 ALL LOTS SHOWN HEREIN LIE WITHIN BLOCK 12.
 —X— DENOTES 4" CHAIN LINK FENCE EXCEPT AS NOTED.
 —/— DENOTES 6" WOOD FENCE EXCEPT AS NOTED.
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

UNDERGROUND UTILITY NOTE:
 SUNSHINE 811 WAS CONTACTED, 05/11/2015, TO LOCATE & FLAG UNDERGROUND UTILITIES ON SITE. HOWEVER THERE WAS NO EVIDENCE THAT THEY HAD EVER FLAGGED ANY UTILITIES OR UNDERGROUND AT TIME OF SURVEY.



CERTIFIED TO:
 CITY OF JACKSONVILLE BEACH

RECEIVED
 20-100061
 MAY 5 2020
 20-100096
 PLANNING & DEVELOPMENT
 20-100097
 20-100098

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 4717, FLORIDA ADMINISTRATIVE CODE.

Bruce Durden
 FLORIDA REGISTERED SURVEYOR No. 4702
 R. BRUCE DURDEN JR.

DURDEN SURVEYING AND MAPPING, INC.
 885 11TH AVENUE SOUTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-8822 FAX (904) 853-8825
 LICENSED BUSINESS NO. 6686

SIGNED: APRIL 27, 2020
 SCALE: 1" = 20'
 CAD FILE NO. LMSB-B-16424-10TH-ST-31.DWG
 WORK ORDER NUMBER: 10TH ST. 31.000
 THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.



APPLICATION FOR VARIANCE

20-100064

BOA No. _____

HEARING DATE 7/21/2020

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 that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

MAY - 4 2020

APPLICANT INFORMATION

Applicant Name: Stephen Carroll Telephone: 904-553-7216 PLANNING & DEVELOPMENT
 Mailing Address: 1013 24th St. N. Jacksonville Beach, FL 32250 E-Mail: Chris.Carroll@31@yahoo.com
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Stephen Carroll Telephone: _____
 Mailing Address: (same as above) E-Mail: _____

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: 1013 24th St. N. Jacksonville Beach 32250
 Legal description of property (Attach copy of deed): 18-33 38-25-29E .117 SEC A Jacksonville Beach
 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 48.2% in lieu of 35% maximum to allow for the addition of a pool and paver patio to an existing single-family dwelling Lot 1 BLK 89

AFFIDAVIT

I, STEPHEN C. CARROLL, 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.

Stephen C. Carroll
APPLICANT SIGNATURE

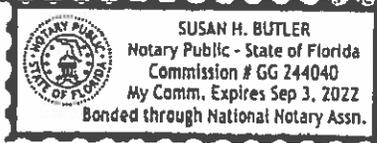
STEPHEN C. CARROLL
PRINT APPLICANT NAME

5/4/20
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of MAY, 2020, by STEPHEN C. CARROLL, who is personally known to me or produced FL DRIVERS LICENSE as identification.

Susan H. Butler
NOTARY PUBLIC SIGNATURE
SUSAN H. BUTLER
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X shaded
CODE SECTION (s): 34-337(e)(1)e, for 48.2% 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. 20-100064

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 Lot Size. ^{7,500} parcel is zoned R2B for 1,500 Ft ² . The lot is substantially smaller at 5095 Ft ² .
Special circumstances and conditions do not result from the actions of the applicant.	Yes	RECEIVED MAY - 4 2020
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	PLANNING & DEVELOPMENT
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	

Proposed

MAP SHOWING SKETCH OF

Lot 1, Block 89 of SECTION "A" JACKSONVILLE BEACH, according to the plat thereof as recorded in Plat Book 18, Page(s) 33, of the Public Records of Duval County, Florida.

CERTIFIED TO:

Christopher Carroll and Chelsea Carroll

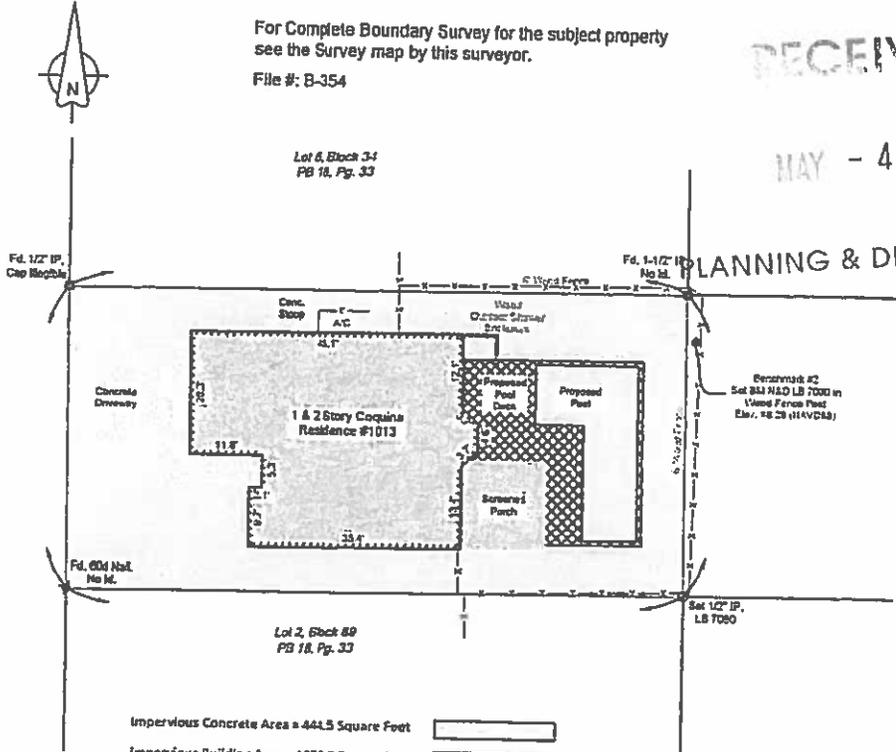
For Complete Boundary Survey for the subject property see the Survey map by this surveyor.

File #: B-354

RECEIVED

MAY - 4 2020

PLANNING & DEVELOPMENT



Impervious Concrete Area = 444.5 Square Feet

Impervious Building Area = 1656.0 Square Feet

Total Impervious Area = 2100.5 Square Feet

Total Pervious Area = 2994.5 Square Feet

Total Property Area = 5095.0 Square Feet

Total Proposed Impervious with the addition of the Proposed Pool Deck (Doesn't count Pool itself). Subject to change by pool builder. Surveyor calculation only based on provided information and no liability resulting therefrom is the responsibility of the undersigned. = 2454.3 Square Feet

Revision # 2 Date: 4/29/2020 - Revised to change pool design.
Revision # 1 Date: 4/11/2020 - Revised to change pool design.

Abbreviations

- BM - Denotes Benchmark
- Elev. - Denotes Elevation
- gs - Denotes Ground Topo Survey
- Id - Denotes Identification
- IP - Denotes Iron Pipe
- IR - Denotes Iron Pin or Rebar
- LS - Denotes Licensed Surveyor
- NAVD83 - North American Vertical Datum of 1983
- nd - Denotes Natural Ground Elevation
- Pl - Denotes Plat Dimension shown on recorded Plat
- Pl Book - Denotes Plat Book
- Pg - Denotes Page
- Pgs. - Denotes Pages
- PEAM - Denotes Professional Surveyor and Mapper
- R/W - Denotes Right of Way
- tc - Denotes proposed top of Concrete Pool Deck

General Notes

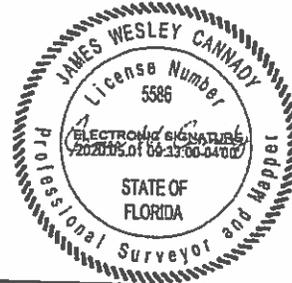
1. This is a map showing sketch of Lot Impervious Areas (Existing and Proposed).
2. Elevations and Benchmarks shown herein are based upon North American Vertical Datum of 1983 (NAVD83) and the unit of U.S. Survey feet.
3. Reference Benchmark used for this survey was by the means of a Static GPS observation uploaded to the OPUS web site established on site on Benchmark #1 as shown hereon. The static observation file was a rapid-static observation taken on 3/11/2020 at 6:26pm. The OPUS service returned an acceptable solution utilizing the following PID/Designation sites:
 - 3.1. DP8348/KASA Savannah State
 - 3.2. DE6012/PLTK Palatka
 - 3.3. DEK352/JX1 Jacksonville
 - 3.4. DO7088/FLWE Wedgefield
 - 3.5. DE6005/GNVL Gainesville
 - 3.6. DL2078/GATE Titon
 The OPUS observation file elevation was independently checked by using the RTK network rover connected to the Trimble VRS Now system. The Trimble web site published that the accuracies of the VRS now network are within 2 centimeters (1").
4. The recommended vertical relative positional accuracy published in Table A-3 by the Federal Geographic Data Committee Geospatial Positional Accuracy Standards are as follows: topographic features (0.1'-0.3') and utility features (0.01'-0.1'). This survey has a vertical relative positional accuracy of 0.1' or below for all topographic features and utility features. However, all hard surface elevations shown hereon are to nearest 0.01' and all ground elevations were rounded to the nearest 0.1'.
5. A combination of field equipment was utilized in conducting this topographic survey. A Cadson CR2 robotic total station, a Carlson BRX5 GPS rover, a Leica NA 2 survey level and a Faro 3D Lxar scanner were utilized in collecting the survey elevations as shown on this map.
6. This survey shows only the above ground include, no underground utilities, features, structures, or improvements are shown on this map.
7. The proposed pool, pool deck and pool proposed elevations were provided from a sketch completed by the clients pool contractor (Pools by John Garner), the undersigned surveyor has drawn the proposed design on this topographical map for information purposes only and no liability resulting from the use of the proposed pool design is the responsibility of the surveyor.
8. For complete boundary survey see JW Cannady Surveying Inc. survey boundary map file number B-354 with a signed date of 4/8/2020.

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@cannadysurveying.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\20-101_1013 24th Street North\DWG	
JOB NUMBER: 20-101	SCALE: 1" = 20'
FIELD BOOK: 233 PAGE: 45	FIELD DATE: March 31, 2020
DRAWN BY: JWCJ	MAP FILE NUMBER: B-354-A
CHECKED BY: JWC	SHEET NUMBER: 3 OF 3

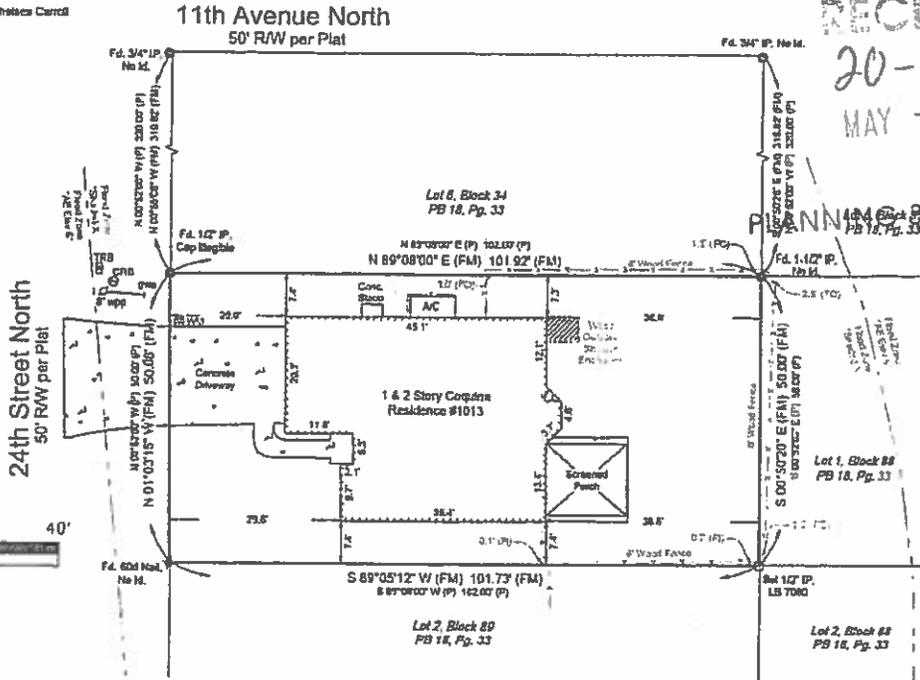
Existing

MAP SHOWING BOUNDARY SURVEY OF

Lot 1, Block 89 of SECTION "A", JACKSONVILLE BEACH, according to the plat thereof as recorded in Plat Book 18, Page(s) 33, of the Public Records of Duval County, Florida.

