



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, October 2, 2018

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Board of Adjustment
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

CALL TO ORDER

ROLL CALL

Sylvia Osewalt (Chairperson), Jeff Truhlar (Vice-Chairperson), John Moreland, Scott Cummings, Francis Reddington

Alternates: Lucas Snyder
Gary Cater

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES June 5, 2018, August 21, 2018, September 5, 2018 and September 18, 2018

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS

- a. **Case Number:** **BOA 18-100162**
Applicant/ Owner: Taylor and Sara Thompson
Agent: Randy McKnight
Property Address: 3218 Horn Court
Parcel ID: 180933-0052
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-377(e)(1)e., for 44% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property located at 3218 Horn Court, legally described as Lot 10, Block 13, Jacksonville Beach Heights.**
- Miscellaneous Info:** No Previous Variance Requests.

Notes:

- b. **Case Number:** **BOA 18-100163**
Applicant/Owner: Stefan Kirshenbaum
Property Address: 125 South 3rd Avenue
Parcel ID: 175670-0110
Current Zoning: RM-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340 (e)(1)c.2, for a westerly side yard setback of 4 feet, in lieu of 10 feet required; and 34-340 (e)(1)f., for 49.6% lot coverage, in lieu of 35% maximum; to allow for an addition to an existing two-family dwelling for property located at 125 South 3rd Avenue, legally described as the westerly 40 feet of the southerly 80 feet, of Lot 7, Block 22, Pablo Beach South.**
- Miscellaneous Info:** Three previous variance application (BZA# 32-92, BOA# 15-100059 and BOA# 15-100017) and two previous conditional use applications PC# 8-13 and PC# 21-91).

Notes:

- c. **Case Number:** **BOA 18-100164**
Applicant/ Owner: Julie Scott
Property Address: 1030 North 24th Street
Parcel ID: 179098-0040
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 37.3% lot coverage, in lieu of 35% maximum; to allow for a room addition to an existing single-family dwelling, for property located at 1030 North 24th Street, legally described as Lot 4, and the North ½ of Lot 5, Block 33, Section "A" Jacksonville Beach.**
- Miscellaneous Info:** No Previous Variance Requests.

Notes:

- d. **Case Number:** **BOA 18-100165**
Applicant/ Owner: Jeffrey Toler
Property Address: 1025 Owen Avenue
Parcel ID: 179890-0020
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.3, for a rear yard setback of 23 feet, in lieu of 30 feet required; and 34-337(e)(1)e., for 48% lot coverage, in lieu of 35% maximum; to allow a room addition to an existing single-family dwelling, for property located at 1025 Owen Avenue, legally described as Lots 8 and 9, Block 6, Williams Coastal Boulevard Heights.**
- Miscellaneous Info:** No Previous Variance Requests.

Notes:

- e. **Case Number: BOA 18-100159**
Appeal of the Planning and Development Director's Interpretation of Land Development Code Section(s) 34-373(d), 34-393(c), and 34-339(e)(4)(h), Land Development Code, as it applies generally to properties located in the City, and as it applies to the proposed development of residential townhomes on the properties located at 1010 North 2nd Avenue, 314 and 322 North 12th Avenue, and 0 North 4th Avenue.

Notes:

PLANNING DEPARTMENT REPORT The next scheduled meeting is Tuesday, October 16, 2018.

There is one (1) scheduled case.

ADJOURNMENT

NOTICE

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.

Minutes of Board of Adjustment Meeting
held Tuesday, June 5, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida

**JACKSONVILLE
BEACH**

CALL TO ORDER

Chairperson Sylvia Osewalt called the meeting to order.

ROLL CALL

Chairperson: Sylvia Osewalt
Vice-Chairman: Jeff Truhlar
Board Members: Scott Cummings, John Moreland, Francis Reddington
Alternates: Lucas Snyder

Also in attendance was George Knight, Building Official.

Ex-parte Communications:

Ms. Osewalt stated she had Ex-parte communication with the Minister of the church and Agent for case BOA# 18-100085. She stated she would be filing a Form 8B, Voting Conflict [*on file*], and will turn the meeting over to Mr. Truhlar, who will conduct the meeting on the last item on the agenda.

Mr. Moreland stated he had a discussion with MG and Donna Orender regarding BOA# 18-100083.

Mr. Truhlar stated he also had conversations with MG and Ms. Orender regarding BOA# 18-100083 regarding resubmittal questions.

Mr. Cummings, Mr. Reddington, and Mr. Snyder had none.

Approval of Minutes: None

CORRESPONDENCE: An email was received regarding BOA# 18-100085.

OLD BUSINESS: None

NEW BUSINESS:

(A) **Case Number:** BOA 18-100054

Name of Applicant: Brian Seaton

Agent: Ben Broadfoot, Broadfoot Designs

Property Address: 7 Oakwood Road

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 48% lot coverage, in lieu of 35% maximum; 34-373(d) for a parking area setback of 1 foot in lieu of 5 foot required; and 34-373(f), for a partial gravel driveway, in lieu of paved; to allow a detached garage addition to an existing single-family dwelling, for property legally described as *Lot 3, Block 14, Ocean Forest, Unit 3.*

Brian Seaton, 7 Oakwood Road, Jacksonville Beach, stated he has an issue with parking, and he would like to put in a garage in his property. Ms. Osewalt explained that the Board needed to address the non-compliant current lot coverage of 45.7%. A discussion ensued about existing parking, driveway, property lines, paving materials and the garage.

Public Hearing:

The following individual spoke in in opposition to the request:

- James Sorrell, 1410 Pinewood Rd., Jacksonville Beach

Ms. Osewalt closed the public hearing.

Discussion:

A discussion ensued about lot coverage and the garage.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve BOA# 18-100054 as amended for 45.7% lot coverage, in lieu of the 48% requested.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Francis Reddington
Nays – Scott Cummings, Sylvia Osewalt

The motion was approved by a vote of 3-2, as modified.

(B) Case Number: BOA 18-100075

Name of Applicant: Willie and Erin Lane

Property Address: 1005 North 24th Street

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 52% lot coverage, in lieu of 35% maximum; 34-373(e)(1)g., for an accessory structure (sidewalk) setback of 1 foot, in lieu of 5 feet required for a paver walkway, patio, and pool pavers, at an existing single family dwelling, for property legally described as *Lot 4, Block 89, Section "A" Jacksonville Beach.*

Willie Lane, alongside his wife, stated the hardship of a non-conforming lot. Ms. Osewalt referenced to a previous 2014 BOA case relating to this property that allowed the expansion of the lot coverage to 42%. Mr. Lane and the Board discussed the alternatives that could allow a reduction in lot coverage.

Public Hearing:

The following individual spoke in favor of the request:

- Bruce Floyd, 1003 North 24th St., Jacksonville Beach

Ms. Osewalt closed the public hearing.

Discussion:

Mr. Cummings brought to the Board's attention the reoccurring issue of having narrow lots with certain regions where the grass dies and is replaced with pavers due to its lack of access to the sun. Mr. Cummings understands the reasoning behind constructing the pavers and the problems that later follow if a pool, for example, is to be constructed.

Motion: It was moved by Mr. Reddington, seconded by Mr. Cummings, to approve BOA# 18-100075, as discussed and viewed, with the exception of granting 49.9% lot coverage in lieu of 35% maximum.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Scott Cummings, Sylvia Osewalt, and Francis Reddington

The motion was approved, unanimously.

(C) Case Number: BOA 18-100079

Name of Applicant: Andrew and Paige Gsell

Agent: Justin Belichis, Pratt Guys

Property Address: 1117 North 17th Street

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.3., for a rear yard setback of 17.6 feet, in lieu of 30 feet required; and 34-337(e)(1)e., for 42% lot coverage, in lieu of 35% maximum; for the addition of a paver patio and a pergola, to an existing single-family dwelling for property legally described as *Lot 3, Block 48, Section "A" Jacksonville Beach*.

Andrew and Paige Gsell, 1117 North 17th Street, are requesting a variance to increase their lot coverage, which is already at 38% and considered nonconforming. The Board proceeded by inspecting the provided prints [on file] to better understand the requestor. Ms. Osewalt asked if the requestor informed his neighbors, and he did not.

Public Hearing:

No one came forward to speak about the case.
Ms. Osewalt closed the public hearing.

Discussion:

A discussion ensued regarding whether the variance request is reasonable. The Board agreed that it is, based on similar previous requests.

Motion: It was moved by Mr. Moreland, seconded by Mr. Reddington, to approve BOA# 18-100079, as discussed and presented.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Scott Cummings, and Francis Reddington
Nays – Sylvia Osewalt

The motion was approved by a 4-1 vote.

(D) Case Number: BOA 18-100080

Name of Applicant: Johann Bergh

Agent: Stella Knierieman, Pools By Stella, Inc.

Property Address: 524 Barbara Lane

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 40% lot coverage, in lieu of 35% maximum; to allow a pool and patio addition to a new single-family dwelling, for property legally described as *Lot 4, Block 1, Beach Homesites Unit One*.

Ms. Knierieman, 860 Bonita Rd., Atlantic Beach, and Mr. Bergh, 524 Barbara Lane, Jacksonville Beach, explained they want to build a pool with additional chairs and decking that would result in a non-conforming lot, which they identified as their hardship. The Board agreed their property is small.

Public Hearing:

No one came forward to speak about the case.
Ms. Osewalt closed the public hearing.

Discussion:

There was no further discussion on this item.

Motion: It was moved by Mr. Moreland, seconded by Mr. Thrular, to approve BOA# 18-100080, as submitted and discussed.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Scott Cummings, Sylvia Osewalt, and Francis Reddington

The motion was approved unanimously.

(E) Case Number: BOA 18-100082

Name of Applicant: Scott Glawe

Owner: Susan Glawe, Revocable trust

Property Address: 217 North 18th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(3)c.1., for a front yard setback of 9 feet, in lieu of 20 feet required; and for 34-340(e)(3)c.2., for an easterly side yard setback of 8 feet, in lieu of 10 feet required; for a substantial improvement to an existing dwelling unit, for property legally described as *Lot 7, together with the easterly 4.00 feet of Lot 6, Block 193, Elton Realty Company's Replat.*

Mr. Glawe, 217 North 18th Avenue, Jacksonville Beach, stated he requested the variance for an easterly side yard setback to preserve the history of his property. He was confused as to why a setback of 9 feet was added to his request, and Mr. Knight clarified it was added to make his current lot conforming. When asked about the shed by Mr. Knight, Mr. Glawe answered that the shed, along with other property structures, will go away eventually.

Public Hearing:

No one came forward to speak about the case.
Ms. Osewalt closed the public hearing.

Discussion:

The Board discussed the need for the lot to come into compliance with code.

Motion: It was moved by Mr. Moreland, seconded by Mr. Thrular, to approve BOA# 18-100082, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Scott Cummings, Sylvia Osewalt, and Francis Reddington

The motion was approved unanimously.

(F) Case Number: BOA 18-100083

Name of Applicant: Orender Unlimited, LLC

Agent: Wade Olszewski, CPH, Inc.

Property Address: 391 South 16th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-373(c), to allow 10 feet of maneuvering space, in lieu of 23 feet required, adjacent to 11 parking spaces for a proposed new 3,300 square foot office building; for property legally described as Lot 7, Block 154, *Pablo Beach South*.