CERTIFIED TO:

Christopher Carroll and Chelsea Carroll



RECEIVED
20-100064
MAY - 4 2020

PLANNING DEVELOPMENT

Legend

- Fd. IP also noted - No M. U.O.M.
- Set 1/2" IP Conveyed L.S. # 7000
- ⊙ Fd. M also noted - No M. U.O.M.
- ⊙ Noted and Disk as noted
- X Found Nail No Identification
- Field Measured Boundary Line
- Property Line Not Surveyed
- Overhead Electric Line
- Easement Line
- Fence Line
- Line not to Scale
- Building Line
- Concrete Area

Abbreviations

- AC - Denotes Air Conditioning
- B.R. - Denotes Building Restriction Line
- CB - Denotes Culminated per Plat
- Conc. - Denotes Concrete
- CL Fence - Denotes Chain Link Fence
- C.R. - Denotes Cable River Run
- Fd. - Denotes Found
- FM - Denotes From Line inside of subject property line
- IP - Denotes Iron Pipe
- IP - Denotes Iron Pipe or Rubber
- JEA - Denotes Jacksonville Electric Authority Easement
- JEA-E - Denotes Jacksonville Electric Authority Easement
- JEA-EL - Denotes Jacksonville Electric Authority Equipment Easement
- LS - Denotes Licensed Business
- Lot Fence - Denotes Metal Rod Fence
- MB - Denotes Metal Bolt
- ORB - Denotes Official Records Book
- ORV - Denotes Official Records Volume
- P - Denotes Plat Book
- P.L. - Denotes Point of Intersection
- P.C. - Denotes Point of Curve
- P.R.C. - Denotes Point of Reverse Curve
- Pg. - Denotes Page
- Pgs. - Denotes Pages
- P.S.M. - Denotes Professional Surveyor and Mapper
- P.T. - Denotes Point of Tangent
- P. - Denotes Point
- R - Denotes Right of Way
- R.P. - Denotes Right of Way
- R.C. - Denotes Right of Way
- R.W. - Denotes Right of Way
- TWB - Denotes Telephone Wire Run
- Wpp - Denotes Wood Fence Pole

General Notes

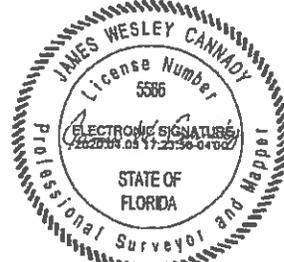
1. This is a Map showing Boundary Survey.
2. Bearings are based on the Northerly Property Line of Lot 1, Block 89, being the Assumed Bearing of N 89° 08' 00" E, as per Record Plat.
3. There may be Restrictions or Easements that are not shown on this map that may be found in the Public Records of this County or evidenced by Title examination.
4. This survey was prepared 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. This Survey shows only the Above Ground Indicia, No underground Utilities, Footers, Structures, or Improvements are shown on this map.
8. By Graphic Plotting only, the property shown hereon lies within zone: "Shaded-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: 120078-04161, Map revised date: November 2, 2018.
9. 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\20-101_1013 24th Street North\DWG	
JOB NUMBER: 20-101	SCALE: 1" = 20'
FIELD BOOK: 233 PAGE: 45	FIELD DATE: March 31, 2020
DRAWN BY: JWC	MAP FILE NUMBER: B-354
CHECKED BY: JWC	SHEET NUMBER: 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 20-100066-067
HEARING DATE 7/21/2020

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 that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11 x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED
MAY 20 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Robert E. Barnes, Sr. /Barnes Construction LLC Telephone: (904) 424-9678
 Mailing Address: 3317 Royal Palm Drive E-Mail: barnesconstruction@bellsouth.net
Jacksonville Beach, Fl 32250

Agent Name: Robert E. Barnes, Sr Telephone: (904) 424-9678
 Mailing Address: 3317 Royal Palm Drive E-Mail: barnesconstruction@bellsouth.net
Jacksonville Beach, Fl, 32250

Landowner Name: MCBB 51614 S. LLC / Robert E. Barnes, Sr Telephone: (904) 424-9678
 Mailing Address: 3317 Royal Palm Drive E-Mail: barnesconstruction@bellsouth.net
Jacksonville Beach, 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: (723 & 725) 2th Ave S, Jax Bch, Fl 32250 - 176753.0200 & 176753.0150
 Legal description of property (Attach copy of deed): Lot 10, Blk 118 Oceanside Park, Jax Bch, Fl 32250
 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).
Front Yard setback of 16' in lieu of 20' for a balcony overhang on the second floor. Lot coverage from 35% to 37% for the balcony. Permits were applied for and granted. Units were built per plans submitted. The balconies were missed by error in all departments. There are no neighbors in front of these units as they were built to overlook the waterfront & park.

AFFIDAVIT

I, Robert E. Barnes, Sr. 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

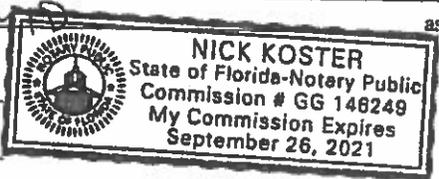
Robert E. Barnes, Sr
PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of May, 2020 by Robert Barnes, who is personally known to me or produced F as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Nick Koster
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X

CODE SECTION (s):
34-338(e)(1)c.1, for a front yard setback of 16 feet in lieu of 20 feet minimum for second floor balconies and 34-338(e)(1)e, for 37% lot coverage in lieu of 35% maximum to rectify existing non-conformities resulting from the construction of a two - family dwelling.

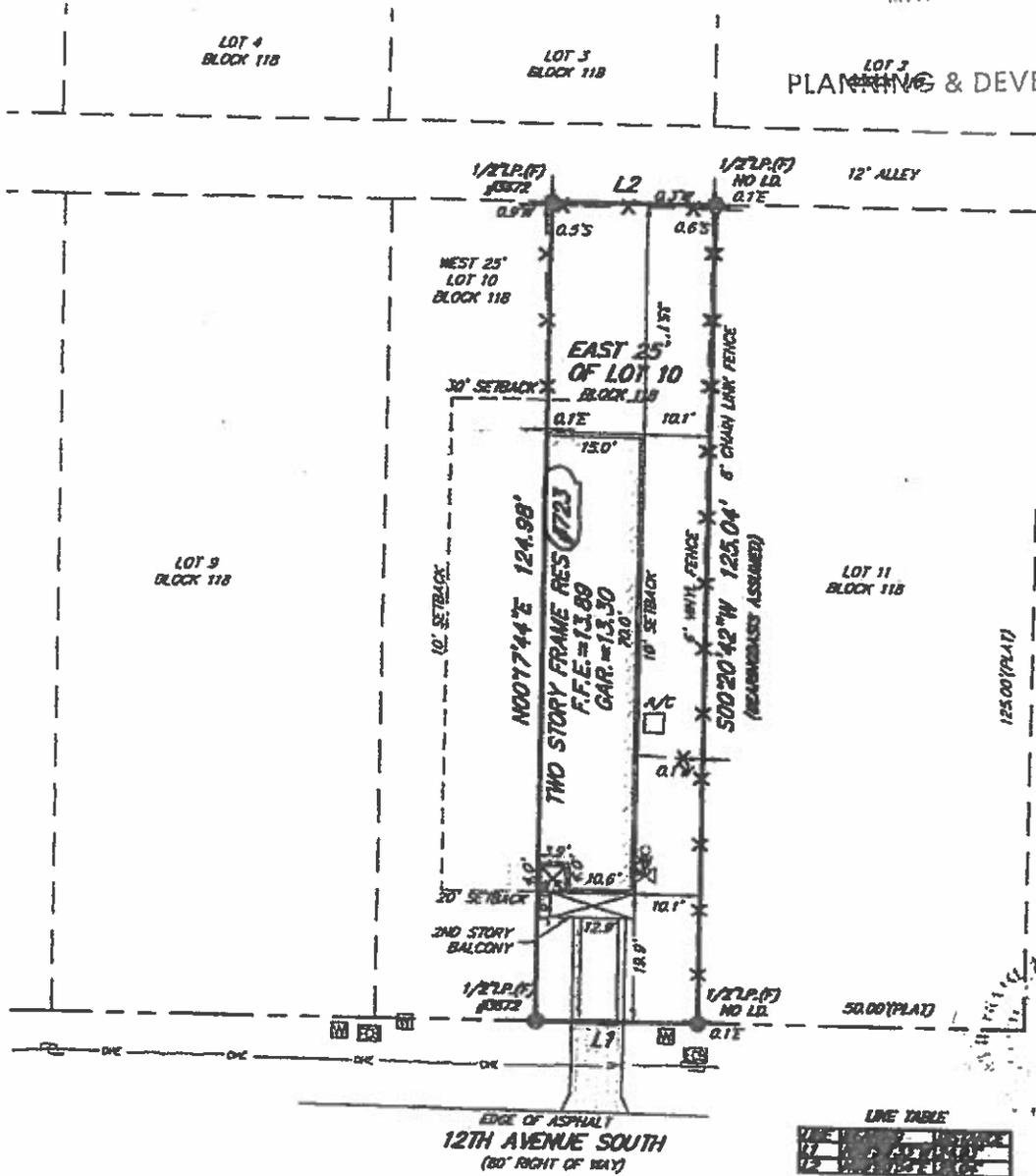
MAP SHOWING SURVEY OF
 LOT 10, EXCEPT THE WEST 25', BLOCK 118, OCEANSIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS
 RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

RECEIVED

20-100066-67

MAY 20 2020

PLANNING & DEVELOPMENT



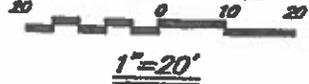
LEGEND

- | | | | |
|----------|---------------------------------|------|--------------------------|
| A/C | - AIR CONDITIONER PAD | RES | - RESIDENCE |
| ID. | - IDENTIFICATION | C | - CENTERLINE |
| N.A.M.D. | - NORTH AMERICAN VERTICAL DATUM | + | - DENOTES NOT TO SCALE |
| sq. ft. | - SQUARE FEET | M | - METER |
| IP.(F) | - IRON PIPE FOUND | □ | - EXPOSED CONCRETE |
| IR.(F) | - IRON ROD FOUND | ■ | - COVERED AREA |
| IR.(S) | - 3/8" IRON ROD SET (PSM #4220) | ○ | - WELL |
| W.P.F. | - WOOD POWER POLE | ○ | - OVERHEAD ELECTRIC |
| TEL. | - TELEPHONE RISER | ○ | - WATER VALVE |
| E.C.B. | - ELECTRIC CONTROL BOX | ○ | - ELECTRIC METER |
| sq. ft. | - SQUARE FEET | ○ | - BACK FLOW PREVENTOR |
| F.F.E. | - FINISH FLOOR ELEVATION | GAR. | - GARAGE FLOOR ELEVATION |

IMPERVIOUS CALCULATIONS:
 LOT AREA=3,131 sq. ft.
 HOUSE AREA=1,053 sq. ft.
 CONCRETE AREA=44 sq. ft.
 TOTAL IMPERVIOUS=332

AREA = 0.07 ± ACRES
 OR 3,131 ± sq. ft.

GRAPHIC SCALE



GENERAL NOTES:

- This survey was carried out based on a chain of title, no right-of-way or easements of record were located in this case except as shown.
- The certification of this survey is a professional opinion based on the calling field and documentary evidence available at the time the survey was prepared.
- This office has not performed title search of land for any recorded claims of third parties or encumbrances. The surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written permission, shall be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those shown on this survey.
- All disputes hereafter shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building contracts call the appropriate county zoning enforcement office.
- All distances, bearings or angles are as best observed. Tied or pit measurements are noted as different.
- The measurements for this survey were made in accordance with the United States Standards.

NOTES:

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY WARRANTIES TO ANY PERSONS OR

According to the Federal Emergency Management Agency (FEMA) map for (COUNTY) effective date (DATE) the property described herein appears to be in Zone (ZONING).

State of Florida, N.A.S.D. 68

DATE	20-05-20	TIME	10:00	DATE	20-05-20
NO. SURVEY	20-0000	DATE	5/20/20	SCALE	1"=20'

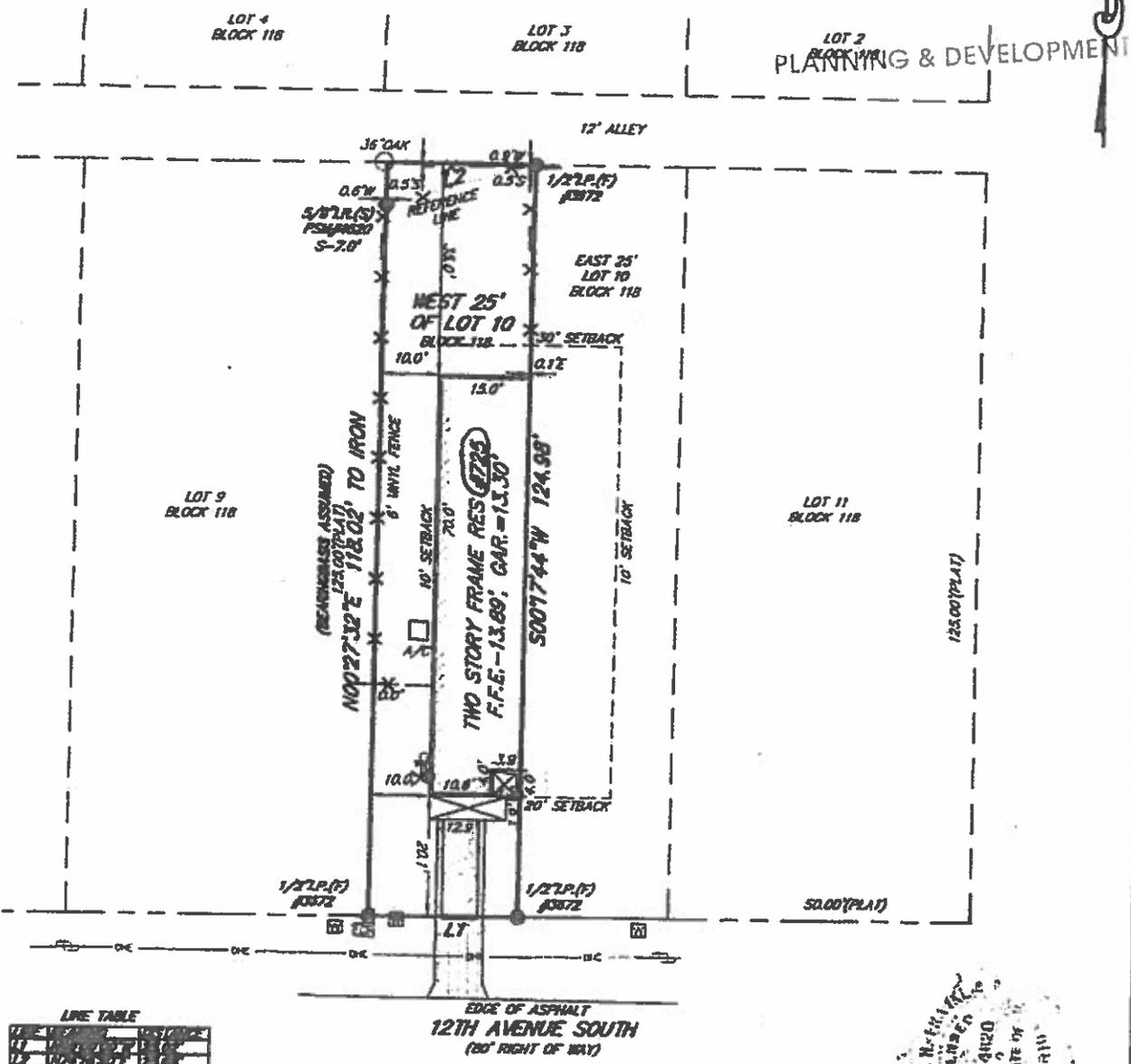
COPYRIGHT 2020. ALL RIGHTS RESERVED.