Mr. Olszewski, 124 South 28th Avenue, Jacksonville Beach, is requesting a variance to maneuver his space after altering his property, in response to the Board's answers from his previous variance requests. A discussion ensued amongst the Board and Mr. Olszewski regarding lot concerns, which include whether the variance would result in more traffic on 16th Avenue. Mr. Olszewski added this concern was also shared by David McDonald from Public Works, to whom Mr. Olszewski reassured, including the Board, that it will not affect any traffic as there is a ditch acting as a physical barrier.

Public Hearing:

The following individuals spoke in in opposition to the request:

- Jack Bockout, 403 16th Avenue South, Jacksonville Beach

Rain and drainage issues were discussed, and the Board agreed the commercial property is in compliance and will not affect Mr. Bockout if the variance is allowed.

Ms. Osewalt closed the public hearing.

Discussion:

Mr. Moreland stated he regrets not approving the requestor's previous variance. The Board expressed appreciation for the requestor's efforts to abide by City Code.

Motion: It was moved by Mr. Thrular, seconded by Mr. Moreland, to approve BOA# 18-100083, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Scott Cummings, and Sylvia Osewalt
Nays – Francis Reddington

The motion was approved by a 4-1 vote.

(G) Case Number: BOA 18-100084

Name of Applicant: Stephen and Charlotte Jensen

Agent: Christi Elflein, Starr Sanford Design

Property Address: 3223 South Ocean Drive

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2., for a northerly side yard setback of 7.5 feet, in lieu of 10 feet required; and a southerly side yard setback of 4 feet, in lieu of 10 feet required; and 34-336(e)(1)e., for lot coverage of 49%, in lieu of 35% maximum; 34-373(f), for a turf block driveway, in lieu of paved; to allow construction of a new single-family dwelling, for property legally described as *Lot 11, Block 1, Atlantic Shores, Ocean Front Section "B"*.

Christi Elflein, 3512 Bay Island Circle, Jacksonville Beach, referred to the application's pictures [on file] to indicate that the oceanfront property is in violation of current Code due to its construction prior to the zone laws' updates, and the variance request would allow the construction of a new single-family dwelling that will improve the setbacks and lot coverage in violation.

The proposed dwelling has a new footprint that is slightly smaller than the existing one, and it will reduce the lot coverage from 65% down to 49%, which is in the requested variance. Ms. Elflien is also proposing to shift the house to the east to allow more parking in the front and to align the rear of the house with the general building line along the ocean front.

Public Hearing:

The following individuals were in favor of the request but did not wish to address the Board:

- Julia Starr Sanford, 370 South 4th Avenue, Jacksonville Beach

A hand-written letter in opposition of the proposed variance was read by the Board.

Ms. Osewalt closed the public hearing.

Discussion:

Mr. Moreland expressed appreciation for how much the agent reduced the lot coverage.

Motion: It was moved by Mr. Moreland, seconded by Mr. Thrular, to approve BOA# 18-100084, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Scott Cummings, Sylvia Osewalt, and Francis Reddington

The motion was approved unanimously.

(H) Case Number: BOA 18-100085

Name of Applicant: Gary Grider

Owner: First Christian Church of the Beaches, Inc.

Agent: Robert Meador

Property Address: 80 North 20th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(3)c.1., for a front yard setback of 18 feet, in lieu of 20 feet required; 34-340(e)(3)c.2., for a corner side yard setback of 10.4 feet, in lieu of 15.2 feet required; and 34-340(e)(3)c.3., for a rear yard setback of 10 feet, in lieu of 30 feet required; 34-340(e)(3)g., for an existing accessory structure (sidewalk) setback of 0 feet, in lieu of 5 feet required; 34-373(d) for an existing parking area setback of 1 foot, in lieu of 5 feet required; to allow construction of a new church building, for property legally described as *Lots 6, 7, Pritchards-Clarsen Replat.*

Mr. Meador, 1147 Kings Road, Neptune Beach, explains the shape of the current lot will not allow him to construct a new church building. He referred to a binder in his possession of site plans, supporting documents, and pictures to explain that the church is in bad shape, and the best option available is to construct a new building.

Two site plans were presented to the Board, with the second site plan being the preferred one by the church, but the problem that follows is the inexistence of square corners that would

hinder its construction. Mr. Meador followed with an explanation of variance details. It would move the church away from all its neighbors, except one. The eventual structure would be 2,405 square feet, which is 3% larger than the current building structure and would lead to the reduction of the lot coverage by 7%.

In response to Mr. Moreland's question, Mr. Meador clarified that the church building is currently being used as a teen center and for storage purposes.

Public Hearing:

The following individuals spoke in in opposition to the request:

- Lyle Reimann, 91 19th Avenue North, Jacksonville Beach
- Russ Jordak, 177 San Juan Drive, Jacksonville Beach
- Farley Grainger, 1238 Windsor Harbor Drive, Jacksonville Beach
- Athena Mann, 11729 Alexander Court, Jacksonville Beach
- Terry Rankin, 85 19th Avenue North, Jacksonville Beach

The following individuals were opposed to the request but did not wish to address the Board:

- Sharon K. Reimann, 91 19th Avenue North, Jacksonville Beach
- Farley Grainger, 1238 Windsor Harbor Drive, Jacksonville Beach
- John Atkins, 286 South 1st Street, Jacksonville Beach

Mr. Moreland stated he received a variety of emails that have been submitted in opposition of the agenda item and listed the opposers' names:

- Peter and Linda Dalton, 116 19th Avenue North, Unit 301, Jacksonville Beach
- Shelia and Tim Parenton, 116 19th Avenue North, Unit 401, Jacksonville Beach, expressed their opposition three times
- Mary Linn Micah, 116 19th Avenue North, Jacksonville Beach
- Dorothy Wurster, 116 19th Avenue North, Unit 602, Jacksonville Beach
- John Johnson, 116 19th Avenue North, Unit 702, Jacksonville Beach
- Kathleen Adams and Edmund Beggar, 116 19th Avenue North, Unit 701, Jacksonville Beach

The following individual expressed their support of the request in two letters:

- Jean Francis, 116 19th Avenue North, Unit 201, Jacksonville Beach

Mr. Meador stated he understood the concerns and reassured that the building will be fit for the neighborhood and will not have a "block" shape, as it will resemble a house. Mr. Moreland commented Mr. Meador did not do a good job of communicating with the neighborhood in regards to the property's alteration and referred to this proposal as a premature one. The Board expressed further concerns about parking.

The public hearing was closed.

Discussion:

Mr. Knight was asked to clarify the meaning of the written conditional use for the church; Mr. Knight explained the church was granted a special exception to conduct its operations.

Motion: It was moved by Mr. Moreland, seconded by Mr. Reddington, to deny BOA# 18-100085.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Scott Cummings, Sylvia Osewalt, and Francis Reddington

The motion was denied unanimously.

PLANNING DEPARTMENT REPORT The next scheduled meeting is **Tuesday, June 19, 2018.**

There are three (3) scheduled cases.

Adjournment

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 8:05 P.M.

Submitted by: Sama Kaseer
Staff Assistant

Approval:

Chairperson

Date

**Minutes of Board of Adjustment Meeting
held Tuesday, August 21, 2018 at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairwoman Sylvia Osewalt called the meeting to order.

ROLL CALL

Chairperson: Sylvia Osewalt
Vice-Chairwoman: Jeff Truhlar
Board Members: Scott Cummings Francis Reddington
Alternates: Lucas Snyder

EX-PARTE COMMUNICATIONS: *None*

APPROVAL OF MINUTES: *None*

CORRESPONDENCE:

A letter [*on file*] was received from Mike Riley regarding BOA# 18-100152.

OLD BUSINESS: *None*

NEW BUSINESS:

(A) Case Number: BOA 18-100131

Applicant/Owner: Atkins Builders, Inc.
Agent: John Atkins
Property Address: 1100 South 4th Street

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(2)c.2, for a southerly side yard setback of 7.5 feet, and a northerly side yard setback of 5 feet for the south units, and a southerly side yard setback of 5 feet, and a northerly corner side yard setback of 7.5 feet for the north units, all in lieu of 10 feet required; 34-338(e)(2)c.3 for a rear yard setback of 20 feet in lieu of 30 feet required; 34-338(e)(2)f., for 39.5% lot coverage in lieu of 35% maximum; 34-373(f) for a gravel drive, in lieu of paved; to allow construction of two new two-family dwellings for property legally described as *Lots 1, 2, Block 115, Oceanside Park*.

Applicant: John Atkins, 76 North 2nd Street, Jacksonville Beach, stated the width of his property does not correspond to the RS-3 zoning requirements, and therefore his lot is undersized and non-conforming. He identifies this as his hardship, and explained the request for increase in lot coverage

is for a two-car garage and driveway. Mr. Atkins also added this variance has been requested before the board five times for different properties, and it has been approved.

Conversation ensued regarding clarification of the request. Ms. Osewalt deduced the lot coverage's length is oversized, but undersized in width, and the requested variance does not discuss the area Mr. Atkins identified as a hardship; the 50 foot width is the identified hardship, but the agent wants to alter the 125 foot length of the lot. When a single-car garage was proposed, Mr. Atkins stated the neighbors objected to it.

Public Hearing:

The following Jacksonville Beach resident was uncertain of the request:

- Donni Welch-Rawls, 403 South 12th Avenue, Jacksonville Beach

The following Jacksonville Beach residents spoke in favor of the request:

- Carol Nogid, 442 South 11th Avenue, Jacksonville Beach
- Jerry Williamson, 3804 Duval Drive, Jacksonville Beach

The following Jacksonville Beach residents spoke in opposition of the request:

- John Sorrell, 1410 Pinewood Rd., Jacksonville Beach

Mr. Atkins responded to the opposers' disapproving comments on the type of the discussed lot and clarified it is permitted by the land development code and does not relate to the proposed variance.

Ms. Osewalt closed the public hearing.

Discussion:

Mr. Cummings commented he is not fond of the gravel driveway.

Motion: It was moved by Mr. Reddington, and seconded by Mr. Cummings, to deny BOA# 18-100131, as presented and discussed.

Roll Call Vote: Ayes –Scott Cummings, Francis Reddington, Sylvia Osewalt
Nays –Jeff Truhlar, Lucas Snyder.

The motion was approved by a vote of 3-2.

(B) Case Number: BOA 18-100132 (mistakenly referred to as BOA 18-100134 on Agenda)

Applicant/Owner: Alexander and Tatiana Wank
Property Address: 728 North 7th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.1, for a front yard setback of 10 feet, in lieu of 20 feet required; and 34-337(e)(1)c.2, for a side yard setback of 2.3 feet, in lieu of 7.5 feet required; and 34-377 for 1 parking space in lieu of 2 required; to enclose an existing carport to convert to a garage, for property legally described as *Lot 5, Block 78, Pablo Beach Improvement Company's Plat of Part Norther Portion of Pablo Beach*.

Applicant: Alexander Wank, 728 North 7th Avenue, Jacksonville Beach, explained that the lot is narrow in comparison to the other surrounding lots. When he purchased the property, the carport was already in existence and built very close to his westward neighbor, and that was not discussed in the previous variance this property was granted in 1994. The variance Mr. Wank is requesting would allow him to close the carport and construct a garage.

The Board discussed garage size and followed with a question on whether Mr. Wank informed his neighbors, in which he responded that he did. He also referred to a letter from the neighbor residing in 776 Duval Drive. Ms. Osewalt questioned the necessity of the 2.3 foot side yard setback and was told by the owner that he did not want to build anything that was not initially under his roof; and he also added that he wants a door in the southeast corner of the garage, another that would open to the yard, and the main one (garage door) facing the street.

Public Hearing:

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Discussion:

A discussion ensued regarding the lot's previous variance and its relation to the one currently being requested.

Motion:

It was moved by Mr. Cummings, and seconded by Mr. Snyder, to approve BOA# 18-100132, as submitted and discussed.

Roll Call Vote:

Ayes – Scott Cummings, Francis Reddington, Sylvia Osewalt, Jeff Truhlar, and Lucas Snyder.

The motion was approved unanimously.

(C) Case Number: BOA 18-100133

Applicant/Owner: Ben and Stacey Chrisman

Property Address: 115 South 1st Street

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.1, for a front yard setback of 1.5 feet, in lieu of 20 feet required; and 34-338(e)(1)c.2, for a southerly side yard setback of 2.5 feet, in lieu of 5 feet minimum, and total side yards of 10.8 feet, in lieu of 15 feet required; and 34-338(e)(1)c.3, for a rear yard setback of 1 foot, in lieu of 30 feet required; 34-338(e)(1)e., for 90.8% lot coverage, in lieu of 35% maximum, to allow for re-construction of an existing single family dwelling for property legally described as *the south ½ of Lot 2 (except the easterly 88 feet), Block 11, Pablo Beach.*

Applicants: Ben and Stacey Chrisman, 115 South 1st Street, Jacksonville Beach, stated they want to alter their property as discussed in the variance. Ms. Sylvia explained their request exceeds the limits in comparison to typical variance requests, to which Mr. Knight responded by saying in the

Central Business District specifically, a 90% lot coverage is allowed. Mr. Chrisman discussed the options he considered in regards to how he can alter the property and added that he wants to turn it into a two-story construction, with respect to the 35 foot height restriction.

Mrs. Chrisman stated they want to add a two-car garage to the new construction. Mr. Knight explained this additional request also meets the minimum requirements.

Public Hearing:

No one came forward to speak about this case.

Ms. Osewalt closed the public hearing.

Discussion:

Mr. Cummings stated he was surprised no one lives in the next-door condo.

Motion:

It was moved by Mr. Reddington, and seconded by Mr. Cummings, to approve Case Number BOA# 18-100133, as submitted and discussed.

Roll Call Vote:

Ayes – Scott Cummings, Francis Reddington, Sylvia Osewalt, Jeff Truhlar, and Lucas Snyder.

The motion was approved unanimously.

(D) Case Number: BOA 18-100135

Applicant/Owner: Levi Frost

Property Address: 1630 Tanglewood Road

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 36.2% lot coverage, in lieu of 35% maximum; to add a shed to an existing single-family dwelling, for property legally described as *Lot 16, Block 13, Ocean Forest Unit 3*.

Applicant: Levi Frost, 1630 Tanglewood Road, Jacksonville Beach, explained his hardship is the narrowing size of the property as the backside is reached, which makes it undersized as a whole. Ms. Osewalt clarified that his hardship is a non-conforming lot. Mr. Frost explained he wanted to add a shed for storage, which will change the lot's coverage from being under to becoming over the required maximum.

Public Hearing:

No one came forward to speak about this case.

Ms. Osewalt closed the public hearing.

Discussion:

A discussion ensued concerning the types of businesses in the area, congestion, parking, flooding, and maintenance.

Motion: It was moved by Mr. Reddington, and seconded by Mr. Cummings, to approve BOA# 18-100135, as submitted and discussed.

Roll Call Vote: Ayes – Scott Cummings, Francis Reddington, Sylvia Osewalt, Jeff Truhlar, and Lucas Snyder.

The motion was approved unanimously.

(E) Case Number: BOA 18-100140

Applicant: Coastal Oaks Construction
Owner: Julia Russell
Property Address: 438 Lower 8th Avenue South

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 39% lot coverage, in lieu of 35% maximum; for a new single-family dwelling, for property legally described as *Lot 6, Block 4, Oceanside Park*.

Applicants: Gregory Barnett, 1280 Plantation Oaks Dr., Jacksonville Beach, and Ryan Paulo, 157 Bear Pen Rd., Ponte Vedra Beach, identified themselves as the case's agents. Mr. Barnett stated that their hardship is a nonconforming lot. Mr. Knight asked for a clarification on whether the request is for a single family dwelling only, or if a pool is to be included. Mr. Barnett answered they will not include a pool for the time being, and it was explained to him by the Board that another variance would be needed for such addition. Mr. Barnett added they are building a 32 foot-wide house in a 50 foot lot.

Public Hearing:
No one came forward to speak about this case.

Ms. Osewalt closed the public hearing.

Discussion:
The Board agreed this request is reasonable.

Motion: It was moved by Mr. Truhlar, and seconded by Mr. Snyder, to approve BOA# 18-100140, as submitted and discussed.

Roll Call Vote: Ayes – Scott Cummings, Francis Reddington, Sylvia Osewalt, Jeff Truhlar, and Lucas Snyder.

The motion was approved unanimously.

(F) Case Number: BOA 18-100152

Applicant: Coastal Construction Company, LLC
Owner: Renee Bourgeois
Agent: Peter W. Schwab
Property Address: 4045 Palm Way

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2, for a northerly side yard setback of 5 feet, in lieu of 10 feet required; for a new single-family dwelling, for property legally described as *Lot 18, Block 11, Ocean Terrace*.

Applicant: Peter Schwab, 404 North Harbor Lights Drive, Ponte Vedra Beach, asked the Board to change the variance that was previously granted for Lot 18, because it was accidentally built using the wrong setback information and is therefore considered nonconforming. He is asking for forgiveness from the Board.

Public Hearing:

A letter [*on file*] from Mike Riley, 4033 Palm Way, was read regarding the requested variance, and Mr. Riley was also present at the meeting to express his concerns.

Mr. Schwab reaffirmed to the Board that the house is built exactly in compliance to the previous variance's requirements, but he made the error of shifting the property and thereby affecting the setbacks.

Ms. Osewalt closed the public hearing.

Discussion:

A discussion ensued amongst Board members, including Mr. Knight, regarding the resultant property alteration if this variance is to be granted.

Motion: It was moved by Mr. Truhlar, and seconded by Mr. Cummings, to approve BOA# 18-100152, as submitted and discussed.

Roll Call Vote: Ayes – Scott Cummings, Francis Reddington, Sylvia Osewalt, Jeff Truhlar, and Lucas Snyder.

The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is on Wednesday, September 5, 2018. There are four (4) scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 8:30 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairman

Date

**Minutes of Board of Adjustment Meeting
Held Wednesday, September 5, 2018, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairwoman Sylvia Osewalt called the meeting to order.

ROLL CALL

Chairwoman: Sylvia Osewalt
Vice-Chairman: Jeff Truhlar
Board Members: Scott Cummings, Francis Reddington
Alternates: Lucas Snyder (*absent*)

Ms. Osewalt explained the attendance presents a quorum, and a vote of at least three Board Members is required for a motion to pass. She added that applicants could postpone their cases until the next Board of Adjustment meeting. No one came forward to have their cases postponed.

Ex-parte Communications

There were no Ex-parte communications received by the Board members.

Approval of Minutes

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

- July 3, 2018
- July 17, 2018
- August 7, 2018

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

- (A) **Case Number: BOA 18-100141**
Name of Applicant: Debra Applegate
Property Address: 904 South 15th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 40.8% lot coverage; in lieu of 35% maximum; 34-337(d) to allow a parking area setback of 4.7 feet, in lieu of 5 feet required; to add a driveway to an existing single-family dwelling, for property legally described as Lot 1, Block 160, Oceanside Park.

Applicant:

Debra Applegate, 904 South 15th Avenue, Jacksonville Beach, stated her hardship is a driveway that goes up only halfway from the road, with pavers that have sunken into the ground. The existing pavers were already on the lot when the property was purchased in June of this year. Mr. Truhlar stated the driveway only has a width of 50 feet, according to the survey, which makes it undersized and non-conforming.

Public Hearing:

No one came forward to speak about the case.
Ms. Osewalt closed the public hearing.

Discussion:

The Board discussed lot size and coverage.

Motion: It was moved by Mr. Reddington, seconded by Mr. Cummings, to approve BOA# 18-100141, as written and read.

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

(B) Case Number: BOA 18-100147

Name of Applicant: James Michael Vinci
Owner: Jeff Schmidt
Property Address: 2509 St. Johns Boulevard

City of Jacksonville Beach Land Development Code Section(s) 34-347(e)(1), for 41% lot coverage; in lieu of 35% maximum; to allow for a covered patio and pool addition to an existing single-family dwelling, for property legally described as Lot 1, Block 3, Jacksonville Beach Heights.

Applicant:

Mr. Schmidt, 2509 St. Johns Boulevard, Jacksonville Beach, stated he has a 50x120 foot (6000 square feet), an undersized lot. He is asking for 41% lot coverage to construct a pool and a patio. He added that he would repave his driveway due to some cracks. Ms. Osewalt stated it is a non-conforming lot, and discussion ensued among the Board later about lot coverage, pool, patio, and driveway.

Public Hearing:

The following individuals spoke in opposition to the agenda item:

- Matthew Laney, 2546 Horn Street, Jacksonville Beach

Ms. Osewalt recommended the neighbors go to the City Council as the neighbors' issue was not something that can be addressed by this Board. Mr. Vinci was offered a chance to address the comments, and he declined.

Ms. Osewalt closed the public hearing.

Discussion:

Ms. Osewalt and Mr. Reddington stated they understand the neighbor's concerns but are unable to assist them with their concerns.

Motion: It was moved by Mr. Cummings, seconded by Mr. Truhlar, to approve BOA# 18-100147, as written and discussed.

Roll Call Vote: Ayes – Sylvia Osewalt, Jeff Truhlar, Francis Reddington, and Scott Cummings.

The motion was approved, unanimously.

(C) **Case Number: BOA 18-100149**

Name of Applicant: David Mitchell

Agent: Marti McCoy

Property Address: 3 South 21st Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(4)c.1, for a front yard setback of 6.6 feet, in lieu of 20 feet required; to allow improvements (2nd floor balcony extension), to an existing townhome for property legally described as Part Lots 2,3, Recorded O/R 14516-2037, Block M *Permenters R/P Atlantic Camp Grounds*.

Applicant:

Marti McCoy, 2 20th South Avenue, Jacksonville Beach, stated he is asking for an extension of 3 feet of the patio on the second floor, and for the addition of a balcony to the third floor of the property. He explained the hardship is the extremely small balcony that is preventing the owner from utilizing it. Mr. McCoy also stated he is a neighbor and has previously requested the same variance, and it was approved. Ms. Osewalt reiterated the Board treats each case individually.