NICHOLAS E. FRANKLIN
 5170 S.W. 11TH AVENUE
 MIAMI, FL 33155
 (305) 551-1111

MAP SHOWING SURVEY OF

LOT 10, EXCEPT THE WEST 25', BLOCK 118, OCEANSIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED
20-100066
MAY 20 2020



LINE TABLE

1	120' 00" (PLAT)
2	125.00' (PLAT)
3	125.00' (PLAT)
4	125.00' (PLAT)
5	125.00' (PLAT)
6	125.00' (PLAT)
7	125.00' (PLAT)
8	125.00' (PLAT)
9	125.00' (PLAT)
10	125.00' (PLAT)
11	125.00' (PLAT)
12	125.00' (PLAT)
13	125.00' (PLAT)
14	125.00' (PLAT)
15	125.00' (PLAT)
16	125.00' (PLAT)
17	125.00' (PLAT)
18	125.00' (PLAT)
19	125.00' (PLAT)
20	125.00' (PLAT)
21	125.00' (PLAT)
22	125.00' (PLAT)
23	125.00' (PLAT)
24	125.00' (PLAT)
25	125.00' (PLAT)
26	125.00' (PLAT)
27	125.00' (PLAT)
28	125.00' (PLAT)
29	125.00' (PLAT)
30	125.00' (PLAT)
31	125.00' (PLAT)
32	125.00' (PLAT)
33	125.00' (PLAT)
34	125.00' (PLAT)
35	125.00' (PLAT)
36	125.00' (PLAT)
37	125.00' (PLAT)
38	125.00' (PLAT)
39	125.00' (PLAT)
40	125.00' (PLAT)
41	125.00' (PLAT)
42	125.00' (PLAT)
43	125.00' (PLAT)
44	125.00' (PLAT)
45	125.00' (PLAT)
46	125.00' (PLAT)
47	125.00' (PLAT)
48	125.00' (PLAT)
49	125.00' (PLAT)
50	125.00' (PLAT)
51	125.00' (PLAT)
52	125.00' (PLAT)
53	125.00' (PLAT)
54	125.00' (PLAT)
55	125.00' (PLAT)
56	125.00' (PLAT)
57	125.00' (PLAT)
58	125.00' (PLAT)
59	125.00' (PLAT)
60	125.00' (PLAT)
61	125.00' (PLAT)
62	125.00' (PLAT)
63	125.00' (PLAT)
64	125.00' (PLAT)
65	125.00' (PLAT)
66	125.00' (PLAT)
67	125.00' (PLAT)
68	125.00' (PLAT)
69	125.00' (PLAT)
70	125.00' (PLAT)
71	125.00' (PLAT)
72	125.00' (PLAT)
73	125.00' (PLAT)
74	125.00' (PLAT)
75	125.00' (PLAT)
76	125.00' (PLAT)
77	125.00' (PLAT)
78	125.00' (PLAT)
79	125.00' (PLAT)
80	125.00' (PLAT)
81	125.00' (PLAT)
82	125.00' (PLAT)
83	125.00' (PLAT)
84	125.00' (PLAT)
85	125.00' (PLAT)
86	125.00' (PLAT)
87	125.00' (PLAT)
88	125.00' (PLAT)
89	125.00' (PLAT)
90	125.00' (PLAT)
91	125.00' (PLAT)
92	125.00' (PLAT)
93	125.00' (PLAT)
94	125.00' (PLAT)
95	125.00' (PLAT)
96	125.00' (PLAT)
97	125.00' (PLAT)
98	125.00' (PLAT)
99	125.00' (PLAT)
100	125.00' (PLAT)

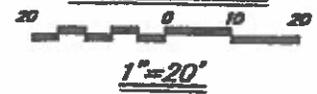
LEGEND

- | | | | |
|----------|---------------------------------|------|------------------------|
| A/C | - AIR CONDITIONER PAD | RES. | - RESIDENCE |
| IR. | - IDENTIFICATION | CEN. | - CENTERLINE |
| N.A.V.D. | - NORTH AMERICAN VERTICAL DATUM | NTS | - DENOTES NOT TO SCALE |
| SQ. FT. | - SQUARE FEET | W.M. | - WATER METER |
| LP.(F) | - IRON PIPE FOUND | EXP. | - EXPOSED CONCRETE |
| LR.(F) | - IRON ROD FOUND | C.A. | - COVERED AREA |
| LR.(S) | - 5/8" IRON ROD SET (FSM #4220) | W. | - WELL |
| LP. | - WOOD POWER POLE | O.E. | - OVERHEAD ELECTRIC |
| TR. | - TELEPHONE RISER | W.V. | - WATER VALVE |
| ECB | - ELECTRIC CONTROL BOX | E.M. | - ELECTRIC METER |
| | | CBP | - BACK FLOW PREVENTOR |

IMPERVIOUS CALCULATIONS
LOT AREA=3,131 sq. ft.
HOUSE AREA=1,053 sq. ft.
CONCRETE AREA=41 sq. ft.
TOTAL IMPERVIOUS=35%

AREA = 0.07 ± ACRES
OR 3,131 ± sq. ft.

GRAPHIC SCALE



GENERAL NOTES:

- This survey made without benefit of an abstract of title, the right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not determined the parcel of land for any resource values of this, or other parcels, or whether, this survey shall not be used for the purposes of any tax plan.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveying office unless that be intended to give any right or benefit to anyone other than those this survey was prepared for.
- All easements hereafter shall be created by binding subdivision in accordance with rules set forth by the American Arbitration Association.
- The underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks and the appropriate county code enforcement office.
- All distances, bearings or angles are as field measured, unless so stated on monuments or noted in otherwise.
- The requirements for this survey were made in accordance with the United States Standards.
- Consentments or easements shown on this survey are not shown on this survey.

NOTICE:

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS INTENDED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY LIABILITY TO ANY PARTIES IN FUTURE TRANSACTIONS AND RESERVES ALL RIGHTS.

According to the Federal Emergency Management Agency (FEMA) this map has been determined to be in Zone X.

Scale of bearing obtained from **INSURING BACKS ASSURANCE**.

Scale of drawing **MARSH**.

DATE	DESCRIPTION	SCALE	FEET	INCH	DATE
10-24-20	PLATTING	1" = 20'	100	1/2	10-24-20

DR: **FRANKLIN**

© COPYRIGHT 2020, ALL RIGHTS RESERVED.

NICHOLAS E. FRANKLIN
2170 A1A SOUTH #216
FT. LAUDERDALE, FLORIDA 33305
PHONE 971-8227 FAX 971-8227

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 that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11 x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED
MAY 20 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Robert E. Barnes, Sr. /Barnes Construction LLC Telephone: (904) 424-9678
 Mailing Address: 3317 Royal Palm Drive E-Mail: barnesconstruction@bellsouth.net
Jacksonville Beach, FL 32250

Agent Name: Robert E. Barnes, Sr Telephone: (904) 424-9678
 Mailing Address: 3317 Royal Palm Drive E-Mail: barnesconstruction@bellsouth.net
Jacksonville Beach, FL, 32250

Landowner Name: MCBB 51614 S. LLC/ Robert E. Barnes, Sr Telephone: (904) 424-9678
 Mailing Address: 3317 Royal Palm Drive E-Mail: barnesconstruction@bellsouth.net
Jacksonville Beach, 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: 729 & 731 12th Ave S, Jax Bch, FL 32250 - 176753.0100 & 176753.0050
 Legal description of property (Attach copy of deed): Lot 9, Blk 118 Oceanside Park, Jax Bch, FL 32250
 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).
Front Yard setback of 16' in lieu of 20' for a balcony overhang on the second floor. Lot coverage from 35% to 37% for the balcony. Permits were applied for and granted. Units were built per plans submitted. The balconies were missed by error in all departments. There are no neighbors in front of these units as they were built to overlook the waterfront & park.

AFFIDAVIT

I, Robert E. Barnes, Sr., 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

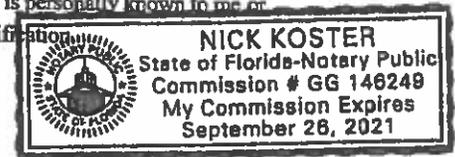
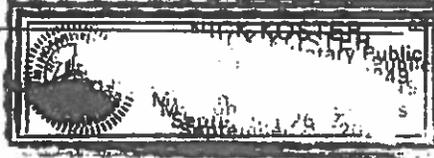
Robert E. Barnes, Sr
PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of May, 2020, by Robert Barnes who is personally known to me or produced FLID identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Nick Koster
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X

CODE SECTION (s):
 34-338(e)(1)c.1, for a front yard setback of 16 feet in lieu of 20 feet minimum for second floor balconies, and 34-338(e)(1)e, for 37% lot coverage in lieu of 35% maximum to rectify existing non-conformities resulting from the construction of a two - family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100069
20-100068

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.

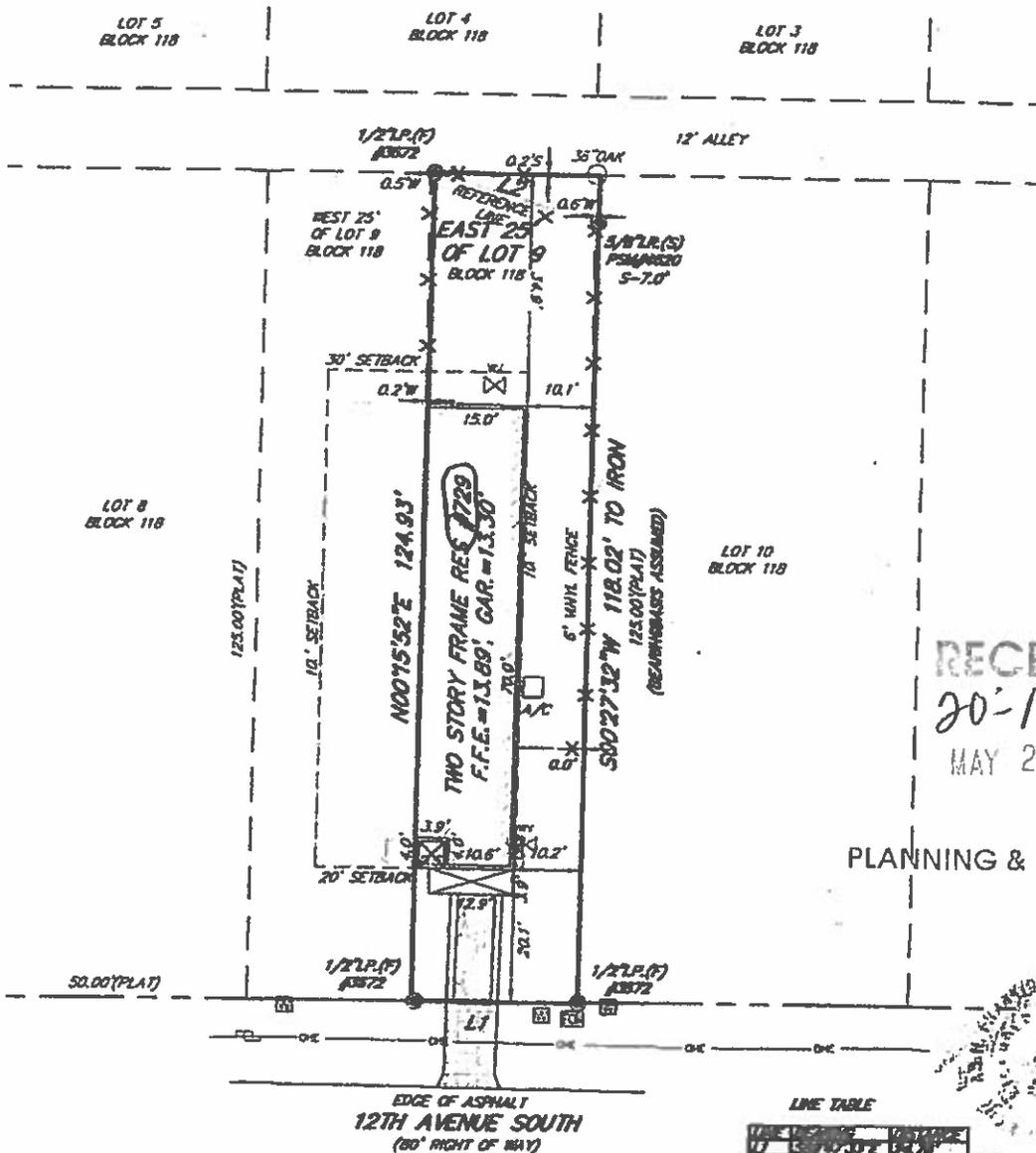
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	Lots are substandard in this area
Special circumstances and conditions do not result from the actions of the applicant.	YES	Plans were approved, permitted and built per permitted plans.
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	<p>RECEIVED</p> <p>MAY 20 2020</p>
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	<p>PLANNING & DEVELOPMENT</p>

MAP SHOWING SURVEY OF

LOT 9, EXCEPT THE WEST 25', BLOCK 118, OCEANSIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
BARNES CONSTRUCTION, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ST. JOHN'S LAW GROUP



RECEIVED
20-100868/69
MAY 20 2020

PLANNING & DEVELOPMENT

LINE TABLE

LINE NO.	BEARING	DISTANCE	REMARKS
1	N00°15'52"E	124.93'	...
2	S00°27'32"W	118.02'	TO IRON
3	S00°27'32"W	118.02'	TO IRON
4	N00°15'52"E	124.93'	...

LEGEND

- | | | | |
|----------|---------------------------------|-----|------------------------|
| A/C | - AIR CONDITIONER PAD | RES | - RESIDENCE |
| ID | - IDENTIFICATION | CL | - CENTERLINE |
| N.A.V.D. | - NORTH AMERICAN VERTICAL DATUM | DN | - DENOTES NOT TO SCALE |
| SQ. FT. | - SQUARE FEET | WM | - WATER METER |
| IP(F) | - IRON PIPE FOUND | CC | - EXPOSED CONCRETE |
| IR(F) | - IRON ROD FOUND | CA | - COVERED AREA |
| IR(S) | - 5/8" IRON ROD SET (PSM #4820) | W | - WELL |
| W.P. | - WOOD POWER POLE | OE | - OVERHEAD ELECTRIC |
| TR | - TELEPHONE RISER | HM | - INNER VALVE |
| ECB | - ELECTRIC CONTROL BOX | EM | - ELECTRIC METER |
| | | BFP | - BACK FLOW PREVENTOR |

IMPERVIOUS CALCULATIONS:
LOT AREA=1,131 sq. ft.
HOUSE AREA=1,053 sq. ft.
CONCRETE AREA=44 sq. ft.
TOTAL IMPERVIOUS=1,131

AREA = 0.07 ± ACRES
OR 1,131 ± sq. ft.

GRAPHIC SCALE



1" = 20'

GENERAL NOTES

- The survey made without benefit of an abstract of title. No right-of-way or easements of record were shown to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not conducted title search of title for any recorded claims of title, easements or restrictions. The surveyor shall not be held liable for the collection of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, shall be at the user's sole risk and without liability to this surveyor. Nothing herein shall be intended to grant any rights or benefits to anyone other than those the survey was prepared for.
- All drawings herein under shall be prepared by binding observation or observation with notes set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county zoning enforcement office.
- All distances, bearings or angles are as field measured. Dm or plm measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Drawings of all kind based on any other above ground, chole objects created by the surveyor.

This survey is certified to the best of my ability. The survey does not reflect or determine ownership. The specific rights created by this survey are not guaranteed. This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY LIABILITY TO ANY PARTIES IN FUTURE TRANSACTIONS, NO PERSON OTHER THAN SURVEYOR IS LIABLE FOR ANY LOSS OR DAMAGE TO ANY PARTY.

According to the Federal Emergency Management Agency FEMA map the EXISTING structure date 7/15/2019. The property described herein appears to be in Zone 1.

Date of bearing structure: BEARING DATA ASSUMED

Date of certificate: N.A.M.E.M.

DATE	LAST FULL DAY	DAY	75	2020	DAY	BY	DATE
20-04-09	04/20/20	1	20	20	N.A.M.C.	R.L.R.	

THE SURVEYOR

© COPYRIGHT 2020, ALL RIGHTS RESERVED.

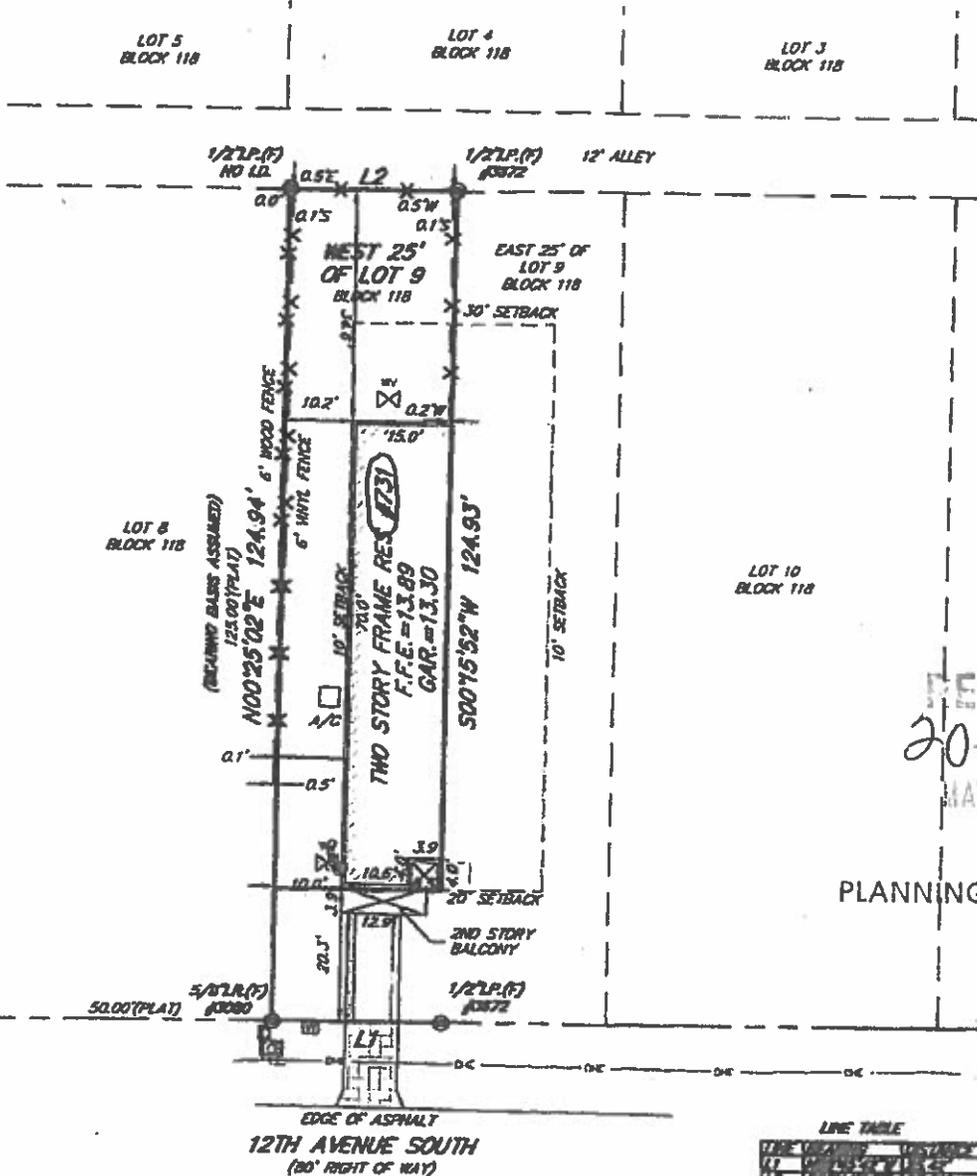
NICHOLAS H. FRANKLIN
2170 A1A SOUTH #318
ST. AUGUSTINE, FLORIDA 32088
(904) 471-6877 FAX (904) 471-6878

Nicholas H. Franklin
NICHOLAS H. FRANKLIN, P.L.S. 4820

MAP SHOWING SURVEY OF

LOT 9, EXCEPT THE EAST 25', BLOCK 118, OCEANSIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
 CYRILLE FOURNIER & MARIA FOURNIER
 PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 ST. JOHN'S LAW GROUP



RECEIVED
 20-100068/69
 MAY 20 2020

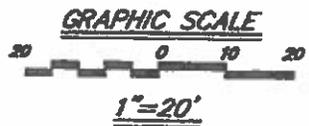
PLANNING & DEVELOPMENT



LINE TABLE

1/2" = 1'	1/4" = 1'	1/8" = 1'	1/16" = 1'
-----------	-----------	-----------	------------

AREA = 0.07 ± ACRES
 OR 3,134 ± sq. ft.



IMPERVIOUS CALCULATIONS:
 LOT AREA = 3,134 sq. ft.
 HOUSE AREA = 1,034 sq. ft.
 CONCRETE AREA = 84 sq. ft.
 TOTAL IMPERVIOUS = 355

LEGEND

- | | | | |
|----------|---------------------------------|--------|------------------------|
| A/C | — AIR CONDITIONER PAD | RES. | — RESIDENCE |
| ID. | — IDENTIFICATION | C | — CENTERLINE |
| N.A.M.D. | — NORTH AMERICAN METRIC DATUM | N.T.S. | — DENOTES NOT TO SCALE |
| SQ. FT. | — SQUARE FEET | M | — METER |
| LP (P) | — IRON PIPE FOUND | E | — EXPOSED CONCRETE |
| LR (P) | — IRON ROD FOUND | C | — COVERED AREA |
| LR (S) | — 5/8" IRON ROD SET (PSM #4220) | W | — WELL |
| W.P. | — WOOD POWER POLE | OHE | — OVERHEAD ELECTRIC |
| T.R. | — TELEPHONE RISER | M.H. | — MANHOLE |
| E.C.B. | — ELECTRIC CONTROL BOX | E.M. | — ELECTRIC METER |
| F.F.E. | — FINISH FLOOR ELEVATION | B.F.P. | — BACK FLOW PREVENTOR |
| GAR. | — GARAGE FLOOR ELEVATION | | |

GENERAL NOTES:

- This survey made without benefit of an abstract of title, the right-of-way or easements of record were furnished to this firm except as shown.
- The correctness of this survey is a professional opinion based on the existing lot and easementary relations existing at the time this survey was prepared.
- This office has not investigated this parcel of land for any encumbrances, liens, mortgages or judgments. This survey shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written authorization, shall be at the user's sole risk and without liability to this surveyor.
- All bearings herein shall be measured by boundary intersection or intersection with other lines as shown.
- All bearings herein shall be measured by boundary intersection or intersection with other lines as shown.
- For building setbacks call the appropriate county code enforcement office.
- All distances, bearings or angles are as field measured. Dated and plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Drawings on sheet herein are any those shown ground, fields or objects observed by the surveyor.
- This survey is certified to the text field data.
- This survey does not reflect or determine easements.
- The specific rights implied by this survey are not transferable.
- The surveyor's liability shall not exceed that law as stated by this surveyor.

NOTE:
 THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS AND REASON OTHER THAN STATED HEREON.

According to the Federal Emergency Management Agency FEMA Map No. 2280000000, effective date 11/02/2000, the property described herein appears to be in Zone X.

State of having structure: **BEARING WALLS ASSUMED**

Books of Records: **PLAT BOOK 8, PAGE 13**

DATE	DESCRIPTION	BY	DATE	BY
04/20/20	1" = 20'	NHF		

Copyright 2020, All Rights Reserved.

NICHOLAS H. FRANKLIN
 6170 A1A SOUTH #310
 ST. AUGUSTINE, FLORIDA 32086
 (904) 471-5877 FAX (904) 471-5875

NICHOLAS H. FRANKLIN, P.E. R. 4250



APPLICATION FOR VARIANCE

BOA No. 20-100070
HEARING DATE 7/11/20

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 that shows the location of all existing improvements.
- ✓ 2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
- ✓ 3. Proof of ownership (copy of deed or current property tax notification).
- 4. Copy of any previous variance and/or conditional use approval letters.
- 5. If applicant is not owner, notarized written authorization from owner is required.
- ✓ 6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
- ✓ 7. Completed application.

RECEIVED

MAY 26 2020

APPLICANT INFORMATION

Applicant Name:	<u>Marc Angelo, Mgr</u>	Telephone:	<u>904-545-4585</u>
Mailing Address:	<u>1283 Ponte Vedra Blvd</u>	E-Mail:	<u>marc@angelogroup.com</u>
	<u>Ponte Vedra Beach, FL 32082</u>		
Agent Name:	<u>Doug Skiles</u>	Telephone:	<u>904-881-6145</u>
Mailing Address:	<u>4446-1A Hendricks Ave, Suite 406</u>	E-Mail:	<u>doug@envisionplusjax.com</u>
	<u>Jacksonville, FL 32207</u>		
Landowner Name:	<u>127 1ST AVENUE NORTH, LLC</u>	Telephone:	<u>904-545-4585</u>
Mailing Address:	<u>1283 Ponte Vedra Blvd</u>	E-Mail:	<u>marc@angelogroup.com</u>
	<u>Ponte Vedra Beach, FL 32082</u>		

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: 127 1st Avenue North (174018-0000) and 131 1st Avenue North (174017-0010)

Legal description of property (Attach copy of deed): SEE ATTACHED

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).
Reduction of rear yard setback from 10 feet to 1 foot.