Discussion proceeded on the extension of the balcony and setback requirements. Ms. Osewalt stated the property setback is currently already below the 20 feet requirement, meaning it is a non-conforming lot. When asked, Mr. McCoy stated he informed the neighbors about his request.

Public Hearing:

No one came forward to speak about the case. Ms. Osewalt closed the public hearing.

Discussion:

Mr. Cummings stated he has no issue granting this variance, as it will maintain the uniformity and attractiveness of the townhome. Ms. Osewalt stated she does, emphasizing the point that there is a suitable place to live in and a variance is not necessary. Mr. Cummings emphasized that the owner still has a hardship.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Cummings, to approve BOA# 18-100149, as stated and discussed.

Roll Call Vote: Ayes – Jeff Truhlar, Francis Reddington, and Scott Cummings.

Nays- Sylvia Osewalt
The motion was approved by a vote of 3-1.

- (D) **Case Number: BOA 18-100150**
Name of Applicant: Carrie Moon
Agent: Marti McCoy
Property Address: 5 South 21st Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(4)c.1, for a front yard setback of 4.2 feet, in lieu of 20 feet required; to allow improvements to an existing townhome (extend 2nd floor balcony), for property legally described as Part Lots 2, 3, Recorded O/R 18187-253, Block M, South Pablo or Atlantic Camp Grounds.

Applicant:

Marti McCoy stated he would be completing the same balcony alteration to continue the leveling of the extensions of the building, so they can all be orderly. Ms. Osewalt referenced a 2005 variance that was granted for this case.

Public Hearing:

No one came forward to speak about the case.
Ms. Osewalt closed the public hearing.

Discussion:

There was no further discussion regarding this case.

Motion: It was moved by Mr. Reddington, seconded by Mr. Cummings, to approve BOA# 18-100150, as written and read.

Roll Call Vote: Ayes –Jeff Truhlar, Francis Reddington, and Scott Cummings.

Nays- Sylvia Osewalt

The motion was approved by a vote of 3-1.

Adjournment

Attendance of the Board members was discussed. Ms. Osewalt stated she will be absent for the next two meetings and hopes John Moreland is reappointed by that time. There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 9:00 P.M.

Submitted by: Melanie Wine
Administrative Assistant

Approval:

Chairperson

Date

**Minutes of Board of Adjustment Meeting
held Tuesday, September 18, 2018 at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Vice-Chairperson Jeff Truhlar called the meeting to order. Prior to Roll Call, Gary Cater was sworn in by Mr. Truhlar as a second alternate for the Board of Adjustments.

ROLL CALL

Chairperson: Sylvia Osewalt (*Absent*)
Vice-Chairperson: Jeff Truhlar
Board Members: Scott Cummings Francis Reddington John Moreland (*Absent*)
Alternates: Lucas Snyder Gary Cater

George Knight, Building Official, was also present.

EX-PARTE COMMUNICATIONS: *None*

APPROVAL OF MINUTES: *None*

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

(A) Case Number: BOA 18-100154

Applicant/Owner: David Stellato
Property Address: 15 Fairway Road

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2, for a side yard setback of 6.1 feet, in lieu of 10 feet required; to allow a garage addition to a single-family dwelling for property legally described as Lot 20, Mission Hills Unit No. 2.

Applicant: David Stellato, 15 Fairway Road, Jacksonville Beach, explained he is trying to enlarge his garage on the side of his house, instead of the back, and recalled previous variances granted to his neighboring properties to support his request. He also stated he spoke with his neighbors. Mr. Cummings explained that a land hardship must be present for variances to be issued, and Mr. Stellato does not have one.

Public Hearing:

No one came forward to speak about the case.

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Reddington reiterated the lack of a hardship in this case, and the Board agreed.

Motion: It was moved by Mr. Reddington, and seconded by Mr. Snyder, to deny BOA# 18-100154, as presented and discussed.

Roll Call Vote: Ayes – Cummings, Reddington, Cater, Truhlar, and Snyder.
The motion to deny was approved unanimously.

(B) Case Number: BOA 18-100155

Applicant/Owner: Mary and Tom Weiss

Property Address: 202 South 21st Avenue (aka 2102 South 2nd Street)

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.3, for a rear yard setback of 12 feet, in lieu of 30 feet required; for an existing un-permitted covered patio, and 34-338(e)(1)g., for an accessory structure setback of 2 feet in lieu of 5 feet required; for expanding an existing un-permitted patio and 34-338(e)(1)e., for 65% lot coverage, in lieu of previously approved 50% lot coverage, for a patio addition to an existing single-family dwelling for property legally described as Lot 1, Block Q, *Permenters Replat of Atlantic Camp Grounds*.

Applicant: Mary and Tom Weiss, 202 South 21st Avenue, Jacksonville Beach, stated they have a significantly small lot respective to the size of their house, and they are looking to build a patio. The Board asked how a 2015 home already has an unpermitted patio, and Mrs. Weiss explained the patio was an already-existing structure when the property was purchased. Mr. Weiss stated the lots around them were almost 100% lot coverage. Mr. Truhlar stated that other lots fall under different ordinances for lot coverage because they are multi-family constructions. Discussion ensued between the owners and the Board regarding property changes if the variance is granted.

Public Hearing:

No one came forward to speak about the case.

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Reddington stated this Board has never approved a 65% lot coverage.

Motion: It was moved by Mr. Snyder, and seconded by Mr. Cummings, to deny BOA# 18-100155, as submitted and discussed.

Roll Call Vote: Ayes –Cummings, Reddington, Cater, Truhlar, and Snyder.
The motion to deny was approved unanimously.

(C) Case Number: BOA 18-100156

Applicant/Owner: Donald R. Gibson, Jr.
Property Address: 115 North 9th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.2, for a corner side yard setback of 6.9 feet, in lieu of 10.6 feet required and 34-338(e)(1)c.3; for a rear yard setback of 6 feet, in lieu of 30 feet required; and 34-338(e)(1)e., for 46.6% lot coverage; to enlarge and attach an existing garage to an existing single-family dwelling for property legally described as Lot 1, Block 102, *Pablo Beach North*.

Applicants: Donald and Linda R. Gibson, Jr., 115 North 9th Avenue, Jacksonville Beach, wanted to enlarge their separated, accessory garage beyond 625 square feet and attach it to their home, which was built in 2014. Before their purchasing of the home, there was an attached garage that was enclosed by a previous owner. Mr. and Mrs. Gibson discussed their ability to remove the pavers to reduce their already-oversized lot coverage, which was allowed by a previous variance, to create accommodation for this new one.

Mr. Cummings and Mr. Knight talked about garage code rules, where Mr. Knight helped explain if the property's breezeway is not to be covered to satisfy the variance request, then the accessory must remain as is, with the restriction that its size cannot expand beyond 626 square feet. Mr. Reddington stated if the owners remove the pavers, then a variance wouldn't be needed, to which Mr. Cummings added that while that is correct, a rear yard setback is still needed.

Public Hearing:

The following Jacksonville Beach resident expressed concerns regarding this case:

- Scott Jones, 1018 1st Street North, Jacksonville Beach

Mr. Truhlar closed the public hearing.

Discussion:

Discussion ensued among the Board on which provisions of the variance can be altered in this case. Mr. Cummings expressed concerns regarding variance request trends by Jacksonville Beach residents for smaller side yards due to enlarged constructions, and he added it is difficult to grant this variance when no clear hardship is presented.

Motion: It was moved by Mr. Snyder, and seconded by Mr. Reddington, to approve BOA# 18-100156, as written and discussed.

Discussion ensued on amending the motion.

Amended Motion: It was moved by Mr. Cummings and seconded by Mr. Snyder to approve BOA #18-100156 to have a 45% lot coverage in lieu of 35% as written, Discussed and reviewed.

Roll Call Vote on Amended Motion: Ayes – Truhlar, Reddington, Snyder and Cater
Nays – Cummings

Amended motion was approved by a vote of 4-1.

Roll Call Vote on Original Motion: Ayes –Reddington, Snyder, and Cater
Nays – Cummings and Truhlar
The motion was approved by a vote of 3-2.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is on Tuesday, October 2, 2018. There are four (4) scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 7:42 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairman

Date

Sufficient *[initials]*



APPLICATION FOR VARIANCE

BOA No. 18-100162
HEARING DATE 10-2-2018

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 that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

AUG 20 2018

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name:	<u>Randy McKnight</u>	Telephone:	<u>(904) 571-4790</u>
Mailing Address:	<u>4987 Christina Lane South</u> <u>Jacksonville Florida 32257</u>	E-Mail:	<u>randymcknight@comcast.net</u>
Agent Name:	<u>Randy McKnight</u>	Telephone:	<u>(904) 571-4790</u>
Mailing Address:	<u>4987 Christina Lane South</u> <u>Jacksonville Florida 32257</u>	E-Mail:	<u>randymcknight@comcast.net</u>
Landowner Name:	<u>Taylor and Sara Thompson</u>	Telephone:	<u>904-571-4790</u>
Mailing Address:	<u>3218 Horn Court</u> <u>Jacksonville Beach Florida 32250</u>	E-Mail:	<u>taylorsthompson@gmail.com</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: 180933-0052 3218 Horn Court

Legal description of property (Attach copy of deed): Lot 10 Block13 Jacksonville Beach Heights.

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). The lot is 6,000 sq feet and the zoning RS-2 Minimum lot area: 7,500 square feet. We are needing to be at 44% Please see attached survey with the proposed house plan.

AFFIDAVIT

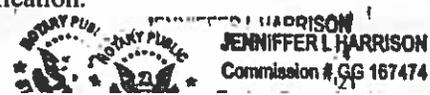
I, Randy McKnight, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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] Randy McKnight 8/20/2018
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 20 day of August, 2018 by Randy McKnight, who is personally known to me or has produced _____ as identification.

[Handwritten signature]



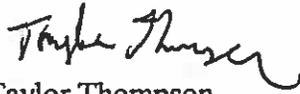
August 20, 2018

To Whom It May Concern:

I, Taylor Thompson, Homeowner of 3218 Horn Court, Jacksonville Beach, Florida 32250. hereby authorize Randy McKnight to act as agent of file variance application on behalf 3218 Horn Court, Jacksonville Beach, Florida 32250

3218 Horn Court, Jacksonville Beach Florida 32250.

Sincerely,



Taylor Thompson

Homeowner of 3218 Horn Court, Jacksonville Beach Florida 32250

State of Florida
County of Duval

The foregoing affidavit was sworn and subscribed before me this 20th day of August 2018 by Taylor Thompson, who is personally know to me.