AFFIDAVIT

I, Marc Angelo, 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] Marc Angelo 5-22-2020
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of May, 2020, by Marc Angelo, who is personally known to me or produced Florida Drivers License as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
John E Nardi
 PRINT NOTARY NAME



JOHN E NARDI
 Commission # GG 106787
 Expires May 25, 2021
 Bonded Thru Budget Notary Services

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: CBD FLOOD ZONE: X shaded

CODE SECTION (s):
34-345(e) Table 1.0, for a rear yard setback of 1 foot in lieu of 10 feet minimum to allow for construction of a new mixed-use building.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100070

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.

MAY 26 2020

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	The property is a corner lot with 2 front yards and no conventional rear yard. Designation of 1st AVE N as the front yard requires that the north boundary becomes the rear yard. However, the rear yard fronts the alley.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The applicant did not plat the lot.
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	This condition is unique to corner lots.
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 developed properties on corners in the CBD do not have rear yard setbacks.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Providing an additional setback would further minimize the size of the lot for development of a blighted building.
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	Redevelopment of the property will enhance adjacent properties.

MAP SHOWING SURVEY OF LOT 5 AND THE WEST 36 FEET OF LOT 6, BLOCK 22, PABLO BEACH NORTH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SITE DEVELOPMENT SUMMARY:

SITE AREA = 0.32 ACRES
RE #s: 174017-0010 & 174018-0000
ZONING = CBD
STREET TYPE = PEDESTRIAN ORIENTED (1ST AVENUE NORTH) TYPE B (2ND STREET NORTH)

BUILDING AREA = 16,108 SF
LOT COVERAGE = 88.7% (90% MAX ALLOWED)

SETBACKS:
FRONT (S) 0.51 FT (MAX. 10 FT)
SIDE (W) 0.00 FT
SIDE (E) 1.33 FT
REAR (N) 1.40 FT

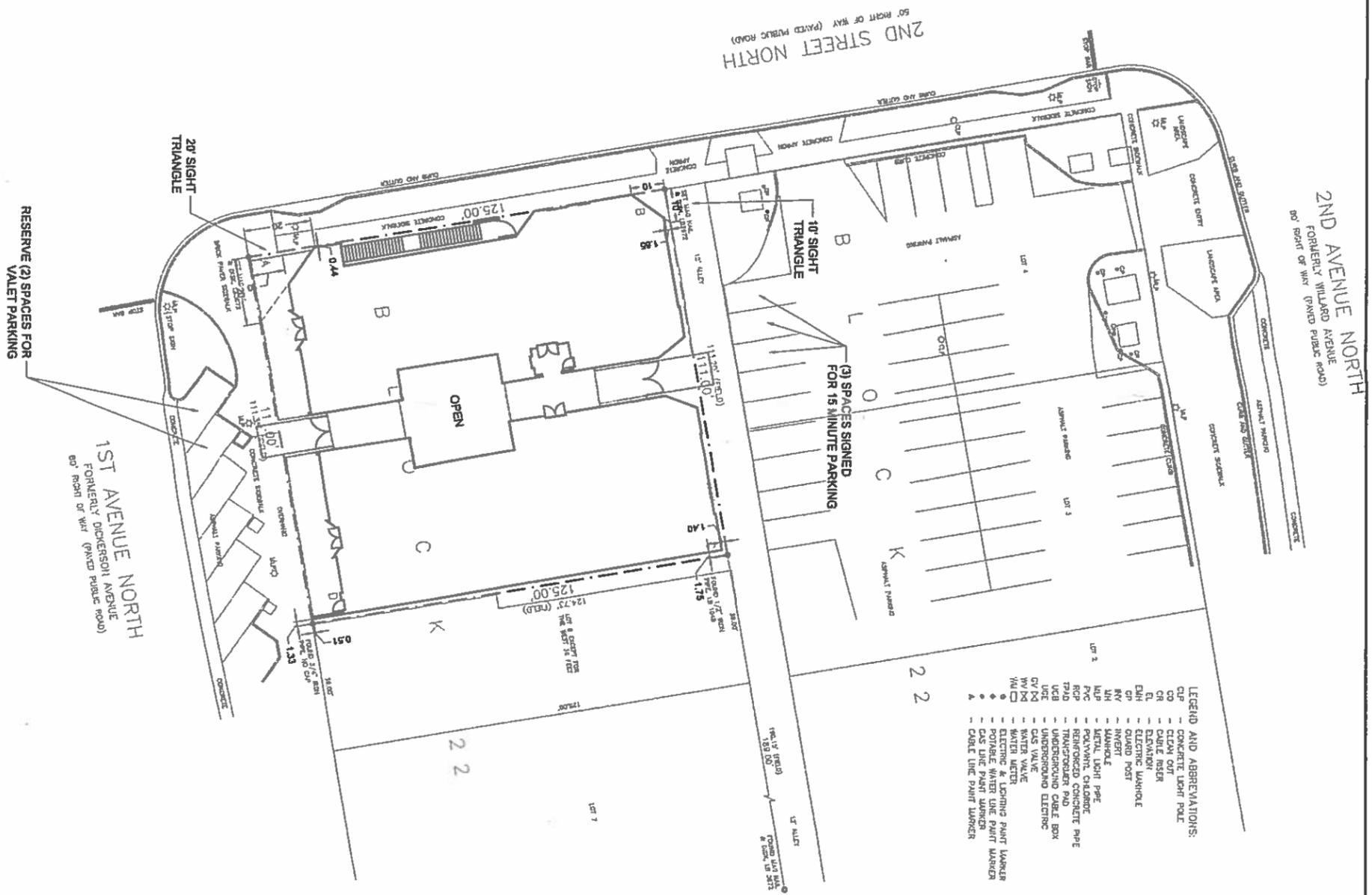
PARKING:
OFFICE 3,544 SF / 200 SF = 18 SPACES
COMMERCIAL 4,920 SF / 400 SF = 13 SPACES
RESTAURANT 7,644 SF / 100 SF = 77 SPACES
TOTAL 16,108 SF 108 SPACES

RETAINED PARKING RIGHTS BY PREVIOUS BLDGS:
127 1ST AVE (REST.) 7,308 SF / 100 SF = 73 SPACES
131 1ST AVE (REST.) 6,100 SF / 100 SF = 61 SPACES
TOTAL 13,408 SF 134 SPACES

PROPOSED SITE PLAN

- NOTES:**
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
 2. INTERIOR ANGLES AS PER FIELD SURVEY.
 3. SEE PLAT 174017-0010.
 4. SEE PLAT 174018-0000.
 5. NO BUILDING RESTRICTION LINES AS PER PLAT.
 6. SETBACKS ON WEST SIDE OF 2ND STREET NORTH, APPROXIMATELY 23 FEET NORTHWEST OF THE SANITARY SEWER MAINLINE AT NORTH ALLEY WAY BETWEEN 1 AVENUE NORTH AND 2 AVENUE NORTH, DETERMINED BY GPS OBSERVATION IN HAND 1988 DATUM.
 7. GPS RUN USING SIENTRA PRECISION EPOCH 80 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE.

THE PROPERTY DESCRIBED HEREOF LIES IN FLOOD ZONE "X", SHADDED (AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 120310C04171, REVISED NOVEMBER 02, 2018 FOR DUVAL COUNTY, FLORIDA.



127 First Avenue North
Jacksonville Beach, FL

ISSUE/DESCRIPTION	DATE
Variance Application	05/21/2020

Site Geometry Plan
C-2.0

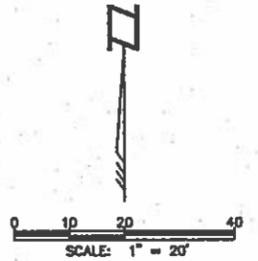
ENVISION
 4446-1A Hendricks Ave, #406
 Jacksonville, FL 32207
 (904) 981-4315
 www.envisionplanning.com
 CA Lic. No. 29561

SURVEY

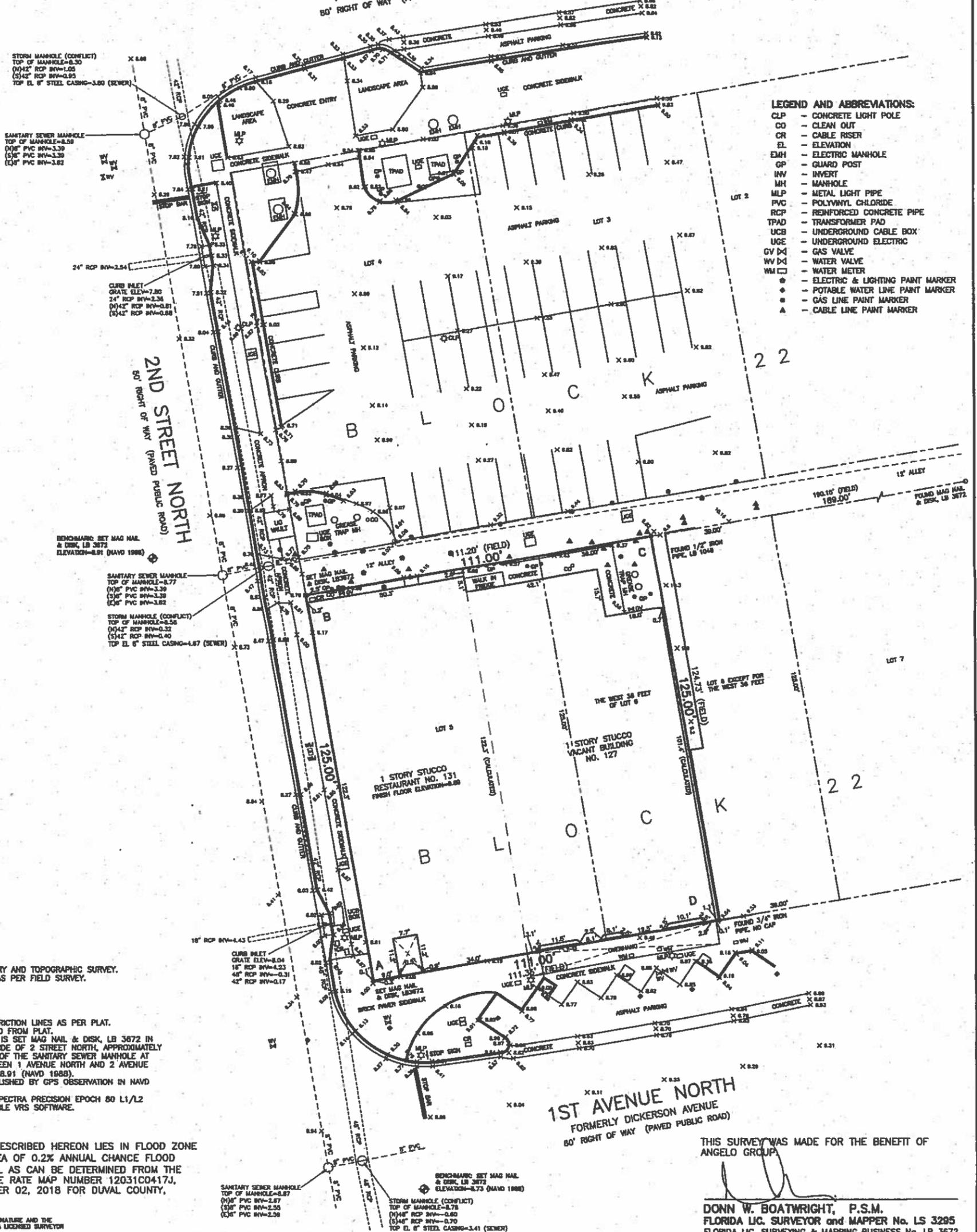
20-100070

MAP SHOWING SURVEY OF

LOT 5 AND THE WEST 36 FEET OF LOT 6, BLOCK 22, PABLO BEACH NORTH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



2ND AVENUE NORTH
FORMERLY WILLARD AVENUE
60' RIGHT OF WAY (PAVED PUBLIC ROAD)



- NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
 2. INTERIOR ANGLES AS PER FIELD SURVEY.
A: 89°44'15"
B: 90°07'18"
C: 89°58'48"
D: 92°11'43"
 3. NO BUILDING RESTRICTION LINES AS PER PLAT.
 4. NORTH PROTRACTED FROM PLAT.
 5. BENCHMARK USED IS SET MAG NAIL & DISK, LB 3872 IN SIDEWALK ON WEST SIDE OF 2 STREET NORTH, APPROXIMATELY 23 FEET NORTHWEST OF THE SANITARY SEWER MANHOLE AT THE ALLEY WAY BETWEEN 1 AVENUE NORTH AND 2 AVENUE NORTH. ELEVATION = 8.91 (NAVD 1988).
 6. BENCHMARK ESTABLISHED BY GPS OBSERVATION IN NAVD 1988 DATUM.
 7. GPS RUN USING SPECTRA PRECISION EPOCH 80 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X"-SHADED (AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417J, REVISED NOVEMBER 02, 2018 FOR DUVAL COUNTY, FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THIS SURVEY WAS MADE FOR THE BENEFIT OF ANGELO GROUP.

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

RECEIVED

MAY 26 2020

PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 20-100071
HEARING DATE 7/21/20

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 that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

20-100099
RECEIVED
20-100100
MAR 26 2020
20-100101

APPLICANT INFORMATION

Applicant Name: Alex Sifakis Telephone: 904 677 6777
 Mailing Address: 7563 Philips Hwy Bldg 100 E-Mail: alex@jwbcompany.com
Jacksonville FL 32256
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Sparkle Homes LLC Telephone: 904 677 6777
 Mailing Address: 7563 Philips Hwy Bldg 100 E-Mail: _____
Jacksonville FL 32256

PLANNING & DEVELOPMENT
20-100102

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: C 8th St S, 176011 0010 (part of)
 Legal description of property (Attach copy of deed): lot 7 wds' of lot 3
 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).
front yard 10' in lieu of 20' for most westerly building only.