JENNIFER L HARRISON
Commission # GG 167474
Expires December 12, 2021
Bonded Time Budget Notary Services

RECEIVED

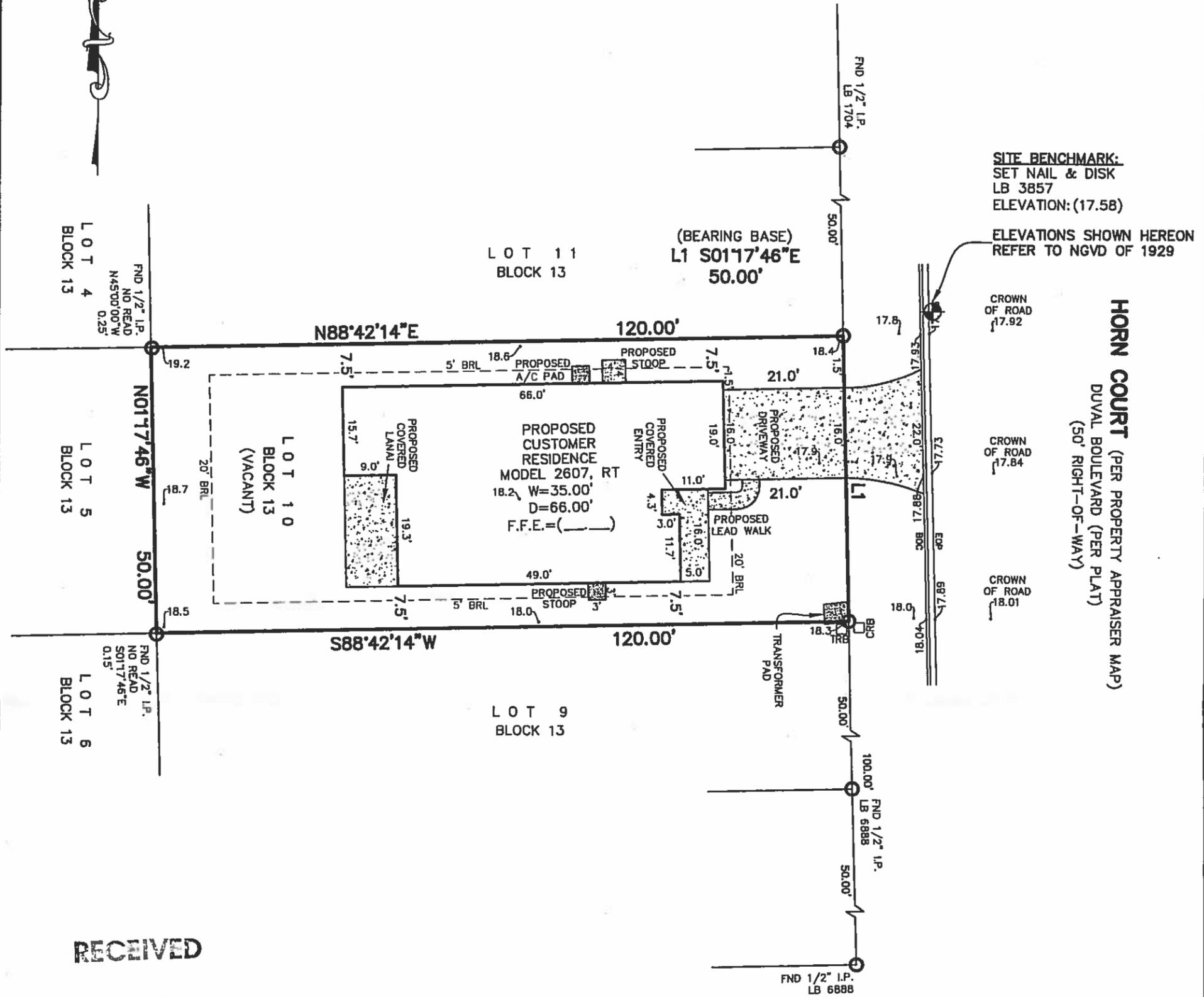
AUG 20 2018

18-100162

PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY, TOPOGRAPHY & TREE SURVEY WITH PLOT PLAN OF LOT 10, BLOCK 13 AS SHOWN ON MAP OF JACKSONVILLE BEACH HEIGHTS

AS RECORDED IN MAP BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: KEN HARPER



SITE BENCHMARK:
SET NAIL & DISK
LB 3857
ELEVATION: (17.58)

ELEVATIONS SHOWN HEREON REFER TO NGVD OF 1929

HORN COURT (PER PROPERTY APPRAISER MAP)
DUVAL BOULEVARD (PER PLAT)
(50' RIGHT-OF-WAY)

SEMINOLE AVENUE (PER PROPERTY APPRAISER MAP)
SEMINOLE STREET (PER PLAT)
(NOT PHYSICALLY OPEN)

BUILDERS ENDORSEMENT
SIGNED: _____
NAME: _____
DATE: _____

RECEIVED
AUG 20 2018
18-100162
PLANNING & DEVELOPMENT

SOURCE BENCHMARK:
NORTH RIM OF M.H. IN
FRONT OF 3276 ST. JOHNS
BLVD.
ELEVATION: (19.37)

ELEVATIONS SHOWN HEREON
REFER TO NGVD OF 1929

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN

LOT 10, BLK 13	MODEL: 2607, RT
LOT SIZE	8,000± SQ. FT.
DRIVEWAY TO R/W	336± SQ. FT.
LEAD WALK	30± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	50.00 FT.
TOTAL IMPERVIOUS AREA	2,662 SQ. FT. 44%

NOTE:
-SIDE/FRONT TIES ARE TO THE FOUNDATION.
-THERE WERE NO PROTECTED TREES FOUND ON THIS LOT AND NO TREES WERE LOCATED ON THIS LOT.

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0203 H FOR DUVAL COUNTY, FLORIDA, F.I.R.M INDEX DATE 06-03-13

UNDERGROUND ENCROACHMENTS NOT LOCATED

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend

COV. = COVERED	F.F.E. = FINISH FLOOR ELEVATION
FND. = FOUND	A/C = AIR CONDITIONER
ESMT = EASEMENT	I.D. = IDENTIFICATION
CONC = CONCRETE	P.R.M. = PERMANENT REFERENCE MONUMENT
MON. = MONUMENT	P.T. = POINT OF TANGENCY
I.P. = IRON PIPE	P.C.P. = PERMANENT CONTROL POINT
LR. = IRON ROD	P.C. = POINT OF CURVE
Δ = DELTA ANGLE	P.R.C. = POINT OF REVERSE CURVE
CH = CHORD	P.C.C. = POINT OF COMPOUND CURVE
A = ARC LENGTH	B.R.L. = BUILDING RESTRICTION
R = RADII	F.P.&L. = FLORIDA POWER & LIGHT (TYP.) = TYPICAL
(C) = CALCULATED	NGVD = NATIONAL GEODETIC VERTICAL DATUM
(D) = DEED	NAVD = NORTH AMERICAN VERTICAL DATUM
(P) = PLAT	H.T.S. = NOT TO SCALE
(R) = RADIAL LINE	LB = LICENSED BUSINESS
(C) = CENTER LINE	P.I. = POINT OF INTERSECTION
R/W = RIGHT-OF-WAY	EDW = EDGE OF WATER
(A) = ACTUAL	T.O.B. = TOP OF BANK
(W) = WITNESS	

SKETCH FOR PLOT PLAN ONLY - DOES NOT REPRESENT OR PURPORT TO SHOW BOUNDARY LINES NOR IS IT BASED ON A FIELD RUN SURVEY

SCALE 1"=20
DATE 06-27-18

STATE OF FLORIDA
JAMES D. HARRISON, JR. No. 2647
MICHAEL A. BARRETT, No. 8643
06/23/2018
FLORIDA REGISTERED SURVEYOR AND MAPPER



Rear Yard?
West-sy 3.6

Sufficient (Barely)



APPLICATION FOR VARIANCE

BOA No. 18-100163
HEARING DATE 10-2-2018

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 that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

AUG 20 2018

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: STEFAN KIRSHENBAUM Telephone: (772) 597-4174
 Mailing Address: 125 3RD AVENUE SOUTH E-Mail: Stefan.Kirshenbaum@gmail.com
JACKSONVILLE BEACH, FL 32250
 Agent Name: N/A Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: (SAME AS APPLICANT) Telephone: 770-432-5606
 Mailing Address: 3405 PACES FERRY CIRCLE E-Mail: _____
Smyrna, GA 30080

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: 125 3RD AVENUE SOUTH / 175670-0110 Parcel ID #
 Legal description of property (Attach copy of deed): (DEED ATTACHED)
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). DUE TO CONTINUAL HIP AND LOW BACK PROBLEMS CO-OWNER NANCY KIRSHENBAUM, WILL HAVE A DIFFICULT TIME ACCESSING THE LAUNDRY ROOM CURRENTLY ON THE FIRST LEVEL SEPARATE FROM MAIN LIVING AREAS.

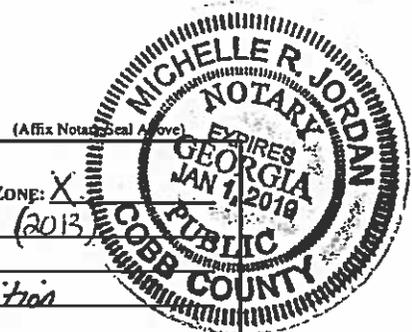
AFFIDAVIT

I, STEFAN KIRSHENBAUM, 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.

Stefan Kirshenbaum Stefan Kirshenbaum 8/17/18
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE
 STATE OF Georgia COUNTY OF COBB

Sworn to and signed before me this 17th day of August, 2018 by Stefan Kirshenbaum who is personally known to me or has produced Drivers license as identification.

Michelle R. Jordan Michelle R. Jordan
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 westerly FLOOD ZONE: X
 CODE SECTION (S): Section 34-340(e)(1)C.2 for a side yard setback of 4' ILO 10' required and (e)(1)F for 49.6% lot coverage ILO 35% maximum to allow for an addition to an existing two-family dwelling. (2013)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100163

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.

AUG 20 2018

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

PLANNING & DEVELOPMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	NO	
Special circumstances and conditions do not result from the actions of the applicant.	NO	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	(SEE ATTACHED)
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	NO	
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	(SEE ATTACHED)

Stefan Kirshenbaum
125 3rd Avenue South
Jacksonville Beach, FL 32250

August 16, 2018

City of Jacksonville Beach
Planning & Development Department
11 North 3rd Street
Jacksonville Beach, FL 32250

RE: 125 3rd Avenue South – Variance Application for Nancy Kirshenbaum: Circumstances/Explanation Sheet

Circumstance/Explanation #1:

The new owner of the property has a medical condition (see attached letter from owner/applicant's physician) that makes it very difficult to walk up and down stairs. For this reason to reduce the amount of trips up and down the stairs, the owner is requesting to expand the existing master suite on the second floor by adding a laundry room adjacent to the existing master closet, and adding a tub in the existing master bath. Currently, the only tub in the residence exists in the guest bath on the first floor, which would make it very difficult for bathing and dressing. The current laundry room is located on the first floor.

Circumstance/Explanation #2:

Expanding the second floor would not impede general daily access or Emergency access as the space below the second floor expansion will remain open and supported by columns from below. This side of the building is separated from the adjacent property by existing 8'-0" high fencing. (See attached drawings)

RECEIVED

AUG 20 2018

18-100163

PLANNING & DEVELOPMENT



RESURGENS
ORTHOPAEDICS
An affiliate of Ortho:

August 2, 2018

To Whom It May Concern,

My patient Nancy Kirshenbaum (DOB: 08/21/1946) has bilateral trochanteric bursitis and low back pain. I am treating her for the above diagnoses.

Please feel free to contact my office with any additional questions at 404-459-3741.

Regards,

Y. Julia Kao, MD
Resurgens Orthopaedics, PC.

RECEIVED

AUG 20 2018

18-100163

PLANNING & DEVELOPMENT

5671 Peachtree Dunwoody Road • Atlanta, GA 30342

Direct: 404.459.3741 Fax: 678.933.0542



DEPARTMENT OF PLANNING & DEVELOPMENT

May 8, 2015

John Atkins
731 Holly Lane
Jacksonville Beach FL 32250

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

RE: BOA# 15-100059
107 3rd Avenue South
(South 80 feet of Lots 7 and 8, Block 22, *Pablo Beach South*)

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 Tuesday, May 5, 2015, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-340(e)(1)c.1, for a front yard of 10 feet in lieu of 20 feet required for the two easterly units;
- 34-340(e)(1)c.2, for 4 foot side yards in lieu of 10 feet required;
- 34-340(e)(1)c.3, for 8 foot rear yards for the two westerly units and 4 foot rear yards for the two easterly units in lieu of 30 feet required; and
- 34-340(e)(1)(f), for 58% for the westerly units and 59% for the easterly units in lieu of 35% maximum lot coverage

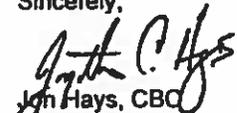
The Board *Amended* and *Approved* the request as follows:

- 34-340(e)(1)c.1, for a front yard of 10 feet in lieu of 20 feet required for the two easterly units;
- 34-340(e)(1)c.2, for 4 foot side yards in lieu of 10 feet required;
- 34-340(e)(1)c.3, for 8 foot rear yards for the two westerly units and 4 foot rear yards for the two easterly units in lieu of 30 feet required; and
- 34-340(e)(1)(f), for 58% for the westerly units and 59% for the easterly units in lieu of 35% maximum lot coverage
- Conditioned that the North East unit provide 20 foot front yard for parking/vehicle use area.

To allow for two, two-family dwellings.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,


John Hays, CBC
Building Department



08/04/92

Regular meeting of the Board of Adjustment held on Tuesday, August 4, 1992 at 7:30 P.M. in the Council Chambers of the Community Center Building.

Call to order

The meeting was called to order by Chairman Ted Sorensen.

Roll call

Present: Brad Corwin, Guy Craig, Randall P. DeLoach, Charles Jolley, Ted Sorensen

Also present was J. Lawrence Cooper, Building Official.

Approve minutes

The minutes of the previous meeting were approved as written.

32-92
Hionides

Chris Hionides, 288 South 1st Street, variance request for parking, 14 spaces in lieu of 20 spaces required.

Motion to approve

Mr. Jolley moved to approve, seconded by Mr. Craig.

Nadia Hionides said the existing parking was used for a funeral home previously. They would like to move their school to this new location.

Mr. Cooper said they now have six classrooms and they would like to close in some of the large rooms to make more classrooms.

Mr. Jolley said people who are trying to improve the community should have some consideration on variances.

A member of the audience asked what kind of school is proposed.

Mrs. Hionides said from Kindergarten through Grade 12 and it will be a private school.

Mr. Cooper said the original request was for nine classrooms and an office. They agreed to open the classrooms to make six instead of nine and eliminate the office which would make the existing parking adequate. With nine classrooms they will need 20 parking spaces. This is a new occupancy and they must meet the state requirements for parking.

Mr. Sorensen said the right of way parking was used previously.

Mr. Cooper said you can not use the right of way parking as part of the required parking.

Mr. Craig said students will probably not be driving cars to school, only the teachers will need to park.

Amend motion

Mr. Jolley amended his motion to approve the variance for a school project only, seconded by Mr. Corwin. Roll call vote resulted in all ayes.

33-92 Richards

Jeanne Richards, lot 17, Gates of Ponte Vedra, Unit 2, variance request for front setback of 20' in lieu of 25' and rear setback of 17' in lieu of 25' required, to construct single family residence.

Motion to appr.

Mr. Jolley moved to approve, seconded by Mr. DeLoach.

**JACKSONVILLE
BEACH**

April 12, 2013

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net

www.jacksonvillebeach.org

Prime Realty
c/o Tyler Saldutti
4237 Salisbury Road North, Suite 212
Jacksonville, FL 32216

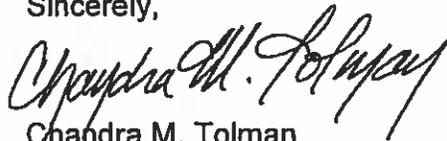
RE: Planning Commission Case PC#8-13 (13-100054)
107 3rd Avenue South
Conditional Use application for an elementary school (a three (3) grade level, 108-student charter school) located in a *RM-2* zoning district

Mr. Saldutti,

The City of Jacksonville Beach met on Monday, April 8, 2013, to consider Seaside Community School's conditional use application for an elementary school (a three (3) grade level, 108-student charter school) located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340 (d)(6) of the Jacksonville Beach Land Development Code. The request was disapproved unanimously.

Please remove the public notice posted on the property. Should you have any questions please feel free to contact our office.

Sincerely,



Chandra M. Tolman
Permit Specialist



cc: Seaside Community School

Planning Commission Minutes
August 26, 1991
Page 2

21-91 Hionides

Nadia Hionides, southwest corner of 1st Street and 3rd Avenue South, special exception request for school.

Mrs. Hionides came forward and said this will be a small private school with approximately 40 students in grades 1 through 12. They plan to refurbish the building.

Mr. Connelly asked if there would be one teacher per child.

Mrs. Hionides told him there would be four (4) teachers for the 40 students. The state of Florida has no requirements for a private school. HRS will make sure the building is proper but they get involved if there is a Kindergarten or pre-school.

Motion to approve

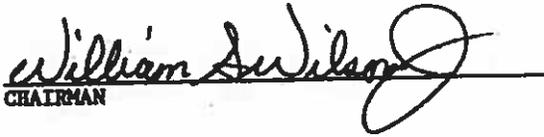
Mr. Connelly moved to approve, seconded by Mr. Castle. Vote resulted in all ayes.

Plan. & Deval.
Director

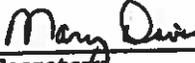
Mr. Lindorff reported that the new zoning code is now in effect. All future cases will be presented under the new code. August 19, 1991 is the effective date. Changes are mainly in procedures. There are some changes in environmental impacts.

Adjournment

There being no further business, the meeting was adjourned.


CHAIRMAN

ATTEST:


Secretary

Property address : 107 S 3RD AVE
PARCEL NUMBER : 175671.0000.

Source	Misc info code	Note	Date
LAND	SPEI	↓PC#8-13 (13-100054) DENIED 4/8/13 FOR	4/09/13
LAND	SPEI	AN ELEMENTARY SCHOOL (3-GRADE LEVEL,	4/09/13
LAND	SPEI	108-STUDENT CHARTER SCHOOL IN AN RM-2	4/09/13
LAND	SPEI	ZONING DISTRICT.	4/09/13
LAND	COND	+PC#34-08 APP 12/22/08 FOR A RELIGIOUS	12/23/08
LAND	COND	ORGANIZATION IN AN RM-2 DISTRICT (EPIC	12/23/08
LAND	COND	SURF MINISTRIES). OPV	12/23/08
LAND	VARI	★BZA#32-92 APP 8/04/92 FOR A PARKING	8/05/92
LAND	VARI	VARIANCE 14 SPACES ILO 20 REQUIRED	8/05/92
LAND	SPEI	★PC#21-91 APP 8/26/91 FOR A SCHOOL NADIA	8/29/91
LAND	SPEI	HIONIDES	8/29/91

Press Enter to continue.
F3=Exit F12=Cancel

MAP SHOWING SURVEY OF

THE WESTERLY 40.00 FEET OF THE SOUTHERLY 80.00 FEET OF LOT 7, BLOCK 22, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

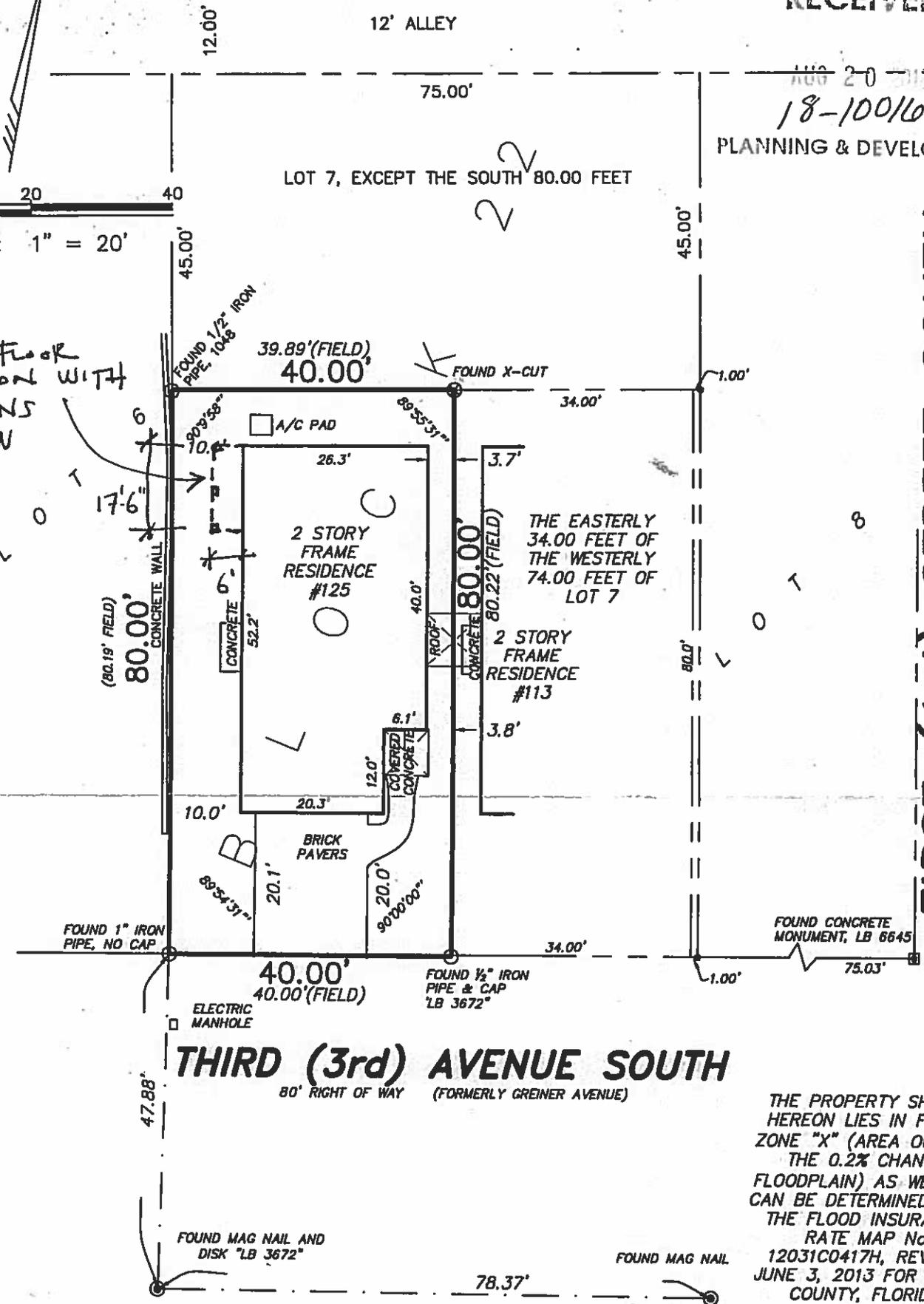
AUG 20 2013

18-100/63

PLANNING & DEVELOPMENT



SCALE: 1" = 20'



2ND FLOOR ADDITION WITH COLUMNS BELOW

FIRST (1st) STREET SOUTH 50' RIGHT OF WAY

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.