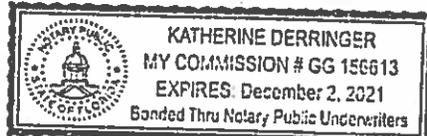
AFFIDAVIT

I, Alexander (Alex) Sifakis 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.

 APPLICANT SIGNATURE Alexander Sifakis PRINT APPLICANT NAME 3/10/2020 DATE

STATE OF FLORIDA, COUNTY OF DEVAL:
 This instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of March, 2020, by Alex Sifakis, who is personally known to me or produced n/a as identification.

Katherine Derringer
 NOTARY PUBLIC SIGNATURE
Katherine Derringer
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X

CODE SECTION (S):
34-339(e)(4)c.1, for a front yard setback of 10 feet in lieu of 20 feet minimum and 34-339(e)(4)h, for accessory structure (detached garage) setbacks of 4 feet on the easterly side of Lot 1, 1 foot on the westerly side and 3 feet on the easterly side of Lot 2, 2 feet on both sides of Lot 3, 3 feet on the westerly side and 1 foot on the easterly side of Lot 4 and 4 feet on the westerly side of Lot 5, all in lieu of 5 feet minimum to allow for construction of a five unit townhouse development with rear detached garages

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100071

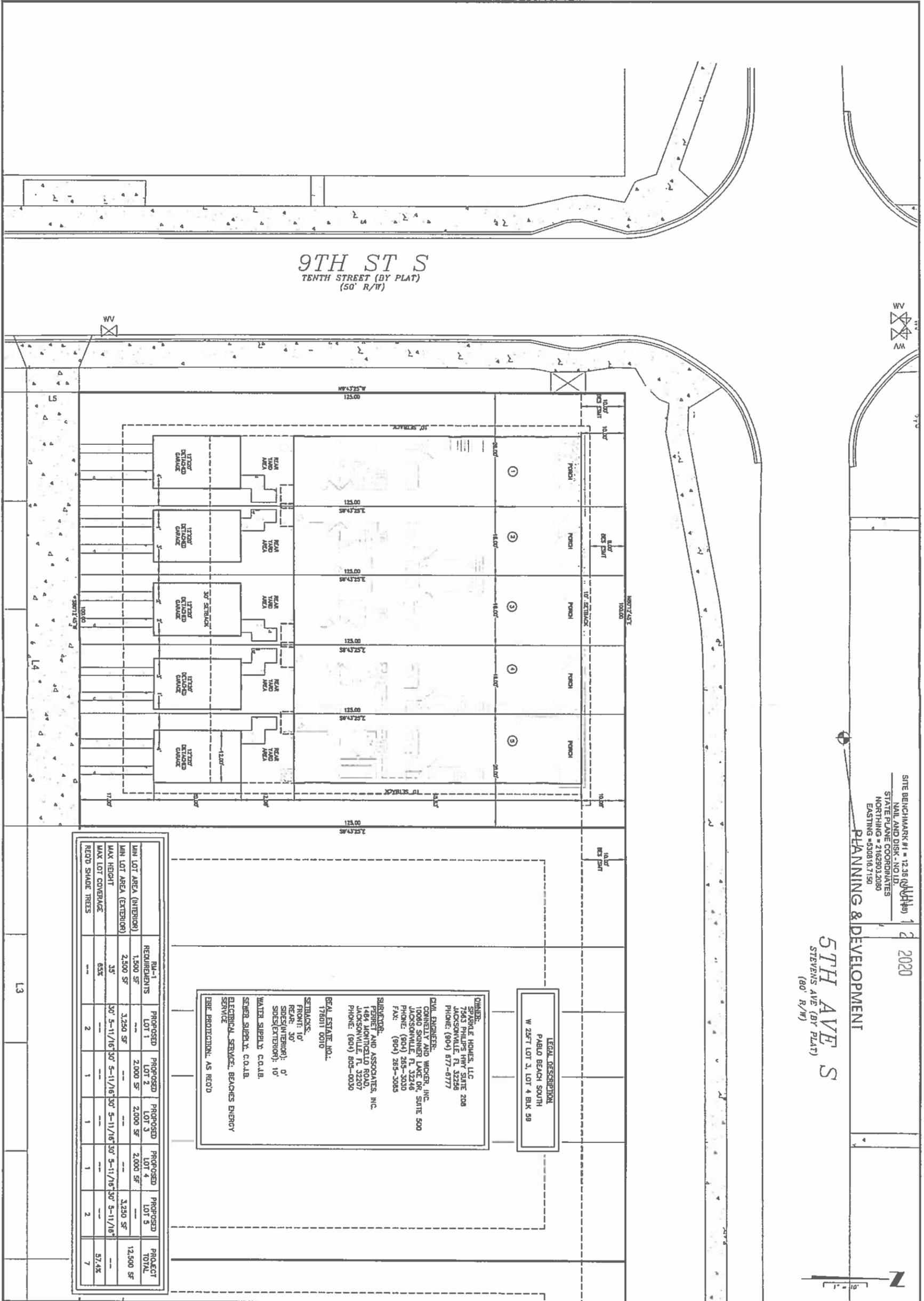
Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

20-100099
20-100100

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.

20-100101
20-100102

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.	Y	there is a group of four guy wires in front of the property that stop front entry. Applicant will have rear alley and not to a front garage, but needs the additional space to make
Special circumstances and conditions do not result from the actions of the applicant.	Y	the site plan work. was there before applicant bought property. Guy wires owned by beaches energy
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.	Y	
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.	Y	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	RECEIVED MAR 26 2020
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.	Y	PLANNING & DEVELOPMENT



SITE BENCHMARK #1 = 1236 (W/4th)
 NAIL AND DISK - NO ID
 STATE PLANE COORDINATES
 NORTHING = 2162903.2090
 EASTING = 630816.7190

5TH AVE S
 STEVENS AVE (BY PLAT)
 (80' R/W)

PLANNING & DEVELOPMENT

2020

LEGAL DESCRIPTION
 PABLO BEACH SOUTH
 W 25FT LOT 3, LOT 4 B/LK 89

OWNER:
 SPARKLE HOMES, LLC
 7543 PHILIPS HWY SUITE 208
 JACKSONVILLE, FL 32256
 PHONE: (904) 877-6777

CIVIL ENGINEER:
 CONNELLY AND WICKER, INC.
 10080 SKINNER LAKE DR. SUITE 500
 JACKSONVILLE, FL 32246
 PHONE: (904) 265-3030
 FAX: (904) 265-3085

SUBDIVISION AND ASSOCIATES, INC.
 1484 MONTELEONE ROAD
 JACKSONVILLE, FL 32207
 PHONE: (904) 805-0030

BEAL ESTATE NO.
 178011 0010

SETBACKS:
 FRONT: 10'
 REAR: 30'
 SIDES/INTERIOR: 0'
 SIDES/EXTERIOR: 10'

WATER SUPPLY: C.O.L.B.
 SEWER: SIBELX C.O.L.B.
 ELECTRICAL SERVICE: BEACHES ENERGY SERVICE
 FIRE PROTECTION: AS REQ'D

REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROJECT TOTAL
MIN LOT AREA (INTERIOR)	1,500 SF	3,250 SF	2,000 SF	2,000 SF	3,250 SF	12,500 SF
MIN LOT AREA (EXTERIOR)	2,500 SF	3,250 SF	2,000 SF	2,000 SF	3,250 SF	12,500 SF
MAX HEIGHT	35'	30' 5-11/16"	30' 5-11/16"	30' 5-11/16"	30' 5-11/16"	35'
MAX LOT COVERAGE	65%	---	---	---	---	---
REQ'D SHADE TREES	---	2	1	1	1	7

Project No. 19-01-0051 Date: June 10, 2020 Scale: 1" = 10' Sheet: 1	898-874 5TH AVE.S. TOWNHOMES JACKSONVILLE BEACH, FL PREPARED FOR SPARKLE HOMES, LLC	SITE PLAN	No. Date Revision By	Connelly & Wicker Inc. Planning • Engineering • Landscape Architecture 10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246 (904) 265-3030 FAX: (904) 265-3031 www.cwieng.com C.A. Number: 3650 L.A. Number: 1C26000311
				CHARLES E. KENNEDY, P.E. P.E. NUMBER: 81717 Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

RECEIVED 20-100071, 99, 100, 101 & 102



APPLICATION FOR VARIANCE

BOA No. 20-100077

HEARING DATE 7-21-20

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 that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

20-100103
RECEIVED
20-100104
JUN - 1 2020
20-100105

APPLICANT INFORMATION

Applicant Name: BCEL 10A LLC Telephone: (904) 677-6777
 Mailing Address: 7563 Philips Hwy Bldg 100 Ste 208 E-Mail: alex@jwbcompanies.com
Jacksonville, FL 32256

Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: BCEL 10A LLC Telephone: (904) 677-6777
 Mailing Address: 7563 Philips Hwy Bldg 100 Ste 208 E-Mail: alex@jwbcompanies.com
Jacksonville, FL 32256

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: 0 11th St S & 0 11 St S; Jacksonville Beach, FL 32250
 Legal description of property (Attach copy of deed): Bch Heights Lot 11 Blk 8 & Lot 12 Blk 8
 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).
19'6" rear yard instead of a 30' rear yard

Re #177334-0000 and 177333-0000

AFFIDAVIT

I, Alex Sifakis, 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

ALEX SIFAKIS
PRINT APPLICANT NAME

4/9/2020
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of April, 20 20, by Alex Sifakis, who is personally known to me or produced n/a as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
Katherine Derringer
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X

CODE SECTION (s):
34-339(e)(4)c.3, for a rear yard setback of 19.5 feet in lieu of 30 feet minimum to allow for construction of a new four unit townhouse development.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100072

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.

20-100103
20-100104

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.

20-100105

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	This is a non-conforming lot of record
Special circumstances and conditions do not result from the actions of the applicant.	Yes	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JUN - 1 2020</p>
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	<p style="text-align: right;">PLANNING & DEVELOPMENT</p>
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	

REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROJECT TOTAL
MIN LOT AREA (INTERIOR)	1,500 SF	1,999 SF	1,999 SF	---	9,994 SF
MIN LOT AREA (EXTERIOR)	2,500 SF	---	---	---	---
MAX. HEIGHT	35'	30'	30'	30'	---
CONDITIONED AREA	1,500 SF MIN	2,080 SF	2,080 SF	2,080 SF	---
No. BEDROOMS	---	3	3	4	---
PARKING	2 SP / UNIT	2 SP	2 SP	2 SP	8 SP
MAX LOT COVERAGE	65%	---	---	---	54%
REQ'D SHADE TREES	1 SHADE TREE / 3,000SF	1	1	1	4

OWNER:
 BCEL 10A, LLC
 7563 PHILIPS HIGHWAY SUITE 208
 JACKSONVILLE, FL 32256
 PHONE: (904) 677-6777

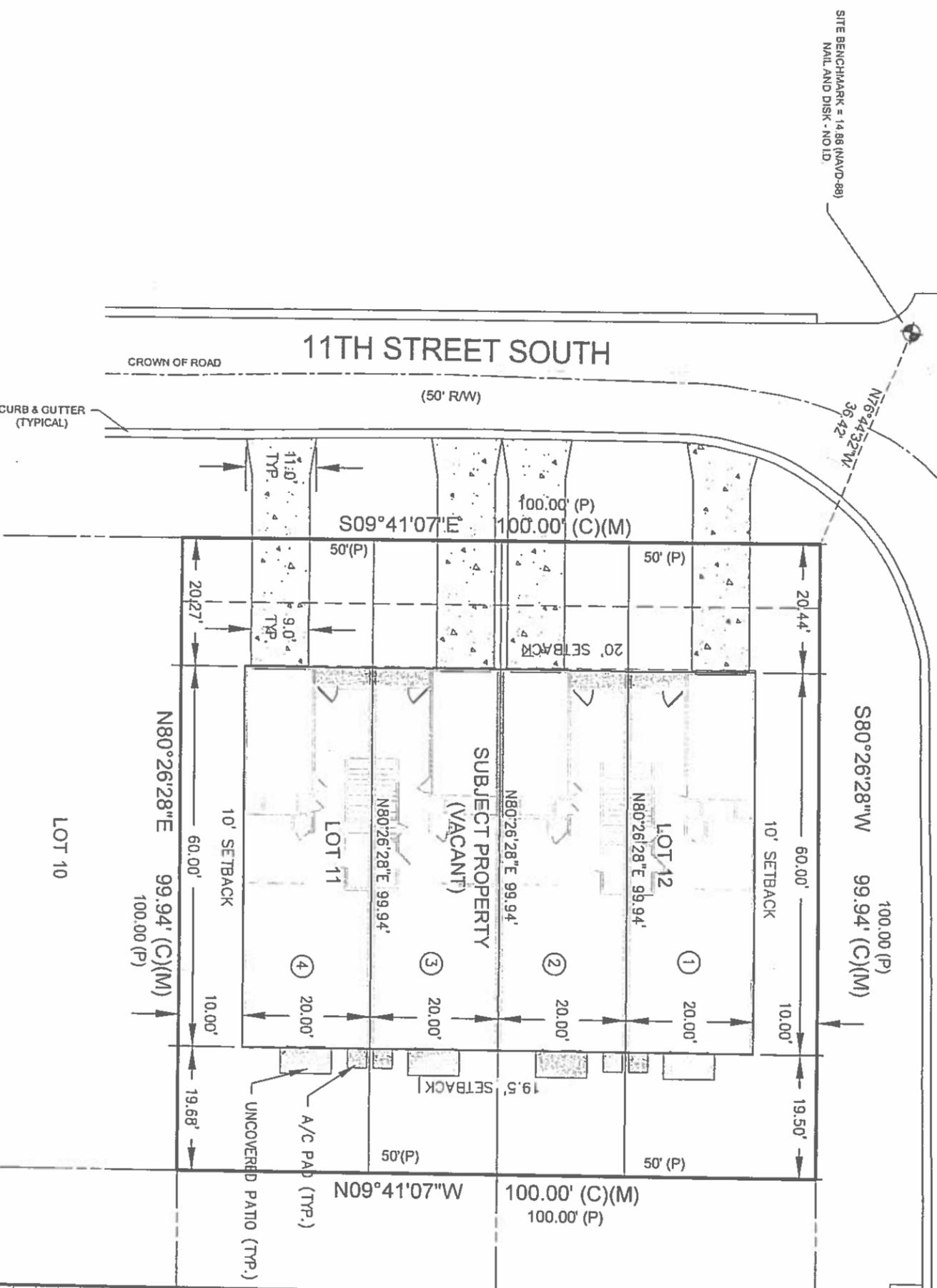
CIVIL ENGINEER:
 CONNELLY AND WICKER, INC.
 10060 SKINNER LAKE DR, SUITE 500
 JACKSONVILLE, FL 32246
 PHONE: (904) 265-3030
 FAX: (904) 265-3085

SURVEYOR:
 PERRET AND ASSOCIATES, INC
 1484 MONTICELLO ROAD
 JACKSONVILLE, FL 32207
 PHONE: (904) 805-0030

REAL ESTATE NO.:
 177333 0000 / 177334 0000

SETBACKS:
 FRONT: 20'
 REAR: 19.5'
 SIDES(INTERIOR): 0'
 SIDES(EXTERIOR): 10'

WATER SUPPLY: C.O.J.B.
SEWER SUPPLY: C.O.J.B.
ELECTRICAL SERVICE: BEACHES ENERGY SERVICE
FIRE PROTECTION: AS REQ'D



PROPOSED

RECEIVED
 20-100103
 JUN 1 2020
 20-100104
 20-100105

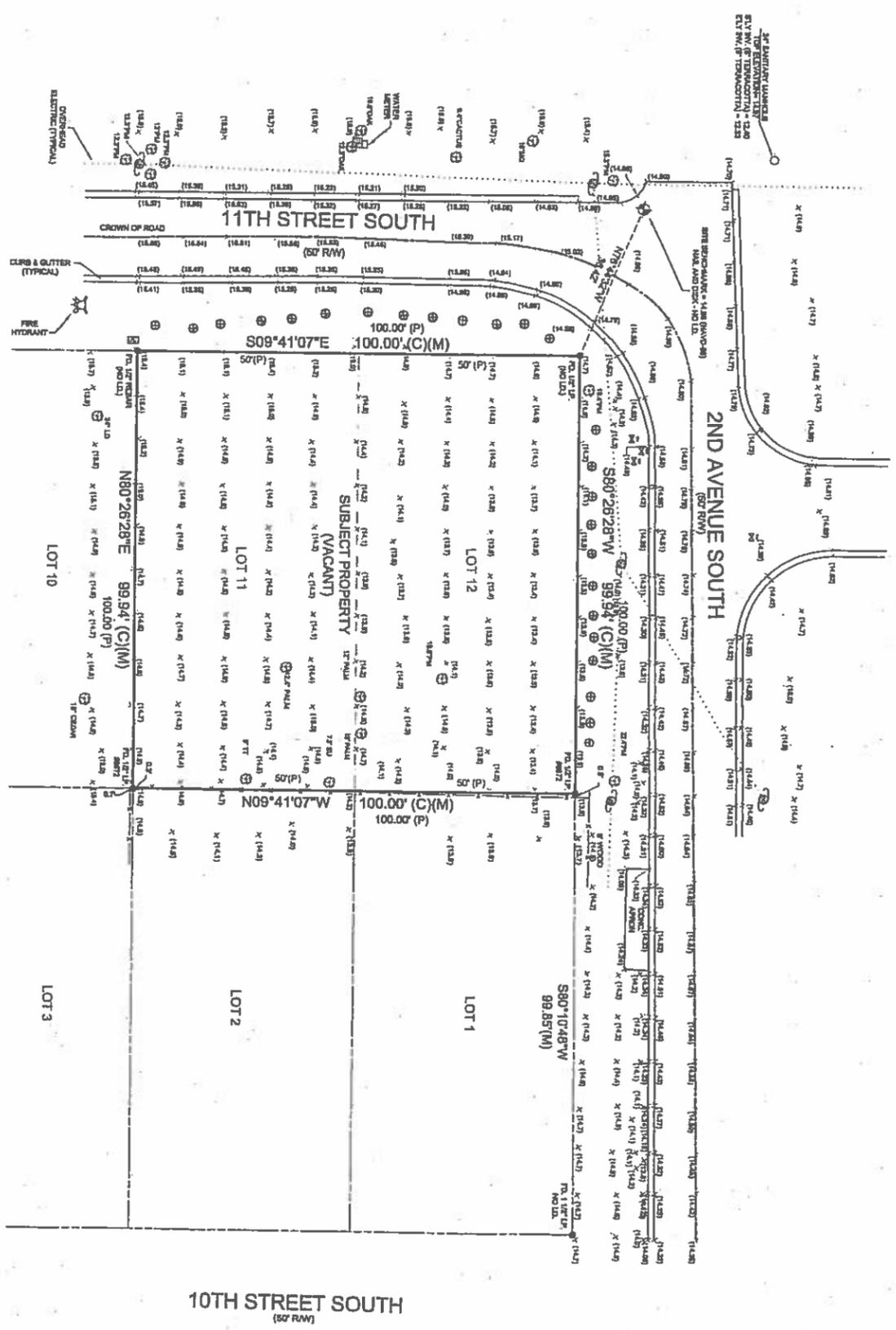
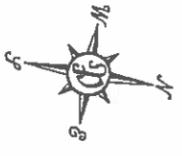
PLANNING & DEVELOPMENT

<p>Project No.: 20-01-0040</p> <p>Designer: JAB</p> <p>Checker: J.C.</p> <p>Drawn: J.C.</p> <p>Date: May 31, 2020</p> <p>Scale: 1" = 20'</p>	<p>11TH STREET SOUTH TOWNHOMES JACKSONVILLE, FLORIDA</p> <p>PREPARED FOR BCEL 10A, LLC</p>	<p>SITE PLAN</p>	<p>Charles E. Kennedy, P.E. P.E. NUMBER: 61717 Reg. Engineer</p>	<p>CON Connelly & Wicker Inc.</p> <p>Planning • Engineering • Landscape Architecture</p> <p>10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246 (904) 256-3030 FAX: (904) 265-3031 www.cwieng.com Florida Registry 3650 L.A. Number: LC26000311</p>
--	--	-------------------------	--	--

EXS111NG

MAP SHOWING BOUNDARY, TREE AND
 TOPOGRAPHIC SURVEY
 LOT 11 AND 12 BLOCK 8 AS SHOWN ON MAP OF
 BEACH HEIGHTS
 AS RECORDED IN PLAT BOOK 18 PAGES 29 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA
 CERTIFIED TO: AMB CONSTRUCTION GROUP

RECEIVED
 20-100073
 JUN 1 2020
 20-100103
 PLANNING & DEVELOPMENT
 20-100104
 20-100105



- NOTES:
- 1) ALL ELEVATIONS SHOWN HEREON REFERENCE NAVD83.
 - 2) ALL TREES NOT LABELED "L" ARE NOT LIVE OAKS.
 - 3) ALL LIVE OAKS AND LONG LEAF PINE ARE LABELED AS SUCH.
 - 4) ALL OTHER OAK TREES ARE SCRUB, WATER OR LAUREL.
 - 5) ALL TREES LABELED "L" ARE NOT LIVE OAKS.
 - 6) ALL TREES LABELED "W" ARE WATER OAKS.
 - 7) THE TREES SHOWN HEREON WERE NOT IDENTIFIED BY A CERTIFIED ARBORIST.
 - 8) SOME INTERIOR IMPROVEMENTS NOT LOCATED PER CLIENT'S REQUEST.
 - 9) ALL FENCES ARE 4' CHAIN LINK FENCE UNLESS NOTED OTHERWISE.

TREE LEGEND

ABBREVIATION	TREE
L	LIVE OAK
W	WATER OAK
LA	LAUREL

UTILITY LEGEND

SYMBOL	UTILITY
(Symbol)	COAL GAS
(Symbol)	UTILITY POLE
(Symbol)	WATER MAIN
(Symbol)	AIR RIGID
(Symbol)	2\"/>

PERRET AND ASSOCIATES, INC.
 1444 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
 LEGEND: PERRET AND ASSOCIATES, INC.



ADD ADDITIONAL TOPOGRAPHICAL INFORMATION 05-18-2020, W.O. PERRET, TRS-4
 ADD ADDITIONAL TOPOGRAPHICAL INFORMATION 05-27-2020, W.O. PERRET, TRS-4
 DATE OF FIELD SURVEY: 05-14-2020
 NATHAN PERRET, P.L.C. CERT. NO. 6907
 LB - 0715
 2020-175-2



APPLICATION FOR VARIANCE

BOA No. 20-100086

HEARING DATE 7/21/20

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 that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

MAY 22 2020

APPLICANT INFORMATION

Applicant Name: Craig J. Ansell, Everything is Pawsible, Inc. Telephone: (716) 864-6770 **PLANNING & DEVELOPMENT**
 Mailing Address: 925 8th Avenue South E-Mail: cansell@ansellbuffington.com
Jacksonville Beach, FL 32250

Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: Greg Wagner of Wagner Realty Services, Inc. Telephone: (904) 962-8312
 Mailing Address: 1201 Kings Road E-Mail: gregwagner32@comcast.net
Neptune Beach, FL 32266

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

RE: 176596-0000

Street address of property and Real Estate Number: 925 8th Avenue South, Jacksonville Beach, FL 32250
 Legal description of property (Attach copy of deed): LOTS 7-8-9, B/LK 20 OCEANVIEW 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).

~~Request allowance of 10 parking spaces which by analysis previously supplied is more than enough to support the dog kennel business while providing ample space for the dogs to play in a fenced in yard to be constructed outside with trees and a water spout.~~

AFFIDAVIT

I, Craig J. Ansell, 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.

Craig J. Ansell Craig J. Ansell 5/22/20
 APPLICANT SIGNATURE OR PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUALIST JOHN S
 This instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of May, 2020, by CRAIG J. ANSELL, who is personally known to me or produced valid Florida Driver License as identification.

Dana Lynn Workman
 NOTARY PUBLIC SIGNATURE
DANA LYNN WORKMAN
 PRINT NOTARY NAME



Dana Lynn Workman
 State of Florida
 My Commission Expires 09/29/2021
 Commission No. GG 145375

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: I-1 FLOOD ZONE: X

CODE SECTION (s):
 34-373(d), for a parking area setback of zero feet in lieu of 5 feet minimum; 34-377, for 10 parking spaces in lieu of 26 required; and 34-425(b)(1), for no right-of-way adjacent landscape buffer in lieu of 5 feet required, all to allow for a change of use for a new dog boarding (kennel) business.

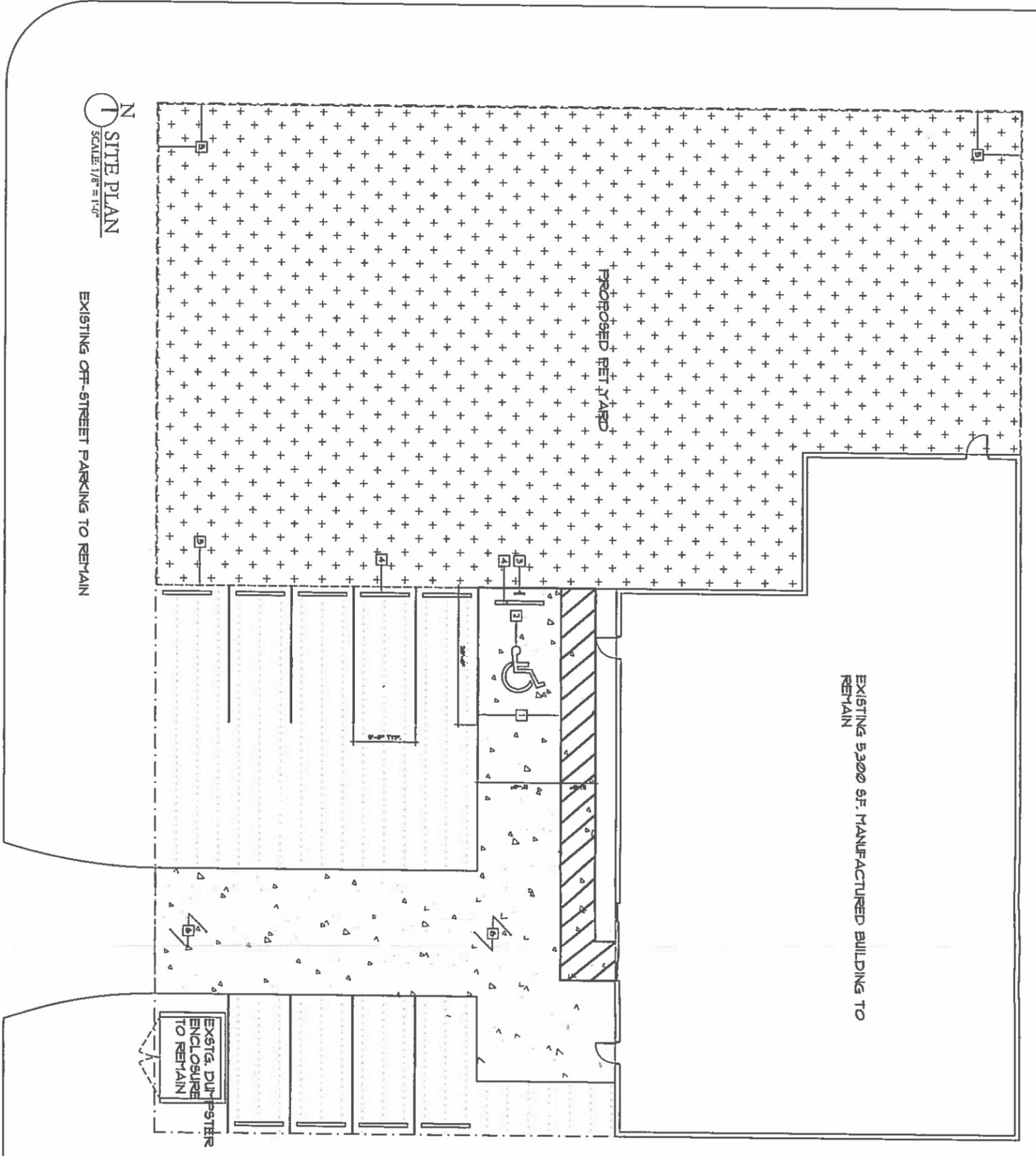
VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100086

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.	NO	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">MAY 22 2020</p>
Special circumstances and conditions do not result from the actions of the applicant.	YES	<p style="text-align: center;">PLANNING & DEVELOPMENT</p>
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	The majority of adjacent properties utilize off-site, on-street parking as a regular practice.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The parking regulation is excessive for the intended use of the property simply because there is no definitive similar description of the use in the Land Development Code.
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	



N
SITE PLAN
SCALE: 1/8" = 1'-0"

8th AVENUE SOUTH

EXISTING OFF-STREET PARKING TO REMAIN

EXISTING 5300 SF MANUFACTURED BUILDING TO REMAIN

PLANNING & DEVELOPMENT

RECEIVED
20-100086
MAY 22 2020

SITE DATA & TABULATIONS

ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS AND GOVERNING AUTHORITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 FLORIDA BUILDING CODE (2018 EDITION)
 FLORIDA BUILDING CODE - EXISTING BUILDINGS (2018 EDITION)
 FLORIDA FIRE MARSHAL'S CODE (2018 EDITION)
 FLORIDA MECHANICAL CODE (2018 EDITION)
 FLORIDA ELECTRICAL CODE (2018 EDITION)
 NATIONAL ELECTRICAL CODE (2018 EDITION)
 LIFE SAFETY CODE NFPA 101 (2018 EDITION)

EXISTING ZONING CLASSIFICATION: ZONING DISTRICT COMMERCIAL - C
 OCCUPANT CLASSIFICATION: - OFFICE - BUSINESS - RETAIL
 PROJECT CLASSIFIED AS ADDITION 1 LEVEL 2 ALTERATION TO EXISTING CONSTRUCTION
 SCOPE OF WORK INVOLVES MINOR ALTERATION TO SITE, MAJOR ALTERATION & ADDITION TO EXISTING OFFICE FACILITY.

SITE DATA:
 EXISTING LOT AREA:
 EXISTING LOT COVERAGE:
 EXISTING PERVIOUS AREA:
 EXISTING PERVIOUS AREA

AS ACRES 15.780 SF (100%)
 5300 SF (28%)
 141 SF (23%)
 1678 SF (46%)

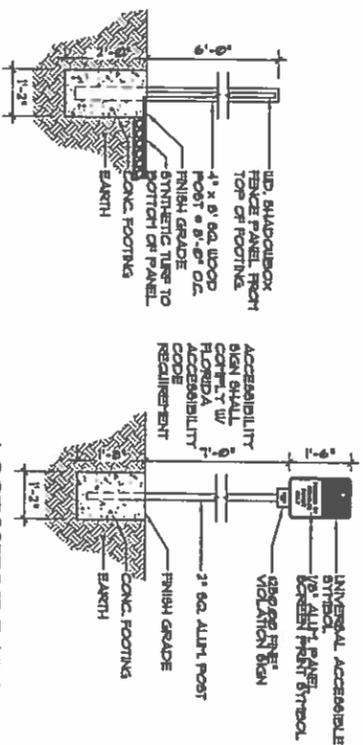
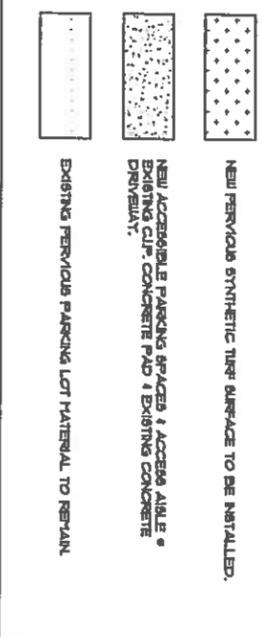
SITE PLAN GENERAL NOTES

1. NEW CURB, CONC. ACCESSIBLE PARKING SPACES & ACCESSIBLE TO HAVE CROSS SLOPE NOT IN EXCESS OF 1:48.
2. EXISTING PARKING LOT TO BE PERVIOUS MATERIAL, ACCEPTABLE TO THE CITY OF JACKSONVILLE BEACH COMMUNITY DEVELOPMENT STANDARDS COORDINATE MATERIAL w/ CITY REQUIREMENTS. PARKING SPACE STRIPES SHOULD FOR PURPOSES OF PROVIDING PARKING COUNT FOR TYPICAL 5 FOOT x 20 FOOT SPACES.
3. EXISTING CHAIN LINK FENCE GATES & ALL ASSOCIATED HARDWARE & COMPONENTS TO BE REMOVED.

SITE PLAN KEYNOTES

1. NEW TYPICAL 4" WIDE ACCESSIBLE PARKING SPACE STRIPES & ACCESSIBLE TO BUILT UP w/ FAC. 209, ADA & STATE OF FL. DOT. ESTABLISHED STANDARDS (7-DOT, BUILT UP FAC. 209, ADA & STATE OF FL. DOT. ESTABLISHED STANDARDS (7-DOT, BUILT UP).
2. NEW INTERPOLATIONAL SYMBOL OF ACCESSIBILITY TO BE SHOWN IN COMPLIANCE w/ FAC. 209, ADA & STATE OF FL. DOT. ESTABLISHED STANDARDS (7-DOT, BUILT UP).
3. NEW ACCESSIBLE PARKING SPACE SIGN & POST TO BE INSTALLED PER FAC. 209.1 PROVIDE VAN ACCESSIBLE SIGN & ONE ACCESSIBLE SPACE (COORD. w/ OWNER SEE SECTION 104.1).
4. TYPICAL NEW 1'-0" WIDE PRECAST CONC. CURB, STOP TO BE INSTALLED, PROVIDE STRIP, DOUBLE END APERTURE 4" (MIN) BEMER, BEMER DOUBLE DOES NOT PROJECT ABOVE TOP OF CURB, STOP.
5. NEW 6" HIGH WOOD STOCKPILE FENCE TO BE INSTALLED. SEE SECTION 204.1.
6. EXISTING CAST-IN-PLACE CONCRETE PAD TO REMAIN.

SITE PLAN LEGEND NOTES



FENCE POST SECTION
SCALE: 1/2" = 1'-0"

ACCESSIBLE PARKING SIGN SECTION
SCALE: 1/2" = 1'-0"

Progress Set

© Copyright 2019, CDG ARC
 These documents are the sole possession of Connors Design Group LLC, and may not be used, duplicated, reproduced, or sold without the expressed written consent of CDG ARC.
 All rights reserved.

Consultant:

CDG Project #: 19.18
 Site Plan

Date: 02.28.20
 Drawn By: KPC
 Drawing Number: SP1.1

Everything is Pawsible

925 8th Avenue South
 Jacksonville Beach, Florida
 32250

CDG ARC
 ARCHITECTURE
 W E B B E R S

CONNORS DESIGN GROUP LLC
 630-13 A1A N., Suite 118
 Ponte Vedra Beach, FL - 32082
 Phone: 804-484-8659
 kevin@edgars.com
 FL LIC. #AA26001483

Scale:
 Kevin P. Connors, AIA
 P.L.C. #28123

proposed

Existing

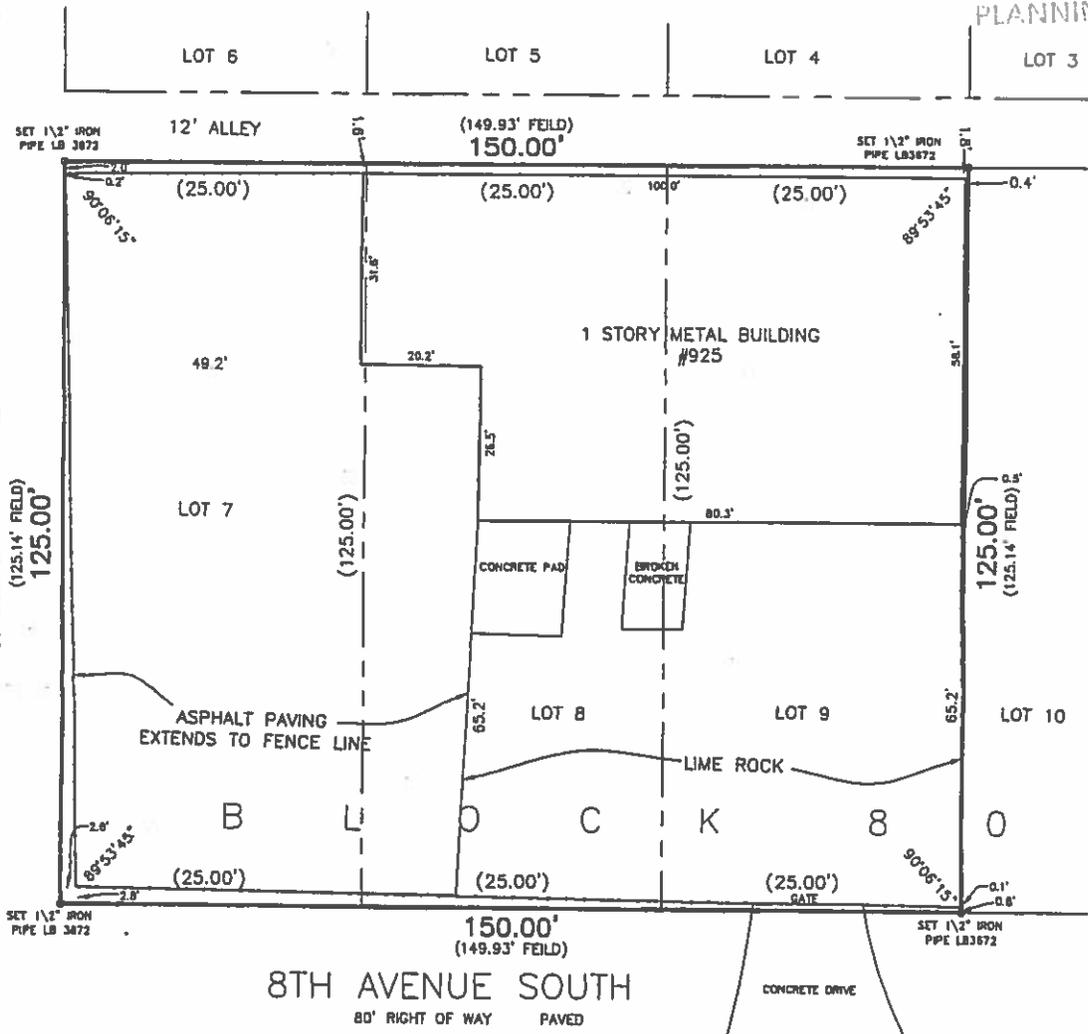
LOTS 7, 8, AND 9, BLOCK 80, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED
20-100086
MAY 22 2020

PLANNING & DEVELOPMENT



10TH STREET SOUTH
PAVED
50' RIGHT OF WAY
(125.14' FIELD)
125.00'



NOTES:

THIS IS A BOUNDARY SURVEY.
ANGLES AS PER FIELD SURVEY.
NO BUILDING RESTRICTION LINE AS PER PLAT.
NORTH PROTRACTED FROM PLAT.
ALL FENCES SHOWN ARE 6' CHAIN LINK.

THE PROPERTY SHOWN HEREON APPEARS TO LIE FLOOD ZONE "X" (AREA OUTSIDE 500-YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 120078 0002 D REVISED APRIL 17, 1989 FOR JACKSONVILLE BEACH, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF WAGNER REALTY SERVICES, INC.; COMMONWEALTH LAND TITLE INSURANCE CO.; CENTER BANK OF JACKSONVILLE, NA; AND BUSCHMAN, AHERN, PERSONS & BANKSTON.

Maxine C. Clarke

MAXINE C. CLARKE, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3117
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

CERTIFICATION REVISED JUNE 20, 2003

CHECKED BY: _____
DRAWN BY: CSK
FILE: 2003-499

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MAY 7, 2003
SHEET 1 OF 1

B 2003-499