APPLICATION FOR VARIANCE

Sufficient to

BOA No. 18-100144
HEARING DATE 10-2-2018

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 that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of ~~\$250.00~~ (due at the time of application submittal). \$500
6. Completed application.

RECEIVED

AUG 21 2018

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name:	<u>Julie Scott</u>	Telephone:	<u>904-219-2659</u>
Mailing Address:	<u>1030 24th Street North</u> <u>Jacksonville Beach, FL 32250</u>	E-Mail:	<u>Julie@surfsidepools.net</u>
Agent Name:	<u>Gary Carlee</u>	Telephone:	<u>904-654-6252</u>
Mailing Address:	<u>1129 Sebago Ave. South</u> <u>Atlantic Beach, FL 32233</u>	E-Mail:	<u>gary@surfsidepools.net</u>
Landowner Name:	<u>Julie Scott</u>	Telephone:	<u>904-219-2659</u>
Mailing Address:	<u>1030 24th Street North</u> <u>Jacksonville Beach, FL 32250</u>	E-Mail:	<u>Julie@surfsidepools.net</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: 1030 24th ST N. / RE: 179098-0040

Legal description of property (Attach copy of deed): (Deed Attached) Lot 4 and 1/2 of Lot 5 block 33 plat book 11

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). 35% Maximum Lot coverage precludes building a room addition & improving the property by expanding the living area.

AFFIDAVIT

I, Julie Scott, 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

Julie Scott
PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 21 day of August, 2018 by Sami, who is personally known to me or has produced _____ as identification.

GARY ROBERT CARLEE

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100164

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;">AUG 21 2018</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	<p>other property owners have been granted marginal increases in lot coverage for similar requests.</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	<p>The 35% precludes the ability to expand the footprint of the residence to accommodate growing family.</p>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	<p>Addition designed to minimize the increase in lot coverage.</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>Addition will improve the property and not adversely impact any adjacent land.</p>

MAP SHOWING BOUNDARY SURVEY OF:

PARCEL 1:
 LOT 4 AND THE NORTH 1/2 OF LOT 5, BLOCK JJ, SECTION "A" JACKSONVILLE BEACH
 ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE
 CURRENT PUBLIC RECORDS OF DUVAL COUNTY.

PARCEL 2:
 THE NORTH 75.00 FEET OF THE SOUTH 150.00 FEET OF BLOCK JJ, SECTION "A"
 JACKSONVILLE BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT
 BOOK 18, PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY.

24TH STREET NORTH
 (50' RIGHT OF WAY)

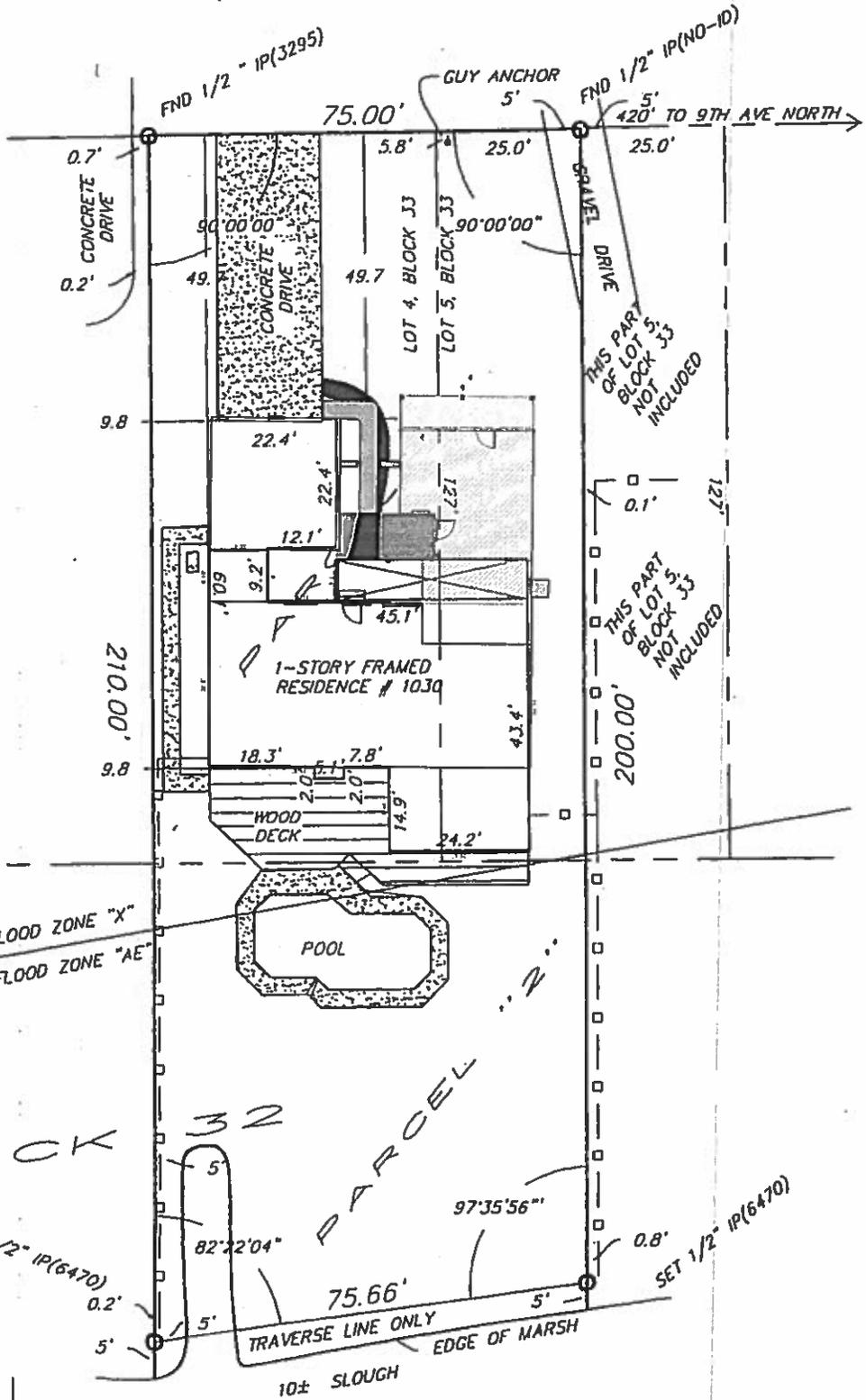


IMPERVIOUS CALCULATIONS

TOTAL LOT AREA:	15,399 SQ FT
HOUSE & COVERED PORCH:	285 SQ FT
GARAGE:	517 SQ FT
WOOD DECK AREA:	650 SQ FT
DRIVEWAY/WALKWAYS:	1,067 SQ FT
POOL DECK:	330 SQ FT
NEW ROOM ADDITION:	612 SQ FT
NEW COVERED PORCH:	138 SQ FT
NEW PATIO/WALKWAY:	138 SQ FT
TOTAL:	5,735 SQ FT
	IMPERVIOUS = 37.3%

- N-S - CHAIN LINK FENCE
- D-41 - WOOD FENCE
- IP - IRON PIPE
- RR - RRRRR
- PI - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- R-W - RIGHT OF WAY
- PCN - POINT OF CURVATURE
- PR - POINT OF REVERSE CURVE
- TL - TANGENT LINE
- FND - FUND
- REL - BUILDING RESTRICTION LINE
- NO-ID - NO IDENTIFICATION
- A - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- AS - NOT TO SCALE

LOT 3, BLOCK JJ



THIS PART OF LOT 5, BLOCK JJ NOT INCLUDED

THIS PART OF LOT 5, BLOCK JJ NOT INCLUDED

RECEIVED

BLOCK

AUG 21 2018
 18-100164

PLANNING & DEVELOPMENT

MARVIN R. BANKS

I HEREBY CERTIFY TO:
 SHANNON G. MILLER & DEIDRE G. MILLER
 PRINCIPAL RESIDENTIAL MORTGAGE INC;



APPLICATION FOR VARIANCE

Sufficient to

BOA No. 18-100144
HEARING DATE 10-2-2018

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RECEIVED

AUG 21 2018

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PLANNING & DEVELOPMENT

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Jacksonville Beach, FL 32250

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Atlantic Beach, FL 32233

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 Mailing Address: 1030 24th Street North E-Mail: Julie@surfsidepools.net
Jacksonville Beach, FL 32250

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[Signature]
APPLICANT SIGNATURE

Julie Scott
PRINT APPLICANT NAME

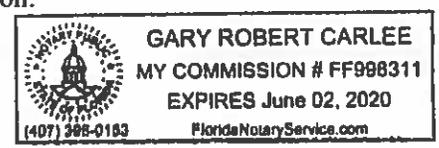
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 21 day of August, 2018 by Same, who is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

GARY R CARLEE
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: AE
 CODE SECTION (S): Section 34-337 (e)(1) e. for 37.3% lot coverage & 35% maximum to allow a room addition to an existing single family dwelling.
Lot size 15,359 sf

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100164

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.

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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	<p>other property owners have been granted marginal increases in lot coverage for similar requests.</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	<p>The 35% precludes the ability to expand the footprint of the residence to accommodate growing family.</p>
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ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE
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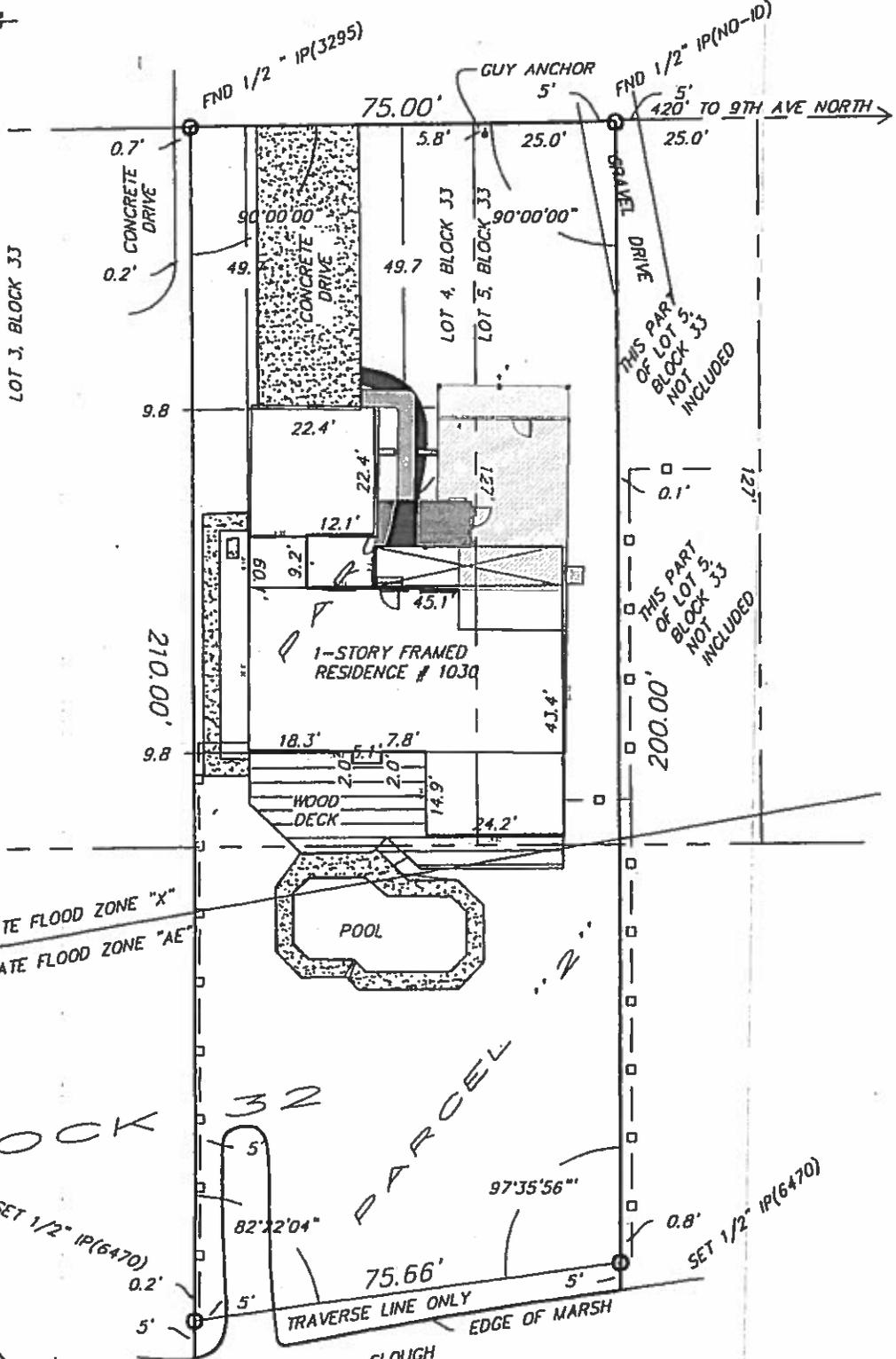
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JACKSONVILLE BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT
BOOK 18, PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY.

24TH STREET NORTH
(50' RIGHT OF WAY)



IMPERVIOUS CALCULATIONS	
TOTAL LOT AREA:	13,359 SQ FT
HOUSE & COVERED PORCH:	2,285 SQ FT
GARAGE:	517 SQ FT
WOOD DECK AREA:	650 SQ FT
DRIVEWAY/WALKWAYS:	1,067 SQ FT
POOL DECK:	330 SQ FT
NEW ROOM ADDITION:	812 SQ FT
NEW COVERED PORCH:	138 SQ FT
NEW PATIO/WALKWAY:	136 SQ FT
TOTAL:	5,735 SQ FT
	IMPERVIOUS = 37.3%

- X-Y - CHAIN LINK FENCE
- D-FI - WOOD FENCE
- IF - IRON PIPE
- RR - REBAR
- PI - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- R-W - RIGHT OF WAY
- PH - POINT OF HEAVYATURE
- PL - POINT OF REVERSE CURVE
- CL - CENTERLINE
- FND - FINISH
- BL - BUILDING RESTRICTION LINE
- NO-ID - NO IDENTIFICATION
- A - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- N - NOT TO SCALE



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BLOCK 33

AUG 21 2018
18-100164

PLANNING & DEVELOPMENT

MARVIN R. BANKS
SURVEYORS, INC

2866 MANGROVE AVENUE JACKSONVILLE, FL 32246
TEL (904) 641-2520 FAX (904) 641-2060

I HEREBY CERTIFY TO:
SHANNON G. MILLER & DEIDRE G. MILLER
PRINCIPAL RESIDENTIAL MORTGAGE INC;
PREFERRED TITLE REALTY AGENCY, INC; STEWART TITLE GUARANTY
COMPANY;
THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET
FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS,
PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 61G17-6
FLORIDA ADMINISTRATIVE CODE.

(Signature)
FLORIDA REGISTERED SURVEYORS
MARVIN R. BANKS, NO. 4470
DARYL S. BANKS NO. 6063

NOTES
THIS IS A BOUNDARY SURVEY.
FLOOD ZONE X & AE AS BEST ASCERTAINED FROM FLOOD PANEL NO. 120077-0001D
DATED 4-15-1992
BEARING DATUM BASED ON THE FIELD ANGLES AS MEASURED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY BUT ARE NOT SHOWN ON THIS
SURVEY BUT MAY BE FOUND IN THE PUBLIC RECORDS OR FACILITIES OF THIS COUNTY.
THIS SURVEY DOES NOT DETERMINE OWNERSHIP
BUSINESS LICENSE NUMBER 6470

DATE 10-7-2002
SCALE 1" = 30'
JOB NO 9955

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED



APPLICATION FOR VARIANCE

Sufficient *✓*

BOA No. 18-100165

HEARING DATE 10-2-2018

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

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1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of ~~\$250.00~~ \$500.00 (due at the time of application submittal).
6. Completed application.

APPLICANT INFORMATION

Applicant Name: JEFFREY TOLER Telephone: 904-304-7644
 Mailing Address: 1025 OWEN AVE E-Mail: CRUISEJCT18@901.COM
JACKSONVILLE BEACH, FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: SAME AS ABOVE Telephone: _____
 Mailing Address: _____ 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

Let # 179890-0020

VARIANCE DATA

Street address of property AND Real Estate Number: 1025 OWEN AVE ; JACKSONVILLE BEACH FL
 Legal description of property (Attach copy of deed): lots 8 + 9, block G, WILLIAMS COASTAL BOULEVARD
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). lot is under sized, RS-2, minimum lot area is 7500 square feet, My existing is 5750 square feet. Add additional room, * we have not added any extra square footage since we purchased home.

AFFIDAVIT

I, JEFFREY TOLER, 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.

Jeffrey Toler
APPLICANT SIGNATURE

Jeffrey Toler
PRINT APPLICANT NAME

Aug 21, 2018
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 21ST day of August, 2018 by Jeffrey Toler, who is personally known to me or has produced FLDL as identification.

Am

CATHERINE MARTINICH

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100165

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.

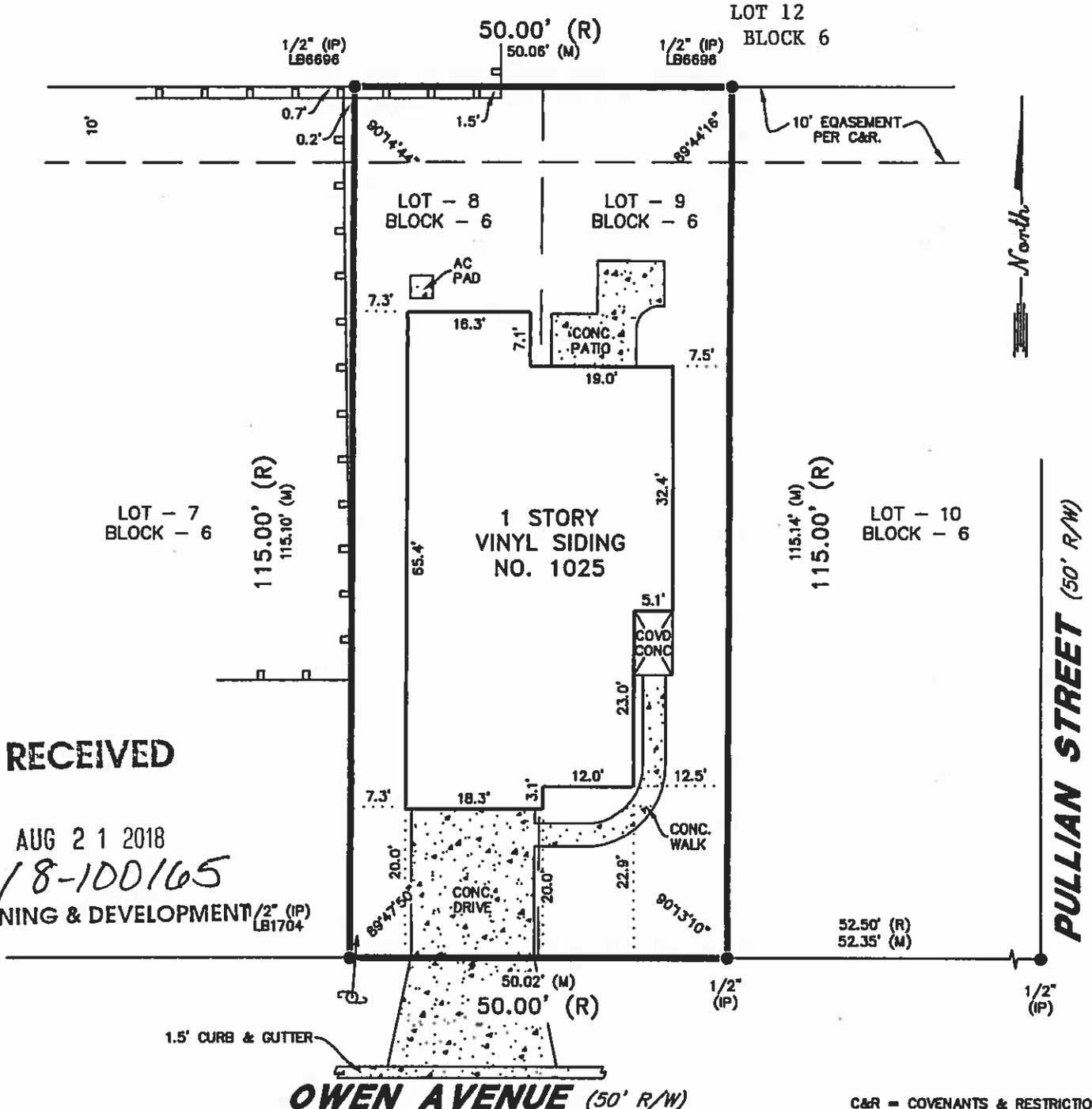
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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;">AUG 21 2018</p>
Special circumstances and conditions do not result from the actions of the applicant.	No	<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.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	No	
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.	No	

EXISTING

MAP SHOWING BOUNDARY SURVEY OF LOTS 8 & 9 BLOCK 6 ACCORDING TO THE PLAT OF **WILLIAMS COASTAL BOULEVARD HEIGHTS** AS RECORDED IN PLAT BOOK 10, PAGE(S) 19 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
JEFFREY C. TOLER AND SARA B. TOLER,
LIBERTY SAVINGS BANK, FSB,
BANKERS HOME MORTGAGE INC., GIBRALTAR TITLE SERVICES,
AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.



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18-100165

PLANNING & DEVELOPMENT 1/2" (IP) LB1704

FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN / FLOOD ZONE "X (SHADED)" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



ASSOCIATED SURVEYORS INC.

GENERAL NOTES:

1. ANGLES ARE SHOWN ON THIS SURVEY.
2. STRUCTURE NO. 1025 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 419 DATED 06/03/2013
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY