



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, February 6, 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, Thomas Buck,
Alternates: Francis Reddington, Lucas Snyder

ELECTION OF OFFICERS

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES January 17, 2018

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. Case Number: BOA 17-100233**
Applicant: Greg S. Kupperman
Owner: Louise M. Lantzy
Agent: Greg S. Kupperman
Property Address: 590 South 1st Street
Parcel ID: 175959-0000
Current Zoning: RM-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)** 34-340(e)(3)c.1, for a front yard setback of 9.5 feet, in lieu of 20 feet required; 34-340(e)(3)c.2, for a corner side yard setback of 12.1 feet, in lieu of 12.5 feet, and a side yard setback of 0.9 feet, in lieu of 10 feet required; and 34-340(e)(3)c.3, for a rear yard setback of 2.8 feet, in lieu of 30 feet required; to allow substantial improvements to an existing multi-family structure, for property **legally described** as the East 10 feet of the South 62.5 feet of Lot 7, and the South 62.5 feet of Lot 8, Block 52 *Pablo Beach South*.

Miscellaneous Info: No previous variance requests.

Notes:

- b. Case Number: BOA 17-100235**
Applicant/Owner: Thomas Brown
Agent: Joe Ofalt, Blue Haven Pools
Property Address: 908 North 7th Avenue
Parcel ID: 174325-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)** 34-347(e)(1)e., for 39% lot coverage, in lieu of 35% maximum; to allow a pool and deck addition to a single-family dwelling for property **located** at, 908 North 7th Avenue, **legally described** as Lot 2, Block 80, *Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach*.

Miscellaneous Info: No previous variance requests.

Notes:

- c. **Case Number:** **BOA 17-100238**
Applicant/Owner: Mark A. Darr
Agent: Larry A. Rice
Property Address: 234 St. Augustine Boulevard
Parcel ID: 180669-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1, for a front yard setback of 20 feet, in lieu of 25 feet required; 34-336(e)(1)c.2, for side yard setbacks of 5 feet each, in lieu of 10 feet required; and 34-336(e)(1)e., for lot coverage of 45.5%, in lieu of 35% maximum: to allow construction of a single-family dwelling, for property **legally described** as Lot 13, Block 22, *Replat of Unit 1, Atlantic Shores.***
- Miscellaneous Info: Two previous variance request (BOA# 14-100108 and 14-100169).

Notes:

- d. **Case Number:** **BOA 17-100224**
Applicant/Owner: Payne Roberts, LLC
Agent: Christian Allen, Payne Roberts, LLC
Property Address: 417 and 429 North 2nd Avenue
Parcel ID: 173833-0000 and 173832-0000
Current Zoning: RM-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-339(e)(1)c.2, for 7.5 feet side yard setbacks, in lieu of 10 feet required; 34-339(e)(1)f., for 45.7% lot coverage, in lieu of 35% maximum; 34-339(e)(1)h., for accessory structure setbacks of 1.5 feet, in lieu of 5 feet required; 34-373(a)(1), for parking space width of 8 feet, in lieu of 9 feet required; to allow construction of three two-family dwellings, for property **legally described** as Lot 8, 9, and 10, (for this application) Block 35, *Atlantic Park Replat of Part Pablo Beach North.***
- Miscellaneous Info: One previous variance request (BOA# 17-100076 Withdrawn) and one previous conditional use request (PC# 20-17).

Notes:

- e. **Case Number:** **BOA 17-100236**
- Applicant/Owner: Keith Frazier
- Agent: Frank Malle
- Property Address: 15 North 16th Avenue
- Parcel ID: 174745-0000
- Current Zoning: RM-2
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(3)c.1, for a front yard setback of 3.3 feet, in lieu of 20 feet minimum; and 34-340(e)(3)e., for 70.25% lot coverage, in lieu of 35% maximum; to allow a second floor balcony addition to an existing multi-family dwelling, for **property located** at 15 North 16th Avenue, **legally described** as the East 12.0 feet of the South 43.0 feet, 8 inches of Lot 4, Block 171, *Pablo Beach North*.**
- Miscellaneous Info: Five previous variance requests (BZA# 275-83 aka 284-83, BOA# 97-99, BOA# 82-2001, BOA# 04-100331, BOA# 17-100205).

Notes:

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, February 20, 2018**. There are three (3) scheduled cases.

ADJOURNMENT

NOTICE

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

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

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

**Minutes of Board of Adjustment Meeting
held Wednesday, January 17, 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: John Moreland, Scott Cummings, Thomas Buck
Alternates: Francis Reddington, Lucas Snyder (*absent*)

Also in attendance were George Knight, Building Official and Cathy Martinich, Permit Specialist.

Ex-parte Communications

Ex-parte communications were received by the Board members, as follows:

- Sylvia Osewalt, received a voicemail from Mr. Joe Loretta regarding case number 17-100217, regarding lot coverage percent, but did not return the call, as she does not partake in ex-parte communications.
- John Moreland, received a phone call from Mr. Joe Loretta regarding case number 17-100217, he was hoping I would be in favor of his presentation.
- Thomas Buck, received a phone call from Mr. Joe Loretta regarding case number 17-100217, regarding lot coverage percent.
- Jeff Truhlar, received a phone call from Mr. Joe Loretta regarding case number 17-100217, but did not return the phone call.
- Scott Cummings, received a phone call from Mr. Joe Loretta regarding case number 17-100217, but did not return the phone call.
- Francis Reddington, received no communications.

Approval of Minutes

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

- January 2, 2018

CORRESPONDENCE: Letters were submitted for case number 17-100229, and will be read at the time the case is heard.

OLD BUSINESS: *None*

NEW BUSINESS:

(A) Case Number: BOA 17-100216

Name of Applicant: Harold Cooper and Terry Phillips

Property Address: 534 South 14th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 43% lot coverage; in lieu of 35% maximum; to allow a detached shed in the rear yard of an existing single-family dwelling, for property **legally described** as Lot 3, Block 146, *Oceanside Park*.

Applicant:

The applicant, Harold Cooper, 534 South 14th Ave., Jacksonville Beach, FL 32250 was present and stated the hardship is they need a shed for storage. He stated lot coverage is higher because of the non-conforming lot. Ms. Osewalt said the lack of storage space is not a hardship, but the lot being non-conforming is. Mr. Buck stated the lot is 20% smaller than a conforming lot.

Current lot coverage was discussed. Mr. Buck asked if he talked with the neighbors. Mr. Cooper said they are in support of the variance.

Public Hearing:

No one came forward to speak about the case.

Discussion:

Lot size and lot coverage were discussed.

Motion: It was moved by Mr. Buck, seconded by Mr. Moreland, to approve BOA# 17-100216 as written.

Roll Call Vote: Ayes – Sylvia Osewalt, Jeff Truhlar, John Moreland, Scott Cummings, and Thomas Buck.

The motion was approved unanimously.

(B) Case Number: BOA 17-100217

Name of Applicant: Hasteh, LLC

Property Address: 1189 Beach Boulevard

City of Jacksonville Beach Land Development Code Section(s) 34-343(e)(5), for 88% lot coverage; in lieu of 85% maximum; to allow development of a 12,700 sq. ft. commercial building, for property **legally described** as *a Part of Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, Duval County*.

Agents:

The following Agents were in attendance representing the application.

- Owen McCuller, Jr., Attorney, 225 Water St., Jacksonville
- Joe Loretta, 1887 Green Heron Court, Jacksonville Beach

Mr. McCuller gave opening statements reviewing the previous application and the revisions to be presented tonight. He discussed a booklet he presented and introduced Mr. Loretta.

Bill Mann, Planning and Development Director said the information in the booklet would be shown in the power point presentation for the audience.

Mr. Loretta presented the changes from the previous applications. He said there is a clear hardship, and there have been significant reductions in this lot coverage from the previously requested variance, bringing it down to 88%, from 97%. He described the overall site of the out parcel/shopping plaza. Having shared access drives that wrap around the whole building creates this hardship. Mr. McCuller spoke again and answered questions from the Board Members.

Discussion ensued about the lot coverage, parking, vehicular access, water management requirements and greenspace.

Public Hearing:

The following individuals spoke in favor of the agenda item:

- Tiffany Ashurian, 1617 Thacker Avenue, Jacksonville, FL 32207
- Lock Ireland, 13846 Atlantic Boulevard #206, Jacksonville, FL 32225
- Jon Singleton, 2572 Pineridge Road, Jacksonville, FL 32207

The following individuals spoke in opposition to the agenda item:

- Brooke Sams, 1592 Blue Heron Lane East, Jacksonville Beach, FL 32250
- Mark Steele, Owner, Tropical Smoothie, 1230 Beach Boulevard, Jacksonville Beach, FL 32250.
- James Sorrell, 1410 Pinewood Road, Jacksonville Beach, FL 32250

Ms. Osewalt closed the public hearing and asked the applicants to present their rebuttal.

Mr. Loretta noted this application is for lot coverage only. The comments from Board Members and citizens regarding parking and the rooftop outdoor seating were not pertinent to this request. Mr. McCuller finalized the rebuttal, answering questions and explained the landscaping and on-site plans.

Discussion:

Mr. William Mann, Planning & Development Director answered several questions the

Board had. Discussion ensued about drainage, parking, landscaping, and outdoor seating.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to reject the application request because the grant of the variance is not the reasonable minimum to make the best use of the land, building or structure.

Mr. Cummings said a “yes” vote is to reject the application.

Roll Call Vote: Ayes – Sylvia Osewalt, Jeff Truhlar, John Moreland, Scott Cummings, and Thomas Buck.

The motion was denied, unanimously.

(C) **Case Number: BOA 17-100219**

Name of Applicant: Robert E. Barnes, Sr.

Property Address: 679 South 12th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)e., for 44% lot coverage; in lieu of 35% maximum; to allow a pool and deck addition to a single-family dwelling, for property **legally described** as Lot 8, Block 117, *Oceanside Park*.

Applicant:

Robert E. Barnes, Sr., 3317 Royal Palm Drive, Jacksonville, FL 32250 was present and stated the lot is non-conforming and they are asking for 565 square feet of pavers, which will be 44% lot coverage. Mr. Barnes said the property is currently at 35%. The property is currently under construction and the hardship is the width of the lot at 50 feet.

The Board briefly discussed lot coverage and the number of pavers proposed.

Public Hearing:

The following individual spoke in opposition to the agenda item:

- Theresa Bartlett, 634 South 11th Avenue, Jacksonville Beach, FL 32250

Discussion:

Lot size and lot coverage were discussed. Mr. Moreland stated the lot is not substandard but it is as close as you can get without being substandard.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 17-100219, with the proviso that the excessive lot coverage is ground cover and not an erect structure.

Roll Call Vote: Ayes – Sylvia Osewalt, Jeff Truhlar, John Moreland, Scott Cummings, and Thomas Buck.

The motion was approved unanimously.

(D) **Case Number: BOA 17-100220**

Name of Applicant: Laura B. Lybrand

Property Address: 1634 Westwind Drive

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.3, for a rear yard setback of 8 feet, in lieu of 20 feet approved via BZA 30-87; 34-338(e)(1)e., for 57% lot coverage; in lieu of 35% maximum; to allow a screened porch addition to a single-family dwelling, for property **legally described** as Lot 10, *Ocean Pond Unit Two*.

Applicant:

Laura B. Lybrand, 1634 Westwind Drive, Jacksonville Beach, FL 32250 was present and stated she is only asking for an extension of the patio by 5 feet to add a screened room. She discussed her plans to the Board Members and added there would be a rock drainage system on the end. Her hardship is her lot is extremely small.

Public Hearing:

The following person spoke in opposition to the agenda item:

- Janet Jesiolowski, 1648 Westwind Drive, Jacksonville Beach, FL 32250, submitted photos, a letter from a previous owner of her property, and a petition from 6 other neighbors also in opposition.

Discussion:

Lot size and lot coverage were discussed. Mr. Cummings stated based on the previous variance that was granted Ms. Lybrand could screen in her current patio but would require this variance to extend it.

Motion: It was moved by Mr. Buck, seconded by Mr. Cummings, that BOA# 17-100220, be denied because of the lot coverage, as it is more than necessary for reasonable use of the property.

Roll Call Vote: Ayes – Sylvia Osewalt, Jeff Truhlar, John Moreland, Scott Cummings, and Thomas Buck.

Ms. Osewalt stated voting “yes” is a vote in favor of the motion to deny.

The motion was denied, unanimously.

(E) **Case Number: BOA 17-100221**

Name of Applicant: Robert E. Barnes Sr.

Property Address: 2480 South Beach Parkway

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 42.5% lot coverage; in lieu of 35% maximum; 34-336(e)(1)g., for accessory structure setback of 3 feet, in lieu of 5 feet required; to allow construction of a swimming pool and deck addition to a single-family dwelling, for property located at 3928 Palm Way, **legally described** as Lot 7, Block 14, *Ocean Terrace*.

Agent:

Gary Carlee, 1129 Sebago Avenue South, Atlantic Beach, FL 32233 was present and explained the hardship is the lot is non-conforming, and they would like to increase the impervious ratio around the pool. Discussion ensued about lot coverage and questions of the setback request of 3 feet in lieu of 5 feet. Mr. Cummings asked if the pool could be moved 3 feet, and Mr. Carlee said the design is for the aesthetics, access, and egress of the pool, but it could be done.

Mr. Knight, Building Official, brought it to the attention of the Board before the motion was made that Mr. Carlee would need the 3 feet for the accessory structure (pavers), instead of removing it as Mr. Carlee had previously requested.

Public Hearing:

No one came forward to speak about the case.

Discussion:

The setback and lot coverage was discussed.

Motion: It was moved by Mr. Moreland, seconded by Mr. Buck, to approve BOA# 17-100221 as written and presented.

Roll Call Vote: Ayes – Sylvia Osewalt, Jeff Truhlar, John Moreland, Scott Cummings, and Thomas Buck.

The motion was approved, unanimously.

(F) **Case Number: BOA 17-100222**
Name of Applicant: Melissa Rehfus

Property Address: 2480 South Beach Parkway

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.2, for a corner side yard of 6 feet, in lieu of 10 feet required; 34-337(e)(1)e., for 43% lot coverage; in lieu of 35% maximum; 34-337(e)(1)g., for an accessory structure (pool deck) setback of 4 feet, in lieu of 5 feet along the northerly property line, to

allow a pool, spa and deck addition to a single-family dwelling, for property **legally described** as Lots 15 and 16, Block 1, *Williams Coastal Boulevard Heights*.

Agent:

Bob Hamill, 1126 Salt Creek Drive, Ponte Vedra Beach, FL 32082 was present and explained the hardship is the lot is undersized, for the RS-2 zoning. Calculations were discussed for the side setbacks, Mr. Knight reviewed the calculations, and Mr. Hamill submitted two drawings to the Board. Mr. Knight said if the variance were awarded as written, Mr. Hamill would have the room needed to construct the pool and spa. Discussion ensued regarding the calculations and site line at the corner of Osceola and South Beach Parkway.

Public Hearing:

No one came forward to speak about the case.

Discussion:

The setback and lot coverage was discussed.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve BOA# 17-100221 as written and presented.

Roll Call Vote: Ayes – Sylvia Osewalt, Jeff Truhlar, John Moreland, and Thomas Buck.
Nays - Scott Cummings

The motion was approved by a 4 to 1 vote.

(G) **Case Number: BOA 17-100223**
Name of Applicant: Payne Roberts, LLC

Property Address: 2123 South 2nd Street

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)c.2, for a side yard and corner side yard setbacks of 5 feet, in lieu of 10 feet required; 34-340(e)(1)c.3, for a rear yard setback of 10 feet, in lieu of 30 feet required; 34-340(e)(1)f., for 53% lot coverage maximum; in lieu of 35% maximum; 34-340(e)(1)h., for an accessory structure setback of 1 foot, in lieu of 5 feet required; to allow construction of three two-family dwellings, for property **legally described** as Lots 7, 8, and 9, Block “P”, *Atlantic Camp Grounds*.

Agent:

Kyle Passkiewicz, 3721 Dupont Station Court South, Jacksonville, FL 32217 present and stated the hardship is the 40-foot frontage, and 70-foot depth of the lots, do not meet requirements for standard lot size, for the three lots of record. Mr. Moreland said many lots east of A1A were plotted in the 1930’s and 1940’s and are substandard sizes. He asked

if Mr. Passkiewicz could build single-family homes instead of the three two-family dwellings. He said all structures around the property are multifamily and single-family homes would not maintain values because of the culture of the neighborhood. Discussion continued regarding the proposed plans, dimensions of the units, and traffic.

Public Hearing:

The following are in favor of the agenda item but did not wish to address the Board:

- Shaun Murphy Jr., 112 South 30th Avenue, Jacksonville Beach, FL 32250
- Jennifer Martin Faulkner, 3318 South 1st Street, Jacksonville Beach, FL 32250
- Jane H. McDonald, 11138 Robins Nest Court, Jacksonville, FL 32225

The following individuals spoke in favor of the agenda item:

- Marlee Hanby, 8840 Quail Roost Court, Jacksonville, FL 32220

Discussion:

Lot size and lot coverage were discussed. The Board is only considering the 53% lot coverage because of the small size of the lots.

Motion: It was moved by Mr. Moreland, seconded by Mr. Buck, to approve BOA# 17-100223 as written and presented.

Roll Call Vote: Ayes – Sylvia Osewalt, Jeff Truhlar, John Moreland, and Thomas Buck.
Nays - Scott Cummings

The motion was approved by a 4 to 1 vote.

(H) **Case Number: BOA 17-100229**
Name of Applicant: John K. McPherson

Property Address: 3315 South 1st Street

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1, for a front yard setback of 14.5 feet, in lieu of 25 feet required; 34-336(e)(1)c.2, for a northerly side yard of 8 feet, and a southerly side yard of 4.3 feet, each in lieu of 10 feet required; 34-336(e)(1)e., for 45% lot coverage, in lieu of 35% maximum, to allow renovations and additions to an existing single-family dwelling, for property **legally described** as Lots 5, Block 5, *Atlantic Shores, Oceanfront Section Division B*.

Agent:

Scott Rae, 212 Boating Club Road, St. Augustine, FL 32084 was present and stated the lot is non-conforming and to build the proposed home, it is advantageous to use the existing footprint of the current home. The current lot coverage is 48% and the application is for

45% but would like to maintain the existing setbacks, which are non-conforming as well. The plans are to renovate the existing two-story and add a third story master bedroom suite. Discussion ensued regarding setbacks and lot coverage.

Public Hearing:

Mr. Truhlar read two letters that were submitted, in favor of the agenda item:

- Randy DeLoach, 5934th Avenue South, Jacksonville Beach, FL 32250
- Tadarro and Mary Beth Richardson, 3307 South 1st Street, Jacksonville Beach, FL 32250

The following individual spoke in favor of the agenda item:

- Adrian H. Faulkner, 3318 South 1st Street, Jacksonville Beach, FL 32250

The following are in favor of the agenda item but did not wish to address the Board:

- Shaun Murphy Jr., 113 South 30th Avenue, Jacksonville Beach, FL 32250
- Jennifer Martin Faulkner, 3318 South 1st Street, Jacksonville Beach, FL 32250

The following individual was in opposition to the agenda item:

- T. K. Hinshaw, 102 South 32nd Avenue, Jacksonville Beach, FL 32250

Discussion:

Mr. Moreland was concerned with the line of sight in the front. Ms. Osewalt and Mr. Cummings agreed but cited the letter from the neighbor stating they were in favor of the variance.

Motion: It was moved by Mr. Buck, seconded by Mr. Moreland, to approve BOA# 17-100229 as written and submitted.

Roll Call Vote: Ayes – Sylvia Osewalt, Jeff Truhlar, John Moreland, Scott Cummings, and Thomas Buck.

The motion was approved, unanimously.

Adjournment

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 9:45 P.M.

Submitted by: Catherine Martinich
Permit Specialist

Approval:

Chairperson

Date: February 6, 2018

DRAFT



APPLICATION FOR VARIANCE

BOA No. 17-100233

HEARING DATE 2-6-2017

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. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
5. Completed application.

DEC 21 2017

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name:	<u>Greg S. Kupperman</u>	Telephone:	<u>904-241-6611</u>
Mailing Address:	<u>200 First Street, Suite B</u> <u>Neptune Beach, Fl. 32266</u>	E-Mail:	<u>gkupperman@200firststreet.com</u>
Agent Name:	<u>Greg S. Kupperman</u>	Telephone:	<u>(904) 241-6611</u>
Mailing Address:	<u>200 First Street, Suite B</u> <u>Neptune Beach, Florida 32266</u>	E-Mail:	<u>gkupperman@200firststreet.com</u>
Landowner Name:	<u>Louise M. Lantzy</u>	Telephone:	<u>(000) 000-0000</u>
Mailing Address:	<u>13029 Rocky River Road North</u> <u>Jacksonville, Florida 32224</u>	E-Mail:	<u>N/A</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/or Real Estate Number: 590 South 1st St./Re#175959-0000

Legal description of property (Attach copy of deed): See 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). See Attached

Applicant's Signature: [Signature] Date of Application: 12/6/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RM-2</u>	FLOOD ZONE: _____
CODE SECTION (S): <u>34-240(e)(3)c-1, for a front yd setback of 9.5', in lieu of 20' required;</u>	
<u>(e)(3)c-2, for a corner side yd setback of 12.1', in lieu of 12.5', and a side yd setback of 0.9', in lieu of 10' required; and</u>	
<u>(e)(3)c-3, for a rear yd setback of 2.8', in lieu of 30';</u>	
<u>to allow substantial improvements to an existing multifamily structure.</u>	

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100233

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 RECEIVED
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.		See Attached DEC 21 2017 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.		See Attached
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.		See Attached
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.		See Attached
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		See Attached
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.		See Attached

Agent Authorization Affidavit-Property Owner

Date: 9/7/2017

City of Jacksonville Beach
City Hall, First Floor
11 North Third Street
Jacksonville Beach, Florida 32250

RECEIVED

DEC 21 2017

17-100233
PLANNING & DEVELOPMENT

Re: Agent Authorization for the following site location: RE#175959-0000

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Greg S. Kupperman/Green & Kupperman, Inc. to act as agent to file application(s) for Zoning Variance for the above-referenced property and in connection with such authorization to file such applications, papers, requests and other matters necessary for such change.

If Owner is Individual

If Owner is Corporate Entity:*

Print Corporate Name

By M. Louise Lantzy
Print Name: M. Louise Lantzy

By _____
Print Name: _____
Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, print out from sunbiz.org, etc.

STATE OF FLORIDA

COUNTY OF DUVAL

Sworn to and subscribed and acknowledge before me this 7 day of September 2017 by Mary Louise Lantzy, who personally known to me or who has produced Florida Drivers License as identification and who took an oath.

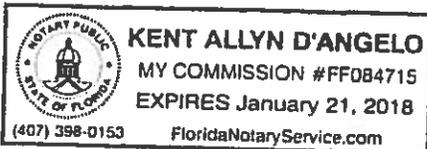
Kent Allyn D'Angelo

(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



LEGAL DESCRIPTION

The East 10 feet of the South 62.5 feet of Lot 7 and the South 62.5 feet of Lot 8, Block 52, Pablo Beach South, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 28, of the Public Records of Duval County, Florida.

RECEIVED

DEC 21 2017

17-100233

PLANNING & DEVELOPMENT

VARIANCE REQUEST

RECEIVED

1. Front Yard from 20' to 9' (East Side).
2. Side Yard from 10' to 0.9' (North Side).
3. Rear Yard from 30' to 2.5' (West Side).
4. Corner Side Yard from 12.5' to 12.1 (South Side).
5. Lot Coverage from 35% to 48%.

DEC 21 2017

17-100233

PLANNING & DEVELOPMENT

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DEC 21 2017

17-100233

PLANNING & DEVELOPMENT

VARIANCE STANDARDS AND CONDITIONS

Yes. Special conditions and circumstances exist in that there is an existing residential structure on the subject property that was built in 1937. This proposal is to utilize this existing structure to remodel the same and to modernize the residence. The setbacks proposed in this variance already exist on the subject property. This structure has been in existence long before the adoption of the current land development regulations and has stood the test of time for 81 years without issue.

No. The new owner desires to use the existing structure as a remodel of a long standing residence. The circumstances and conditions are already in existence and are actions of the original developer of the subject property.

No. Special privileges will not be conferred to this property or be denied to other properties in the same zoning district. These variance requests are all already existing on the subject property. The remodeling of this structure as it currently exists on the subject property will maintain the existing streetscapes, neighborhood character and modernize the architectural integrity of the area.

Yes. Without the grant of the variance the structures unique setting on the subject property will be jeopardized and the structure will not get remodeled as proposed or just becomes another cookie cutter type of structure loosing the original character of the neighborhood.

Yes. These are the minimum variances needed in order to utilize the existing structure on the subject property. It should be noted that regarding the lot coverage request the site is currently at 70 percent of coverage and this request reduces that to 48 percent.

Yes. The grant of the variance is consistent with the purposes, goal, objective and polices of the Comprehensive Plan. These conditions have existed for 81 years without being a detriment to the neighborhood or the City. The granting of the request will not adversely affect adjacent land. Allowing the remodeling of the structure will encourage and provide for the properties continued maintenance and care.

JUSTIFICATION FOR VARIANCE

The granting of the proposed variance will allow the use of private property for a two dwelling unit residence. Allowing the same is consistent with the public interest in recognizing private rights in real property. The granting of the variance will encourage the properties maintenance and care. The variance does not change the functional use of the subject property. The hardship is that the existing structure is currently in existence with the standards sought in this variance request. There is not a reduction of yards or coverage that is not already in existence on the subject property.

RECEIVED

DEC 21 2017

17-100233

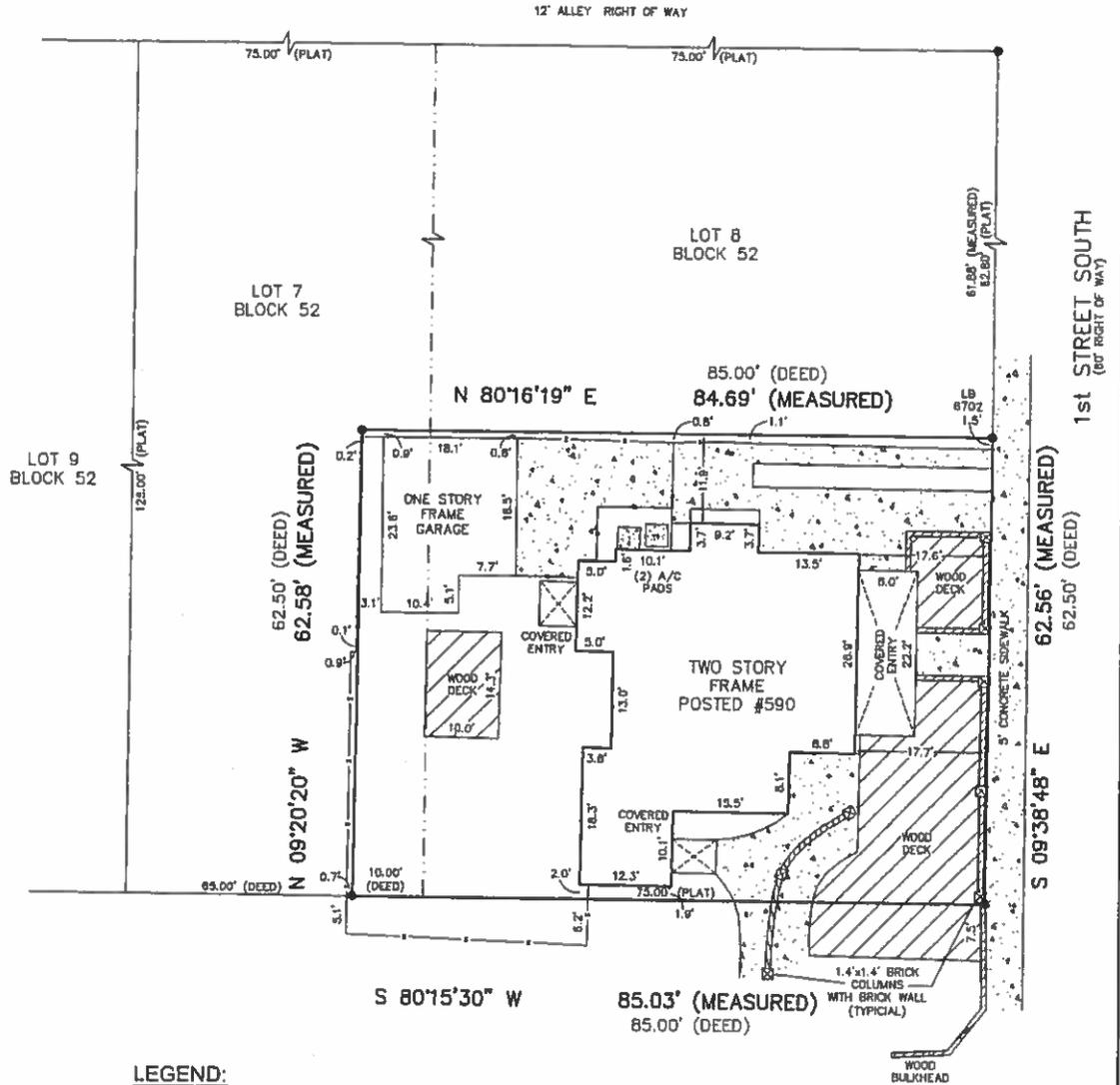
PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF
 THE EAST 10 FEET OF THE SOUTH 62.5 FEET OF LOT 7 AND THE SOUTH 62.5 FEET OF LOT 8, BLOCK 52, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
 M. LOUISE LANTZY
 BANK OF ENGLAND
 PONTE VEDRA TITLE, LLC/HATHAWAY & REYNOLDS, PA
 CHICAGO TITLE INSURANCE COMPANY

RECEIVED

DEC 21 2017
 17-100233
 PLANNING & DEVELOPMENT



- LEGEND:**
- - SET 1/2" REBAR STAMPED PSM#0148
 - - FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
 - - 4"x4" CONCRETE MONUMENT
 - A/C - AIR CONDITIONER
 - K- - FENCE
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - PRC - POINT OF REVERSE CURVATURE
 - PCC - POINT OF COMPOUND CURVATURE
 - (with 'C') - CONCRETE

6th AVENUE SOUTH
 (80' RIGHT OF WAY)

Ray Thompson SURVEYING, Inc.
 Going the DISTANCE for You
 1825 University Boulevard West
 Jacksonville, Florida 32217
 (Phone) 904-448-5125
 (Fax) 904-448-5178

PONTE VEDRA TITLE, L.L.C.

REVISIONS	
DATE	DESCRIPTION

JOB # 29949 DATE OF FIELD SURVEY: 06-02-16 SCALE: 1" = 20'

NOTES:

- BEARINGS ARE BASED ON THE ASSUMED BEARING OF S 80°15'30" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF 6th AVENUE SOUTH.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: JUNE 3, 2013, COMMUNITY NUMBER: 12007B PANEL 0417 H.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHT OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPING IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

Raymond Thompson
 REGISTERED SURVEYOR AND MAPPER # 6146 STATE OF FLORIDA
 LICENSE # 0000000000 Pg. 7469

RECEIVED

DEC 21 2017

17-100233

PLANNING & DEVELOPMENT



RECEIVED

DEC 28 2017

17-100233

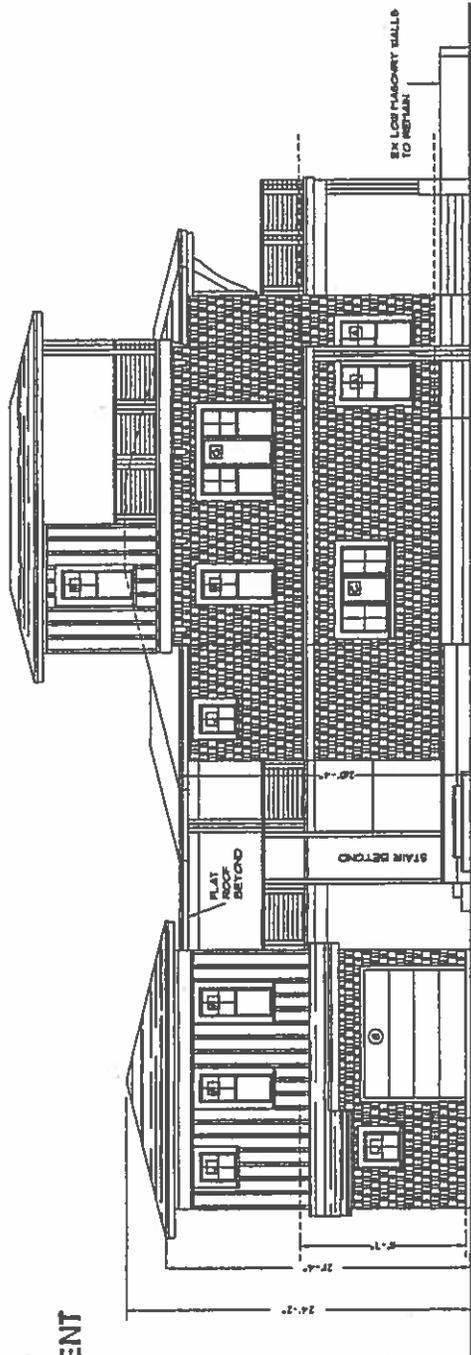
PLANNING & DEVELOPMENT

MICHAEL DUNLAP ARCHITECT P.A.
120 NORTH SECOND AVENUE
JACKSONVILLE BEACH, FLORIDA 32250 9042548022
FLORIDA REGISTRATION #15288

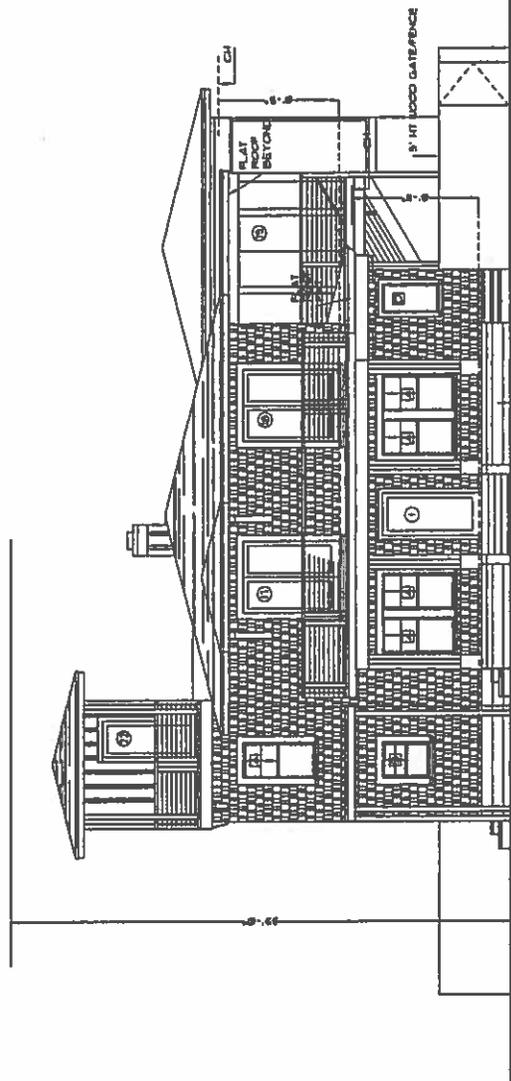
LANTZY RESIDENCE
580 FIRST STREET SOUTH JACKSONVILLE BEACH, FLORIDA

DATE: 5-15-17
SHEET: 04/07

A-5

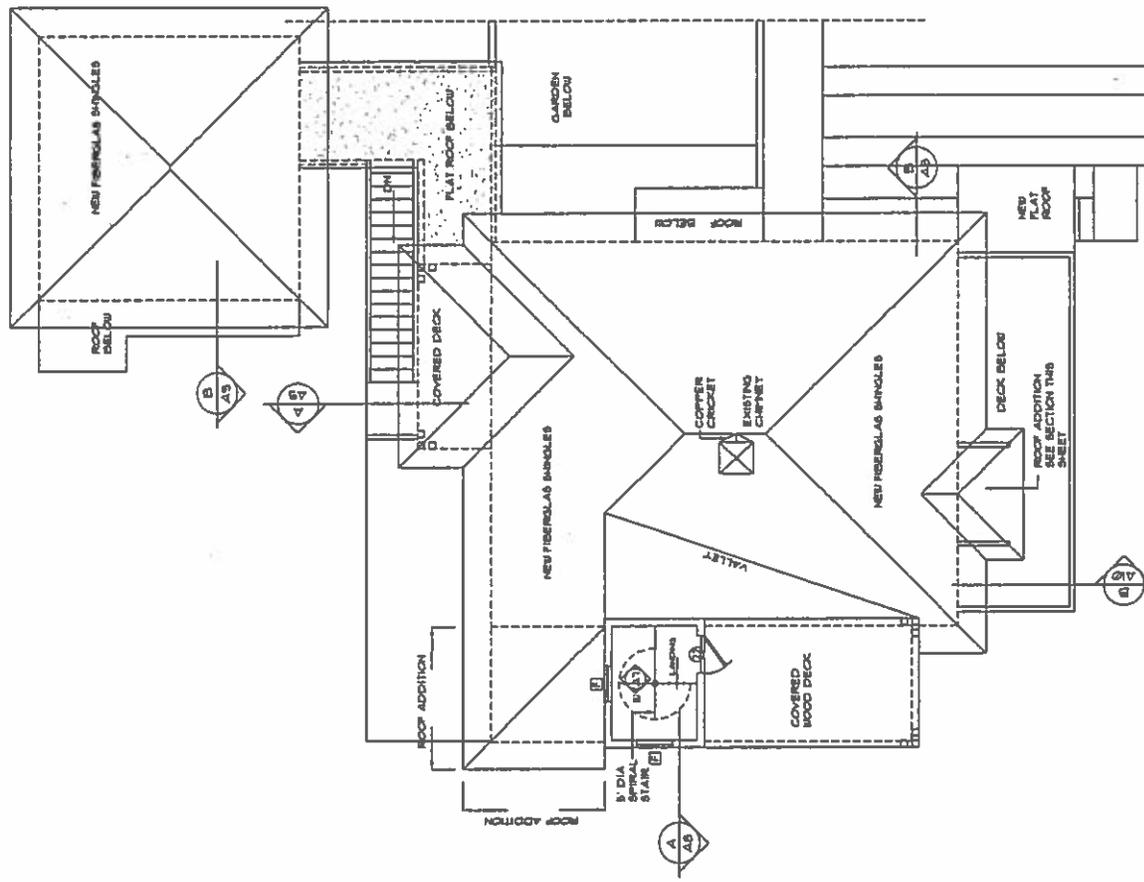


SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

PROJECT: 11/11/11



CONCEPT
SKY DECK & ROOF PLAN
SCALE 1/4" = 1'-0"

ROOF ADDITION
SEE SECTION THIS
SHEET

COVERED
WOOD DECK

VALLEY

NEW FIBERGLAS SHINGLES

ROOF ADDITION

COVERED DECK

ROOF BELOW

NEW FIBERGLAS SHINGLES

ROOF BELOW

GARDEN BELOW

FLAT ROOF BELOW

ROOF BELOW

NEW FLAT ROOF

DECK BELOW

5' DIA SPIRAL STAIR

Landing

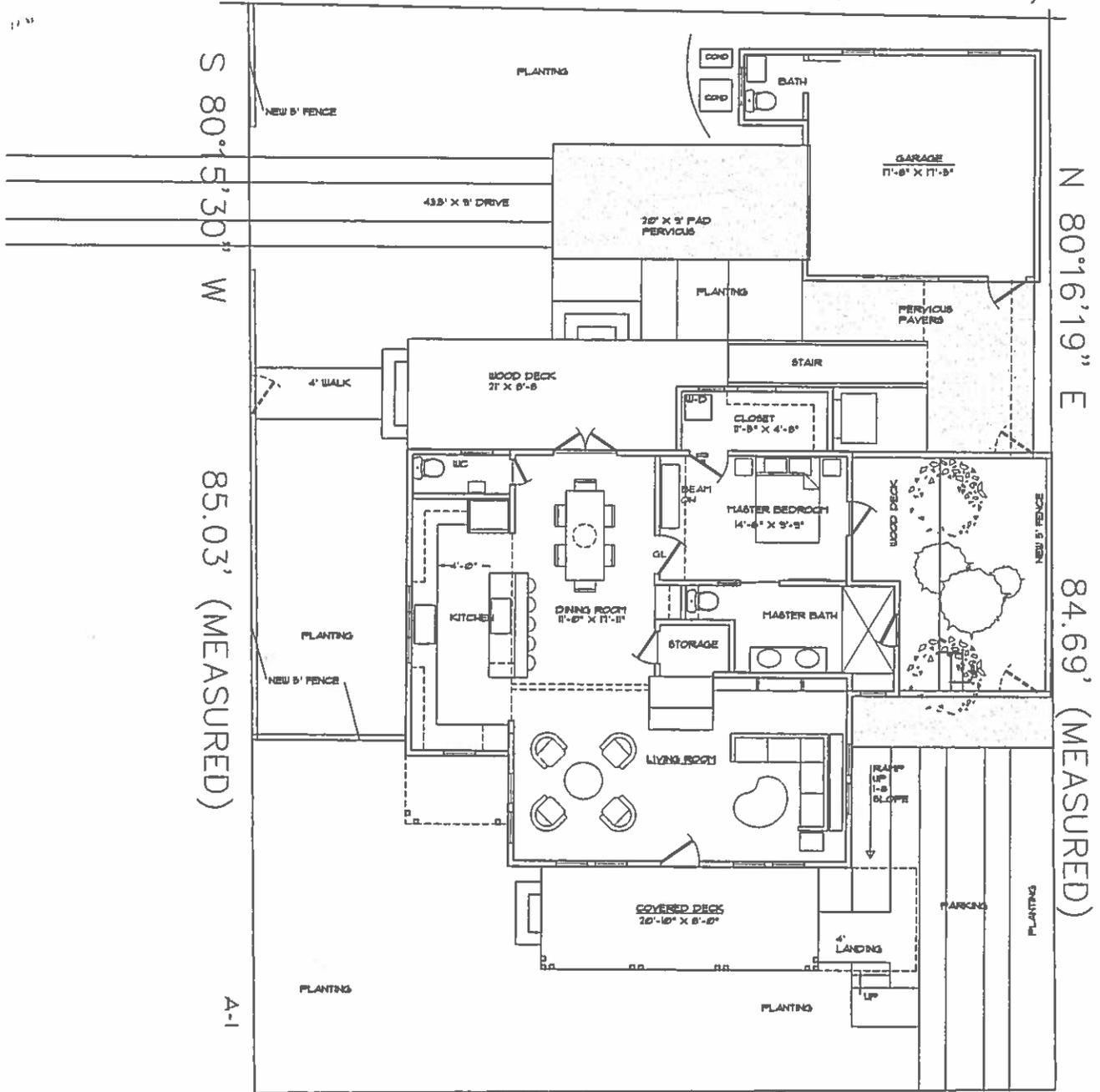
COPPER CRICKET

EXISTING CRICKET



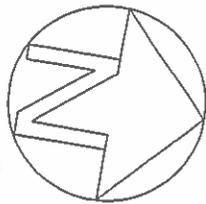
N 09°20'20" W

62.58' (MEASURED)



S 09°38'48" E

62.56' (MEASURED)



RECEIVED

DEC 21 2017

17-100233

PLANNING & DEVELOPMENT

**CONCEPT
SITE PLAN**

SCALE 1/8" = 1'-0"

LANTZY RESIDENCE

590 FIRST STREET SOUTH JACKSONVILLE BEACH, FLORIDA

LOT COVERAGE
2545 GSF/5302 LOT
=48.0% LOT COVERAGE

MICHAEL DUNLAP ARCHITECT P.A.
1120 NORTH SECOND AVENUE
JACKSONVILLE BEACH, FLORIDA 32250 904.358.1002
FLORIDA REGISTRATION AP 9700



APPLICATION FOR VARIANCE

BOA No. 17-100235
HEARING DATE 2-6-2017

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. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

DEC 22 2017

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Thomas Brown
 Mailing Address: 908 7th Ave N
Jacksonville Beach, FL 32250
 Agent Name: Joe Ofalt - Blue Haven Pools
 Mailing Address: 2375 St Johns Bluff Rd S - Ste. 107
Jacksonville, FL 32246
 Landowner Name: Thomas Brown
 Mailing Address: 908 7th Ave N
Jacksonville Beach, FL 32250

Telephone: (904) 588-2389
 E-Mail: tjbrown07@hotmail.com
 Telephone: (904) 620-0090
 E-Mail: bluehavenjoe@gmail.com
 Telephone: (904) 588-2389
 E-Mail: tjbrown07@hotmail.com

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/or Real Estate Number: 908 7th Ave N *RET# 174325-0000*
 Legal description of property (Attach copy of deed): Lot 2 Block 80 PB 5 Page 66 Subdivision Pablo Beach
 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 an undersized lot which creates a hardship to meet a 35% lot coverage for a swimming pool with minimal deck.

Applicant's Signature:  Date of Application: 12/22/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
 CODE SECTION (S): 34-347(e)(1) e. for 39% lot coverage in lieu of 35% maximum, to allow a pool and deck addition to a single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100235

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	This is an undersized lot
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	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	RECEIVED
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	DEC 22 2017 PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF

LOT 2 BLOCK 80 AS SHOWN ON MAP OF

PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, FLA.
AS RECORDED IN PLAT BOOK 5 PAGES 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: THOMAS J. BROWN, SARAH B. BROWN, WOLFE FINANCIAL, INC., D/B/A INTEGRITY MORTGAGE GROUP
TITLE AMERICA REAL ESTATE CLOSINGS, INC., WESTCOR LAND TITLE INSURANCE COMPANY



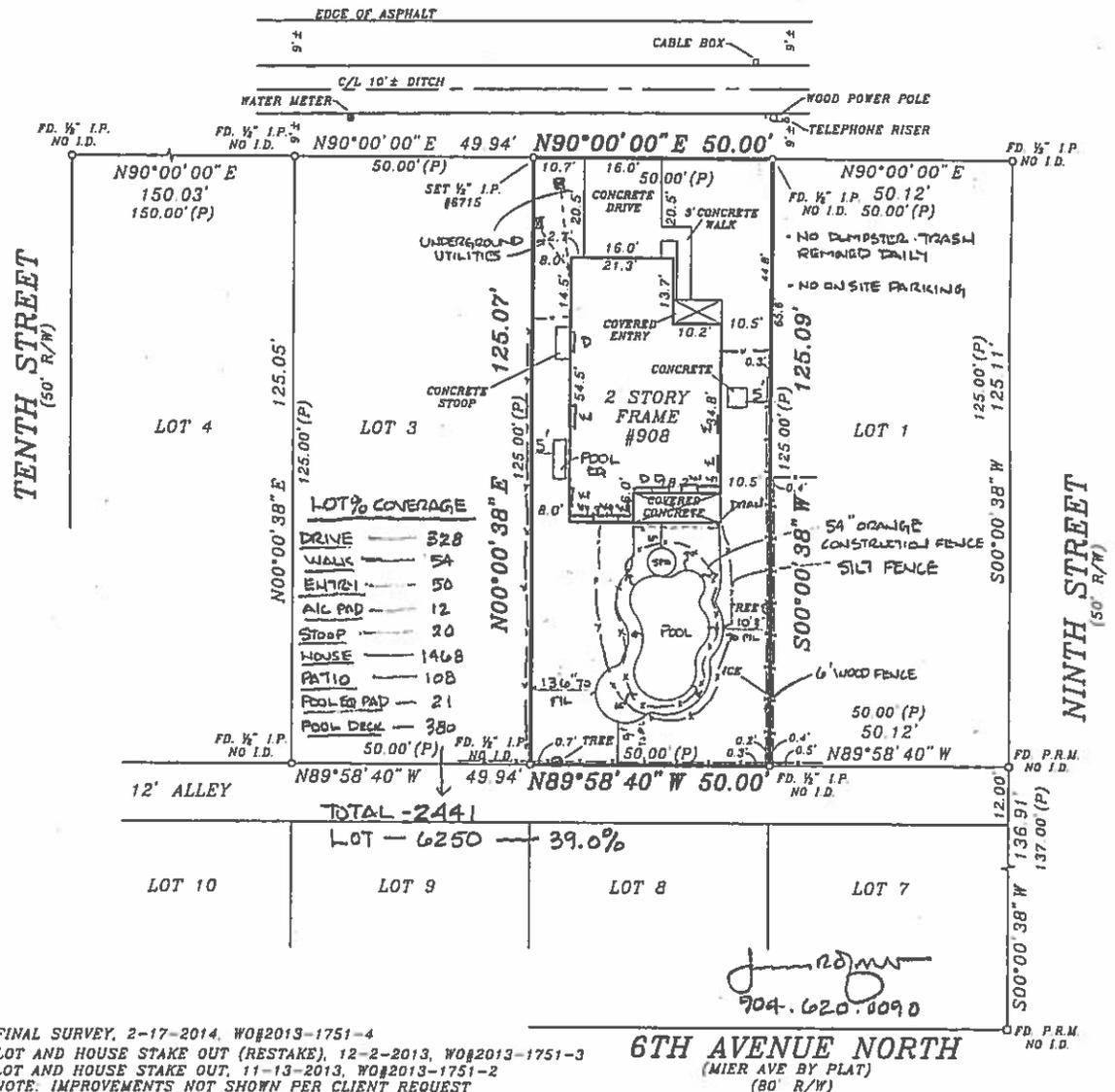
RECEIVED

DEC 22 2017

17-100235

PLANNING & DEVELOPMENT

7TH AVENUE NORTH
(HERNANDO AVE BY PLAT)
(80' R/W)



FINAL SURVEY, 2-17-2014, WO#2013-1751-4
LOT AND HOUSE STAKE OUT (RE-STAKE), 12-2-2013, WO#2013-1751-3
LOT AND HOUSE STAKE OUT, 11-13-2013, WO#2013-1751-2
NOTE: IMPROVEMENTS NOT SHOWN PER CLIENT REQUEST

6TH AVENUE NORTH
(MIER AVE BY PLAT)
(80' R/W)

PERRET AND ASSOCIATES, INC.

5627 ATLANTIC BOULEVARD SUITE #6, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY R/W LINE OF 7TH AVE NORTH AS S90°00'00"E, ASSUMED.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND	
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT ON CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
CLF	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
O.A.	ON LINE
—	BREAK LINE

SCALE 1"=30'
9-10-13
DATE OF FIELD SURVEY

NATHAN P. PERRET, FLA. CERT NO 6900
GLENN M. BROADSTREET, FLA. CERT NO 5814



LB - 6715



APPLICATION FOR VARIANCE

BOA No. 17-100238
HEARING DATE 2-6-2018

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. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
5. Completed application.

RECEIVED
DEC 26 2017

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Mark A. Dorr Manager Double D Court LLC Telephone: 904-607-2090
 Mailing Address: 99 South Poscaz Blvd E-Mail: markdorr@aol.com
P.V.B. FL 32082

Agent Name: Larry A. Rice Telephone: 904-591-0360
 Mailing Address: 12 Ponte Vedra Circle E-Mail: 1983rbc@gmail.com
PVB FL 32082

Landowner Name: Mark A. Dorr Telephone: _____
 Mailing Address: See Above E-Mail: _____

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and/or Real Estate Number: 234 St. Aug Blvd ^{Ref} 150669 0000
 Legal description of property (Attach copy of deed): 14-39 09-35-29E R10 UNIT 1 Atlantic Shore Lot 13 66'
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Non conforming lot, only 50' wide. House plans for 40' wide home.

Applicant's Signature: [Signature] Date of Application: 11-21-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): 34-33b (e)(1) c-1 for a front yard setback of 20', in lieu of 25' required;
(e)(1) c-2 for side yard setbacks of 5' each, in lieu of 10' required;
and (e) 1 e. for lot coverage of 45-59%, in lieu of 35% maximum,
to allow construction of a single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100238

Section 34-281
RECEIVED

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.

DEC 26 2017

PLANNING & DEVELOPMENT

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Substandard lot size (50 x 120) High-traffic area near A1A Gas station directly across street
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Pre-existing
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	Lot immediately next-door (and many in surrounding area) have been granted similar, or same, variance.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Cost of narrower floorplan and add length would reduce front and backyard space.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Enabling for proposed floorplan allows for privacy in backyard and safety away from high-traffic area of A1A nearby.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Proposed floor plan is consistent with coastal-style homes in immediate surrounding area.

Justification for Variance

**234 Saint Augustine Boulevard
Jacksonville Beach, FL 32250**

This is the home where we plan to raise our family. We want to ensure that our family and children will be able to spend time outside with privacy and safety. Putting a garage behind the home would not only take away outdoor space in the backyard, but would also make the home we want to build unaffordable for us as young professionals.

The purpose of our proposed front-load garage, 40-foot floorplan is to ensure that we leave plenty of backyard space for kids to play with privacy and safety. Children will not be able to play in the front yard of this lot because there is a gas station immediately across the street, and heavy traffic on Saint Augustine Boulevard, and nearby A1A.

RECEIVED

DEC 26 2017

17-100238

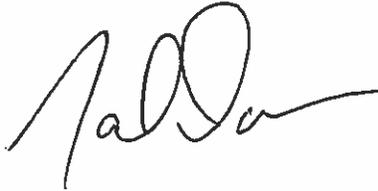
PLANNING & DEVELOPMENT

To: The City of Jacksonville Beach.
From: Mark Darr, Manager of Double D Construction LLC.
Concerning: 234 St. Augustine Blvd.

I am the owner of this property and am asking for a variance. The agent representing my interests will be Larry Rice.

Thank You,

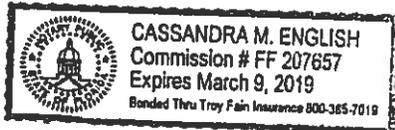
Mark Darr.



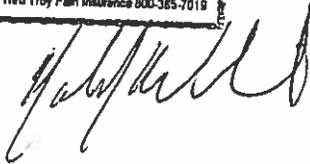
Notary.



Cassandra M. English



Witness.



RECEIVED

DEC 26 2017
17-100238
PLANNING & DEVELOPMENT



CERTIFIED MAIL# 7012 2210 0002 4634 8198

Ref. 17-100238

October 10, 2014

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

Ann Biondo
103 37th Avenue South
Jacksonville Beach FL 32250

RE: BOA# 14-100108
234 St. Augustine Boulevard
(Lot 13, Block 22, Replat of Unit 1, Atlantic Shores.)

Dear Ms. Biondo,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, October 7, 2014, 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:

- 34-336(e)(1)c.1, for a front yard of 15 feet in lieu of 25 feet required
- 34-336(e)(1)c.2, for a south easterly side yard of 5 feet required in lieu of 10 feet required
- 34-336(e)(1)c.3, for a rear yard of 10 feet in lieu of 30 feet required
- 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum

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

- Limited to as shown and discussed including side entry garage.

To allow for a single family dwelling.

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,

Jon Hays, CBO
Building Department
Jon Hays, CBO
Building Department





CERTIFIED MAIL# 7012 2210 0002 4634 9508

*Ref. 17-100
238*

January 8, 2015

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

Anne Biondo
103 37th Avenue South
Jacksonville Beach FL 32250

RE: BOA# 14-100169
234 St. Augustine Boulevard
(Lot 13, Block, 22, *Replat of Unit No. 1, Atlantic Shores*)

Dear Mrs. Biondo,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, January 6, 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:

- 34-373(d), for a parking area setback of 1 foot in lieu of 5 feet minimum to a property line (northeast property line) and
- 34-336(e)(1)c.2, for clarification that the previously approved 5 foot side yard is located on the westerly side of the property as indicated in the application site plan

To allow for a new single family dwelling.

The Board **Approved** the request as written.

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,

Jon Hays
Jon Hays, CBO

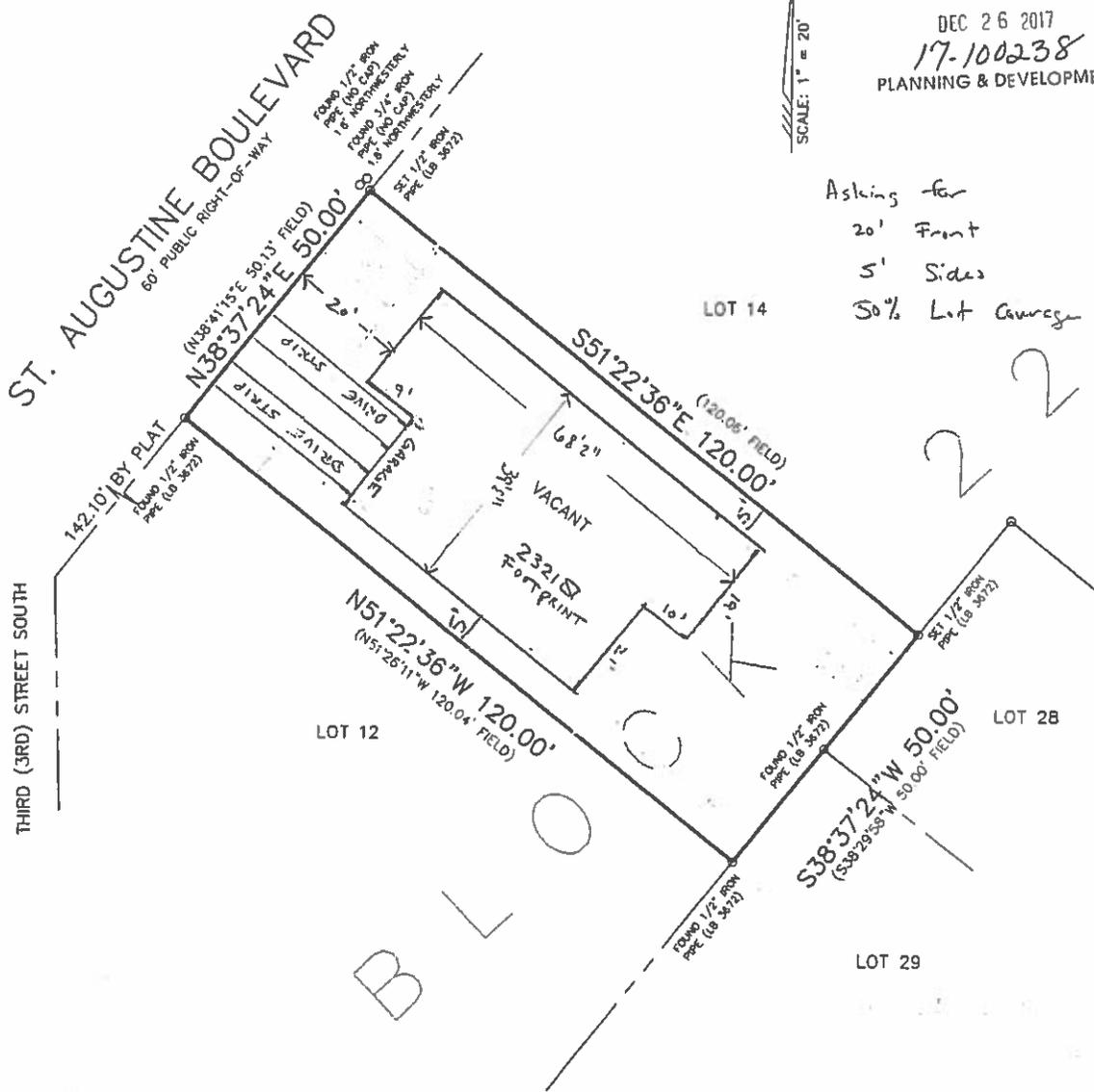


MAP SHOWING SURVEY OF:

LOT 13, BLOCK 22, REPLAT OF UNIT NO. 1, ATLANTIC SHORES ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 39 AND 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

RECEIVED

DEC 26 2017
17-100238
PLANNING & DEVELOPMENT



NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINES PER PLAT.
3. BEARINGS BASED ON NORTHEASTERLY LINE OF LOT 13 BEING S51°22'36"E PER PLAT.

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

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

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

CHECKED BY: *JCJ*
DRAWN BY: *JCJ*
FILE: 2004-1322

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

DATE:
SEPTEMBER 13, 2004
SHEET 1 OF 1

B2204-1322



APPLICATION FOR VARIANCE

BOA No. 17-100224

HEARING DATE 2-6-2018

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. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

DEC - 5 2017

APPLICATION INFORMATION

Applicant Name:	<u>Payne Roberts LLC</u>	PLANNING & DEVELOPMENT
Mailing Address:	<u>3721 Dupont Station Ct.S.</u> <u>Jacksonville, FL 32217</u>	Telephone: <u>904-504-9876</u>
Agent Name:	<u>Christian Allen</u>	E-Mail: <u>monedclp@gmail.com</u>
Mailing Address:	<u>3721 Dupont Station Ct.S.</u> <u>Jacksonville, FL 32217</u>	Telephone: <u>904-504-9876</u>
Landowner Name:	<u>Payne Roberts LLC</u>	E-Mail: <u>monedclp@gmail.com</u>
Mailing Address:	<u>3721 Dupont Station Ct.S.</u> <u>Jacksonville, FL 32217</u>	Telephone: <u>904-504-9876</u>
		E-Mail: <u>monedclp@gmail.com</u>

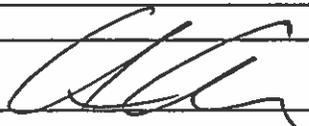
Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and/or Real Estate Number: 417 2nd Ave N & 429 2nd Ave N // 173833-0000 & 17383

Legal description of property (Attach copy of deed): Attached (Lot 8, 9, 10 for this application) 001

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Current structure has 8' side setback which we would like to keep plus an additional 6"

Applicant's Signature:  Date of Application: 12/5/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RM-1</u>	FLOOD ZONE: <u>X</u>
CODE SECTION (S): <u>3A-339 (a)(1) c-2 for 7.5' side yd setbacks, in lieu of 10' required;</u>	
<u>(e)(1) f. for 45-79% lot coverage; in lieu of 35% maximum;</u>	
<u>(c)(1) h. for access, structure setbacks of 1-5', in lieu of 5' required;</u>	
<u>3A-373 (a)(1) for parking space with at 8', in lieu of 9' required; to</u>	
<u>allow construction of three two-family dwellings</u>	

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100224

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 RECEIVED
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	DEC - 5 2017 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	Yes	This variance has been given many times for 50x125 lots. Also the current structure has an 8' side setback.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	This variance has been given many times for 50x125 lots with the same zoning.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Other parcels in same zoning district have enjoyed the ability to have a 7.5' setback
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	It helps with parking, driveways and garages.



CERTIFIED MAIL RECEIPT# 7012 2210 0002 4628 7701

May 26, 2017

Ref. 17-100224

Ben Ossi
1112 3rd Street Suite 4
Neptune Beach, FL 32266

RE: **Planning Commission Case: PC# 20-17**
Concept Plat Application for a proposed twelve-unit townhouse project in a *Residential, multiple family: RM-1* zoning district, for property located at 417 and 429 2nd Avenue N.

Mr. Ossi,

The City of Jacksonville Beach Planning Commission met on Monday, May 22, 2017 in Council Chambers to consider your **Concept Plat Application** for a proposed twelve-unit townhouse project in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

The request was Denied.

Please remove the public notice posted on your property. Should you have any questions please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP
Senior Planner

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



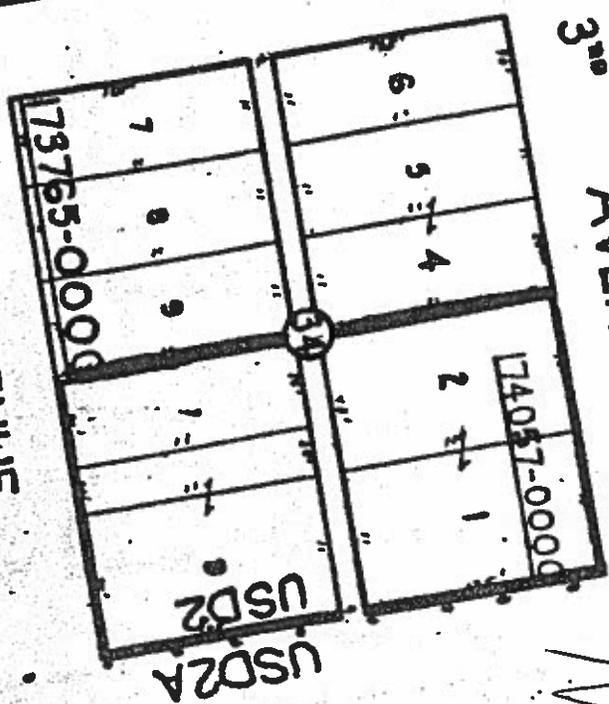
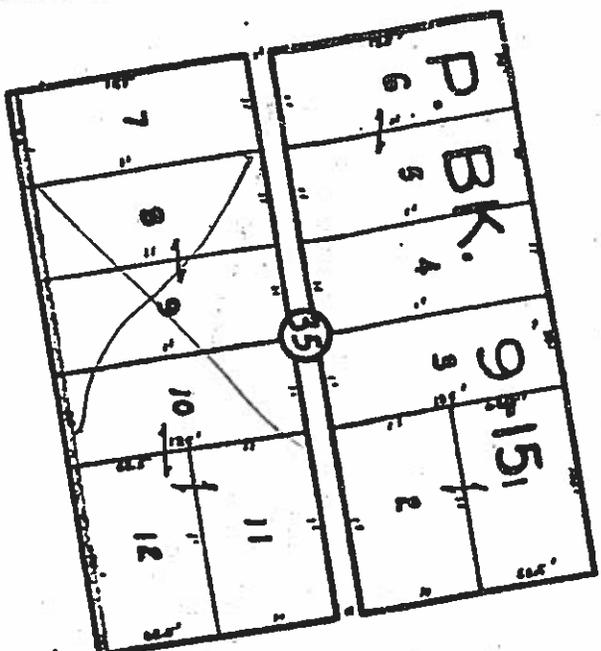
10
11
12
AVENUE

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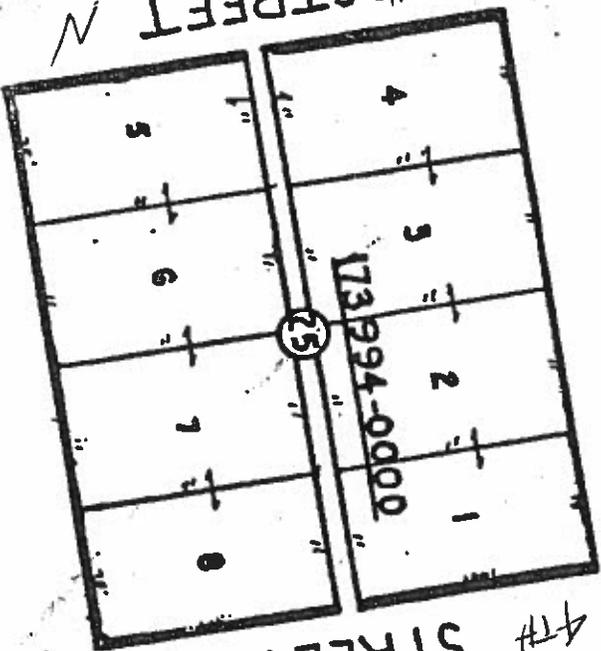
PART

3RD AVENUE

N



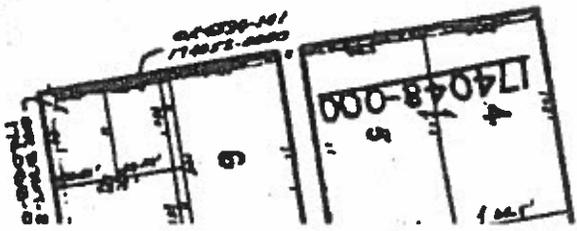
2ND AVENUE



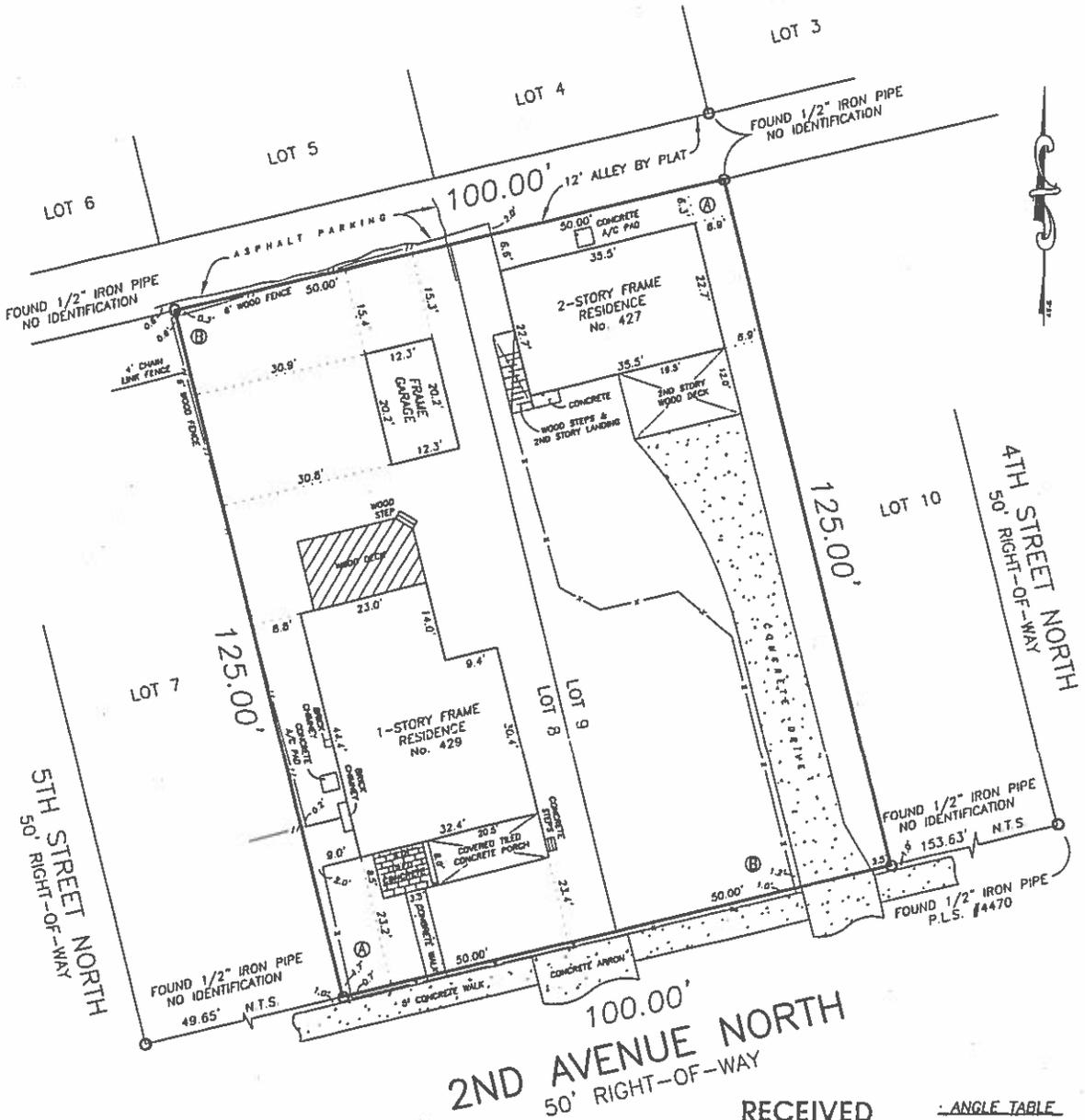
1ST AVENUE

STREET

17-100224



MAP SHOWING BOUNDARY SURVEY OF:
 LOTS 8 AND 9, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE
 CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0417-H, REVISED JUNE 3, 2013
 N.T.S. DENOTES NOT TO SCALE
 ALL LOTS SHOWN HEREIN LIE WITHIN BLOCK 35
 —X— DENOTES 4' WOOD PICKETT FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

2ND AVENUE NORTH
 50' RIGHT-OF-WAY

RECEIVED
 APR 25 2017
 17-100076
 PLANNING & DEVELOPMENT

ANGLE TABLE

A	= 90°08'00"
B	= 89°52'00"

CERTIFIED TO:
 OSSI DEVELOPMENT

DURDEN
 SURVEYING AND MAPPING, INC.
 1825-B 3RD STREET NORTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822 FAX 853-6825
 LICENSED BUSINESS NO. 6696

SURVEYOR'S NOTE:
 THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC. MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

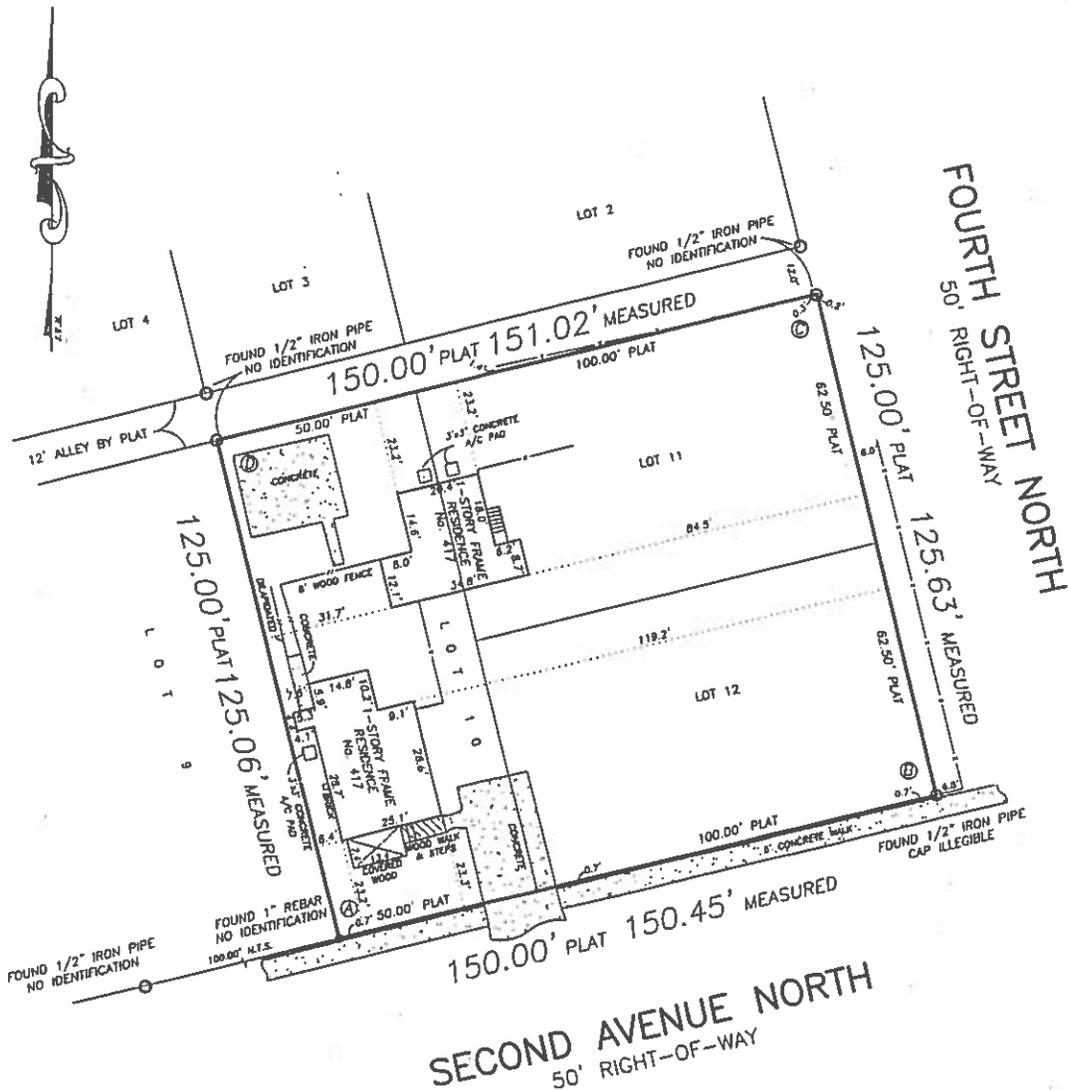
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code.

[Signature]
 4701
 FLORIDA BOARD OF LAND SURVEYORS
 STATE OF FLORIDA
 DUREN
 REGISTERED LAND SURVEYOR

SIGNED APRIL 24, 2017
 SCALE: 1" = 20'
 WORK ORDER NUMBER: 17237

B-9062

MAP SHOWING BOUNDARY SURVEY OF:
 LOTS 10, 11 AND 12, BLOCK 35, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9,
 PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0417-H, REVISED JUNE 3, 2013
 N.T.S. DENOTES NOT TO SCALE
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 35
 -F- DENOTES 4' WOOD FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

APR 25 2017

17-100074
 PLANNING & DEVELOPMENT

ANGLE TABLE

A	=	90°07'29"
B	=	90°08'22"
C	=	89°38'39"
D	=	90°05'30"

CERTIFIED TO:
 OSSI DEVELOPMENT

DURDEN
 SURVEYING AND MAPPING, INC.
 1825-B 3RD STREET NORTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822 FAX 853-6825
 LICENSED BUSINESS NO. 6696

SURVEYOR'S NOTE:
 THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes, and Chapter 5J17 Florida Administrative Code.

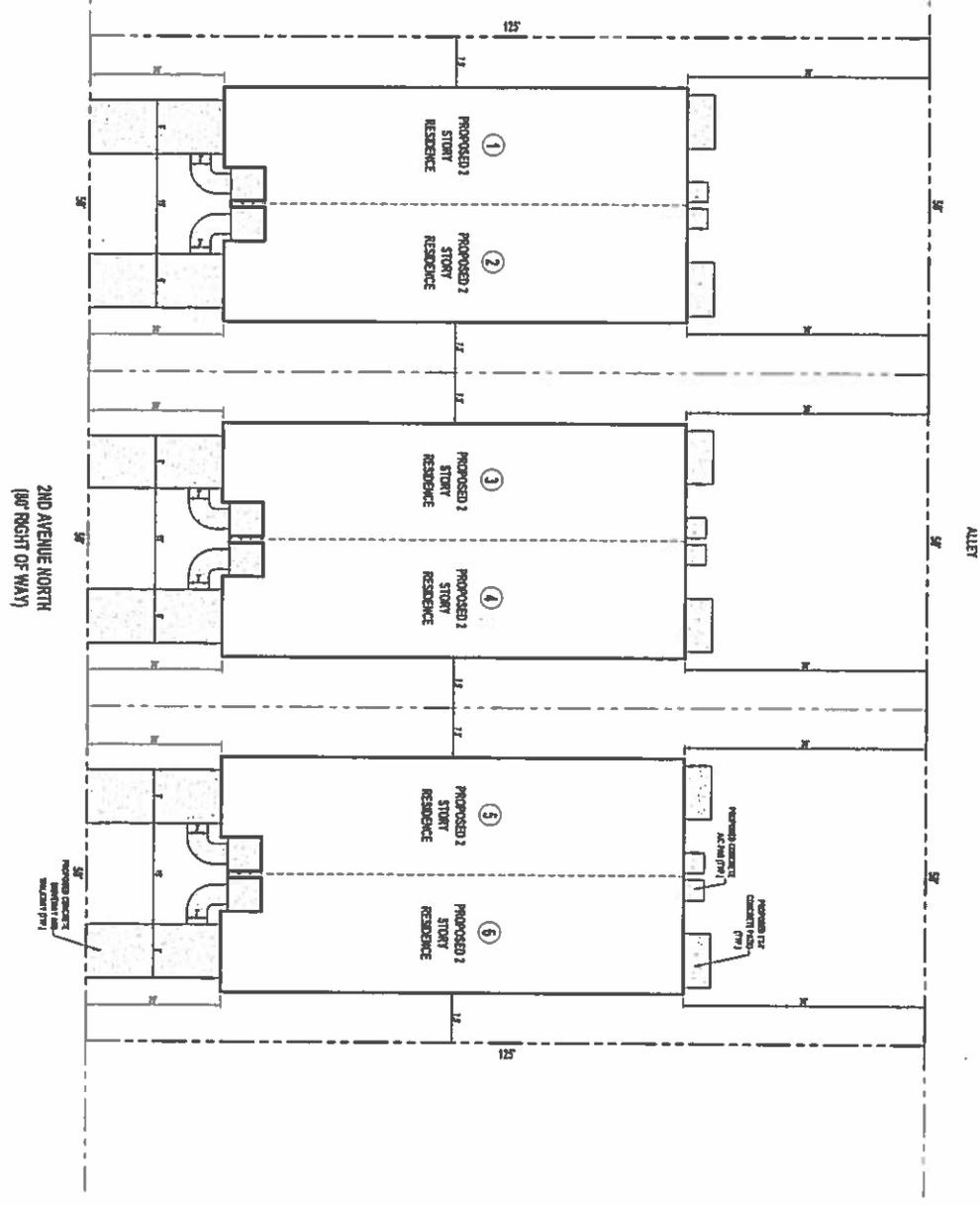


SIGNED APRIL 25 2017
 SCALE: 1" = 30'
 WORK ORDER NUMBER: 17236

B-9061



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



2ND AVENUE NORTH
(90' RIGHT OF WAY)

PROPOSED DRIVEWAY
WIDENING (10' x 20')

PROPOSED SITE STATISTICS

Item	Proposed	Existing
Number of Units	6	0
Lot Area (sq. ft.)	10,800	10,800
Lot Coverage (%)	45.0	0.0
Impervious Area (sq. ft.)	4,860	0
Impervious Area (%)	45.0	0.0
Open Space (sq. ft.)	5,940	10,800
Open Space (%)	55.0	100.0



PROPOSED 2 STORY DUPLEX
417 & 429 2ND AVENUE NORTH | JACKSONVILLE BEACH, FL

SITE PLAN

RECEIVED

17-100 224
DEPT. OF PERMITS
PLANNING & DEVELOPMENT

13-05-17
AS SHOWN
DWG
A0.1

PAYNE ROBERTS, LLC
3271 Dupont Station Court South
Jacksonville, FL 32217
(904) 337-0609

Shields CAD Services
1420 1st Street | Neptune Beach, FL 32266
Phone: (904) 241-1540
Website: www.shieldscad.com | Email: info@shieldscad.com

NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED AND A COPY OF THE SAME SHALL BE ON THE SITE FOR THE INSPECTOR'S USE FROM THE START OF CONSTRUCTION THROUGH THE END OF CONSTRUCTION. ALL WORK SHALL BE UNDER THE SUPERVISION OF THE ARCHITECT OR HIS REPRESENTATIVE.

2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).

6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA).

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL HANGING AND SCHEDULING GUIDE (IMHSG).

8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL HANGING AND SCHEDULING GUIDE (IMHSG).

9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL HANGING AND SCHEDULING GUIDE (IMHSG).

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL HANGING AND SCHEDULING GUIDE (IMHSG).

NO.	DATE	DESCRIPTION
1	10/10/17	ISSUED FOR PERMIT
2	10/10/17	ISSUED FOR PERMIT
3	10/10/17	ISSUED FOR PERMIT
4	10/10/17	ISSUED FOR PERMIT
5	10/10/17	ISSUED FOR PERMIT
6	10/10/17	ISSUED FOR PERMIT
7	10/10/17	ISSUED FOR PERMIT
8	10/10/17	ISSUED FOR PERMIT
9	10/10/17	ISSUED FOR PERMIT
10	10/10/17	ISSUED FOR PERMIT

GENERAL

BUILDING CODE: 2014 IRC RESIDENTIAL, 3A ADDITION
 2014 IRC RESIDENTIAL
 2014 IRC MECHANICAL
 2014 NEC
 CONSTRUCTION TYPE: 1B
 OCCUPANCY CLASS: R-3

TABLE OF CONTENTS

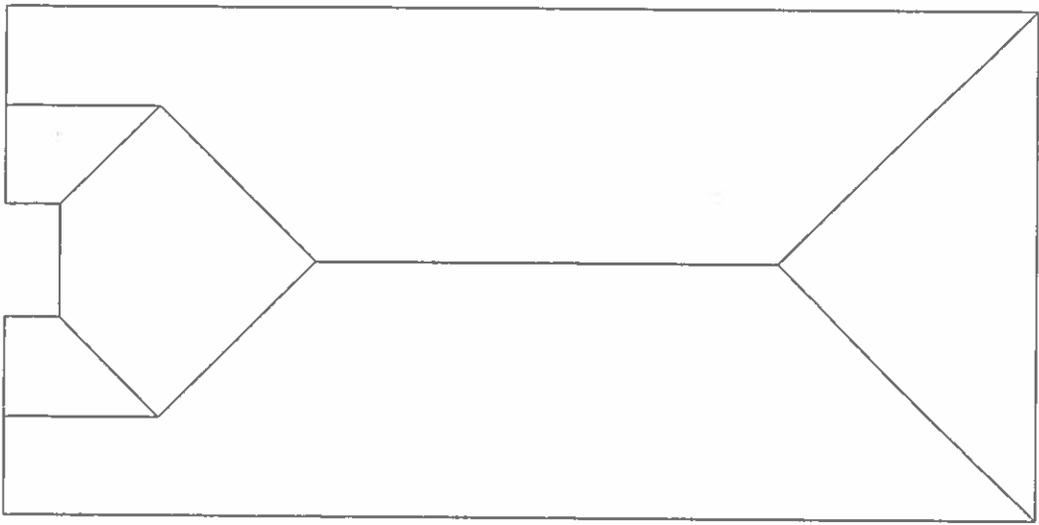
- NO. DESCRIPTION
- 1 ROOF/FLOOR/FOUNDATION PLAN
- 2 FLOOR PLAN
- 3 ELEVATIONS
- 4 ELECTRICAL PLAN
- DETAILS

RECEIVED

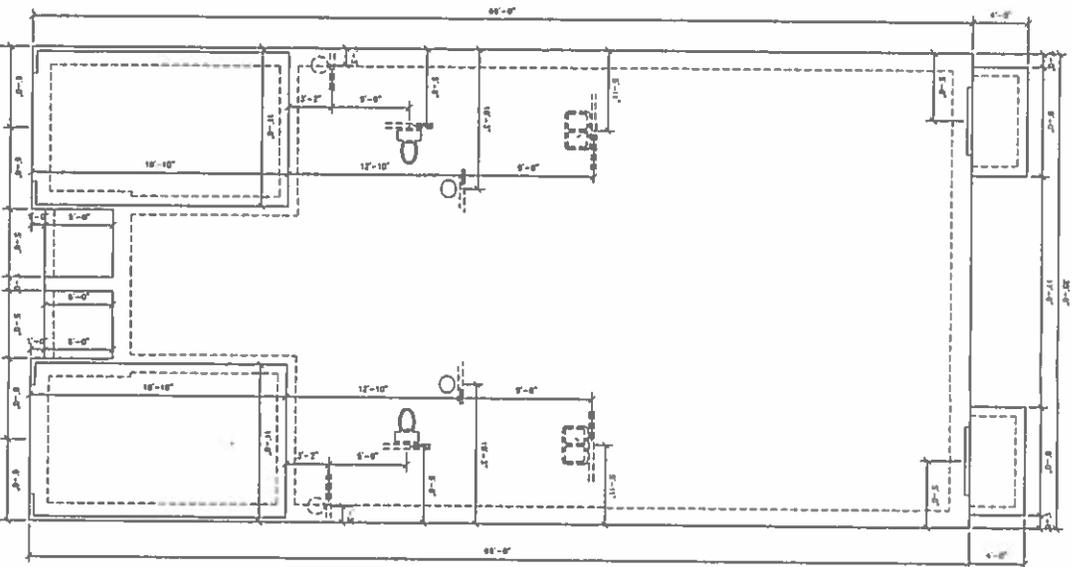
DEF - 5 2017

17-100224

PLANNING & DEVELOPMENT



ROOF PLAN 1/4" = 1'-0"



FOUNDATION/PLUMBING PLAN 1/4" = 1'-0"

2041 PLAN

<p>1</p>	<p>Home For:</p>	<p>PAYNE ROBERTS, LLC 3271 Dupont Station Court South Jacksonville, FL 32217 (904) 337-0609</p>	<p>CUSTOM DESIGN BY: David England 12443 San Jose Blvd Suite #504 Jacksonville, FL 32223 (904) 739-6435</p>
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NOTES

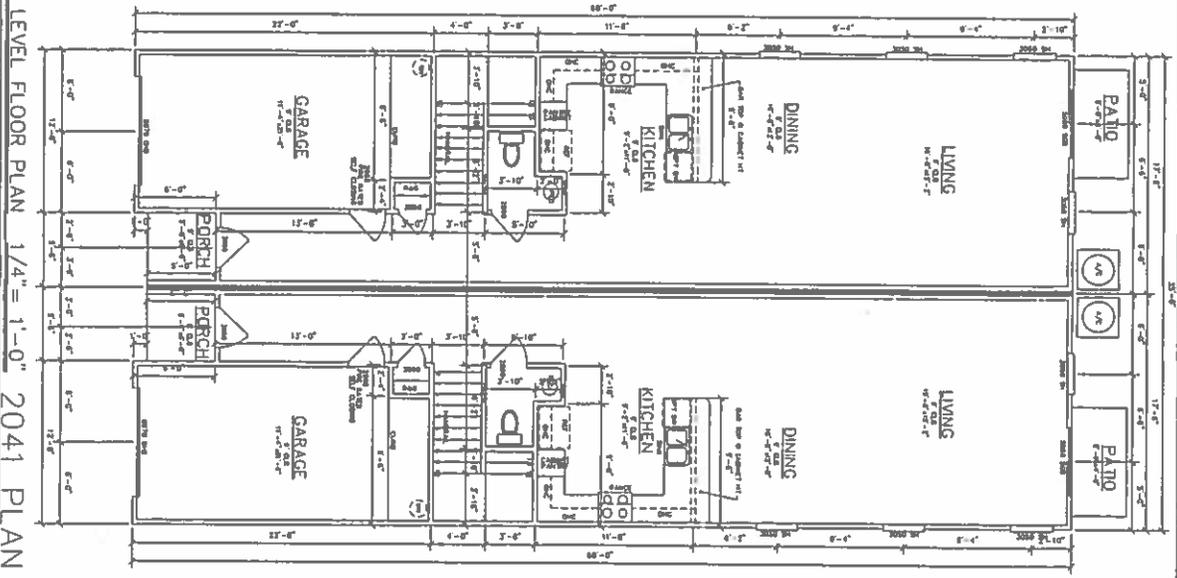
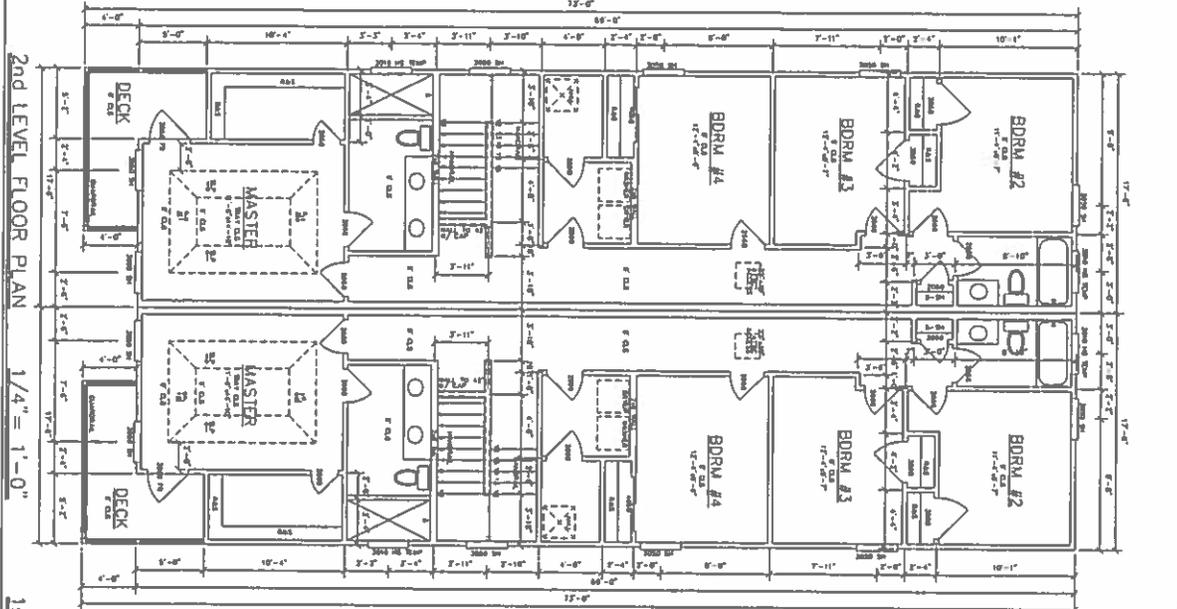
1. ALL WORK SHALL BE PERFORMED AND ACCEPTED BY THE CITY OF JACKSONVILLE INSPECTORS PRIOR TO FINISH INSPECTION.
 2. PARKING SPACES (IF REQUIRED) MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION.
 3. ALL TYPE "X" GYPSUM BOARD REQUIRED ON CEILING & PERIMETER WALLS.
 4. ALL PENETRATION RATED ASSEMBLIES TO COMPLY WITH PERMITS UNDER EXISTING PROTECTION TO COMPLY WITH THE CODE (IF ACCESSIBLE).

RECEIVED

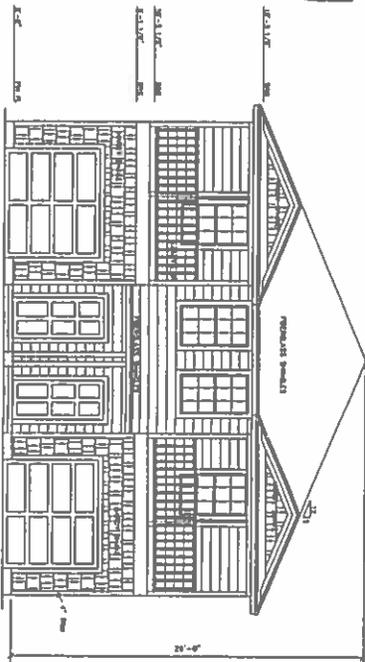
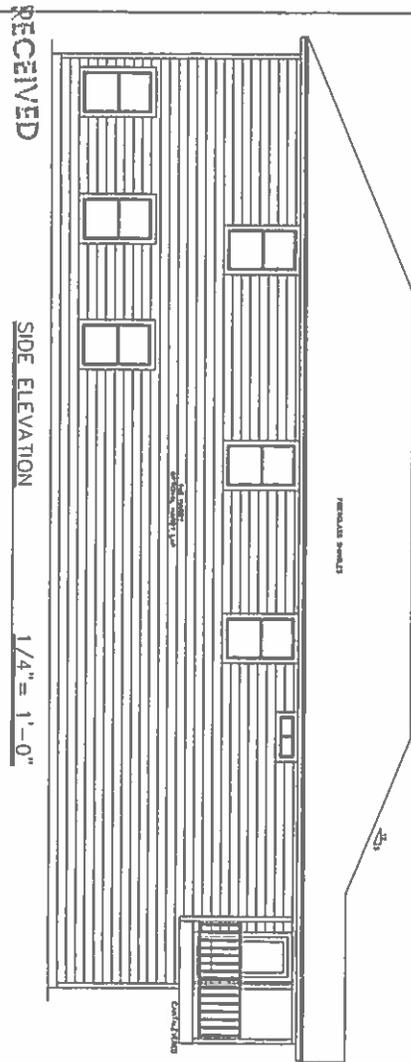
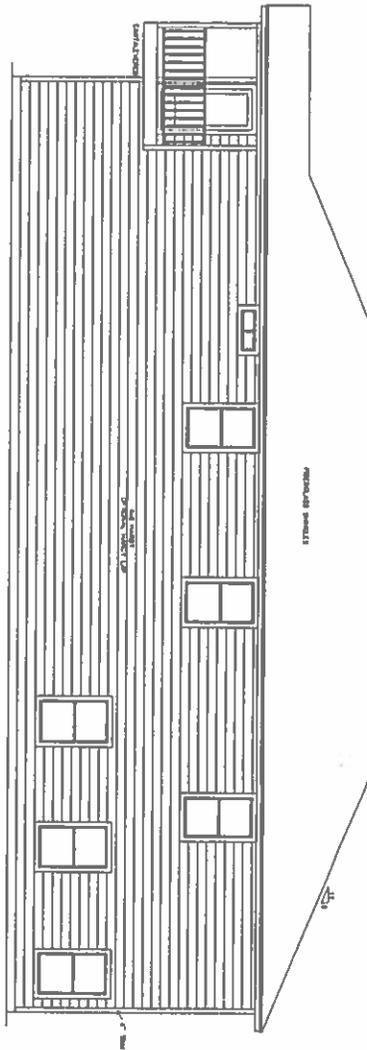
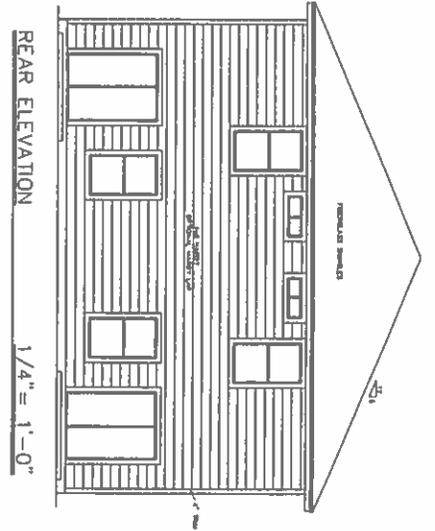
DEC 5 2017
 17-100224
 PLANNING & DEVELOPMENT

TEMP. QLS. AS REQUIRED
 CONTRACTOR MUST VERIFY ALL DIMENSIONS

AREA	NO	DATE
1ST FLOOR PLAN	1	12/05/17
2ND FLOOR PLAN	1	12/05/17
3RD FLOOR PLAN	1	12/05/17
4TH FLOOR PLAN	1	12/05/17
5TH FLOOR PLAN	1	12/05/17
6TH FLOOR PLAN	1	12/05/17
7TH FLOOR PLAN	1	12/05/17
8TH FLOOR PLAN	1	12/05/17
9TH FLOOR PLAN	1	12/05/17
10TH FLOOR PLAN	1	12/05/17
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18TH FLOOR PLAN	1	12/05/17
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21ST FLOOR PLAN	1	12/05/17
22ND FLOOR PLAN	1	12/05/17
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46TH FLOOR PLAN	1	12/05/17
47TH FLOOR PLAN	1	12/05/17
48TH FLOOR PLAN	1	12/05/17
49TH FLOOR PLAN	1	12/05/17
50TH FLOOR PLAN	1	12/05/17



<p>Home For:</p> <p>2</p>	<p>PAYNE ROBERTS, LLC</p> <p>3271 Dupont Station Court South Jacksonville, FL 32217 (904) 337-0609</p>	<p>CUSTOM DESIGN BY:</p> <p>David England 12443 San Jose Blvd Suite #504 Jacksonville, FL 32223 (904) 759-6435</p>
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RECEIVED
 DEC - 5 2017
 17-100924

PLANNING & DEVELOPMENT

CONTRACTOR MUST VERIFY ALL DIMENSIONS

2041 PLAN

<p>3</p>	<p>Home For:</p>	<p>PAYNE ROBERTS, LLC 3271 Dupont Station Court South Jacksonville, FL 32217 (904) 337-0609</p>	<p>CUSTOM DESIGN BY: David England 12443 San Jose Blvd Suite #504 Jacksonville, FL 32223 (904) 739-6435</p>
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APPLICATION FOR VARIANCE

BOA No. 17-100236
HEARING DATE 2-6-2017

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. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, **to scale** (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

DEC 22 2017

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Keith Frazer Telephone: 713-429-7206
 Mailing Address: 1045 Oakvale RD E-Mail: _____
St. Johns FL 32259
 Agent Name: Frank Malle Telephone: _____
 Mailing Address: 2865 Plummer Cove AD Sub 4 E-Mail: _____
Jacksonville FL 32223
 Landowner Name: Keith Frazer Telephone: _____
 Mailing Address: Same 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.

Ret 174745-0000

VARIANCE DATA

Street address of property and/or Real Estate Number: 15 16th Ave N. Jacksonville Beach FL
 Legal description of property (Attach copy of deed): _____ 32250
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Build up to 2' feet away from the building
Restriction line.
70.25 lot coverage instead of 65%

Applicant's Signature: [Signature] Date of Application: 18-22-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: _____
 CODE SECTION(S): 34-340 (e)(3)(i). for a front yard setback
of 3.3' in lieu of 20' minimum; and
(e)(3)e. for 70.25% lot coverage in lieu of 35%
maximum, to allow a second floor balcony addition to
an existing multi-family dwelling;

MAP SHOWING SURVEY OF

THE EAST 1250 FEET OF THE SOUTH ALD FIELD, 8 INCHES OF LOT 4, BLOCK 17, PALM BEACH COUNTY, FLORIDA, BEING THE UNDIVIDED PART OF THE LANDS OWNED BY THE PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT BOOK 23, PAGE 18, BEING THE UNDIVIDED PART OF THE LANDS OWNED BY THE PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT BOOK 23, PAGE 18, BEING THE UNDIVIDED PART OF THE LANDS OWNED BY THE PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT BOOK 23, PAGE 18.

ATLANTIC OCEAN



RECEIVED

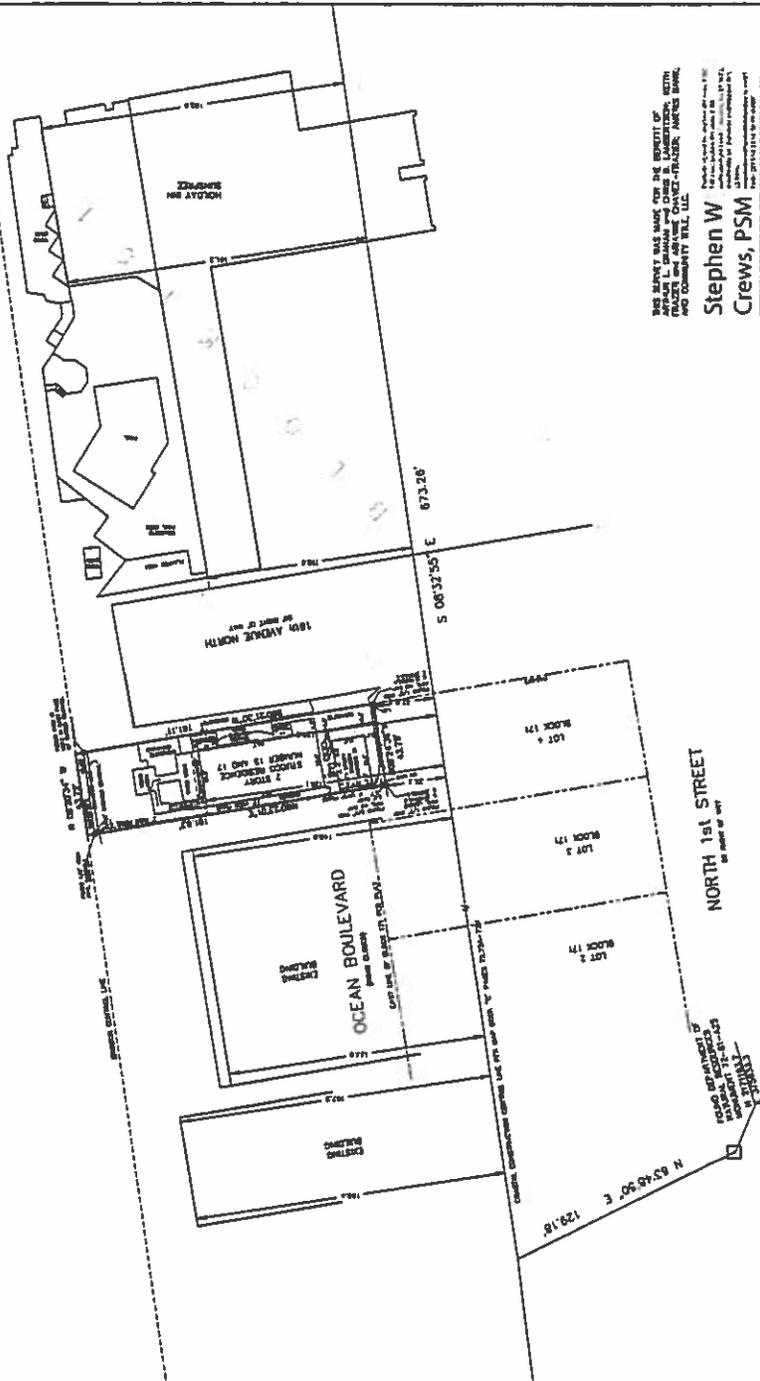
NOV 3 2017
17-100205
PLANNING & DEVELOPMENT

THIS IS A SUMMARY AND REPRESENTATIVE SURVEY. THE PROPERTY SHOWN HEREON APPEARS TO BE IN ACCORDANCE WITH THE PLAT BOOK 23, PAGE 18, BEING THE UNDIVIDED PART OF THE LANDS OWNED BY THE PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT BOOK 23, PAGE 18, BEING THE UNDIVIDED PART OF THE LANDS OWNED BY THE PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT BOOK 23, PAGE 18, BEING THE UNDIVIDED PART OF THE LANDS OWNED BY THE PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT BOOK 23, PAGE 18.

THE PROPERTY SHOWN HEREON APPEARS TO BE IN ACCORDANCE WITH THE PLAT BOOK 23, PAGE 18, BEING THE UNDIVIDED PART OF THE LANDS OWNED BY THE PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT BOOK 23, PAGE 18, BEING THE UNDIVIDED PART OF THE LANDS OWNED BY THE PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT BOOK 23, PAGE 18.

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DEC 2 2 2017
17-100234
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FLORIDA DEPARTMENT OF REVENUE
TAXATION DIVISION
TALLAHASSEE, FLORIDA 32311-0001

THIS SURVEY WAS MADE FOR THE BENEFIT OF
STEPHEN W. CREWS, P.S.M.
AND COMPANY, INC., 1500 ROBERTS DRIVE,
JACKSONVILLE, FLORIDA 32218.

Stephen W
Crews, PSM

STEPHEN W. CREWS, P.S.M.
FLORIDA L.C. SURVEYOR AND MAPPER No. LS 5988
FLORIDA L.C. SURVEYING & MAPPING BUSINESS No. LP 3877

BOATWRIGHT SURVEY RECORDED - MARCH 18, 2015

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

CHECKED BY: FILE: 884-628 DRAWING BY: 27274

NOV 2017

SHEET 1 OF 1

1041241-0000

OLD Survey

17-905

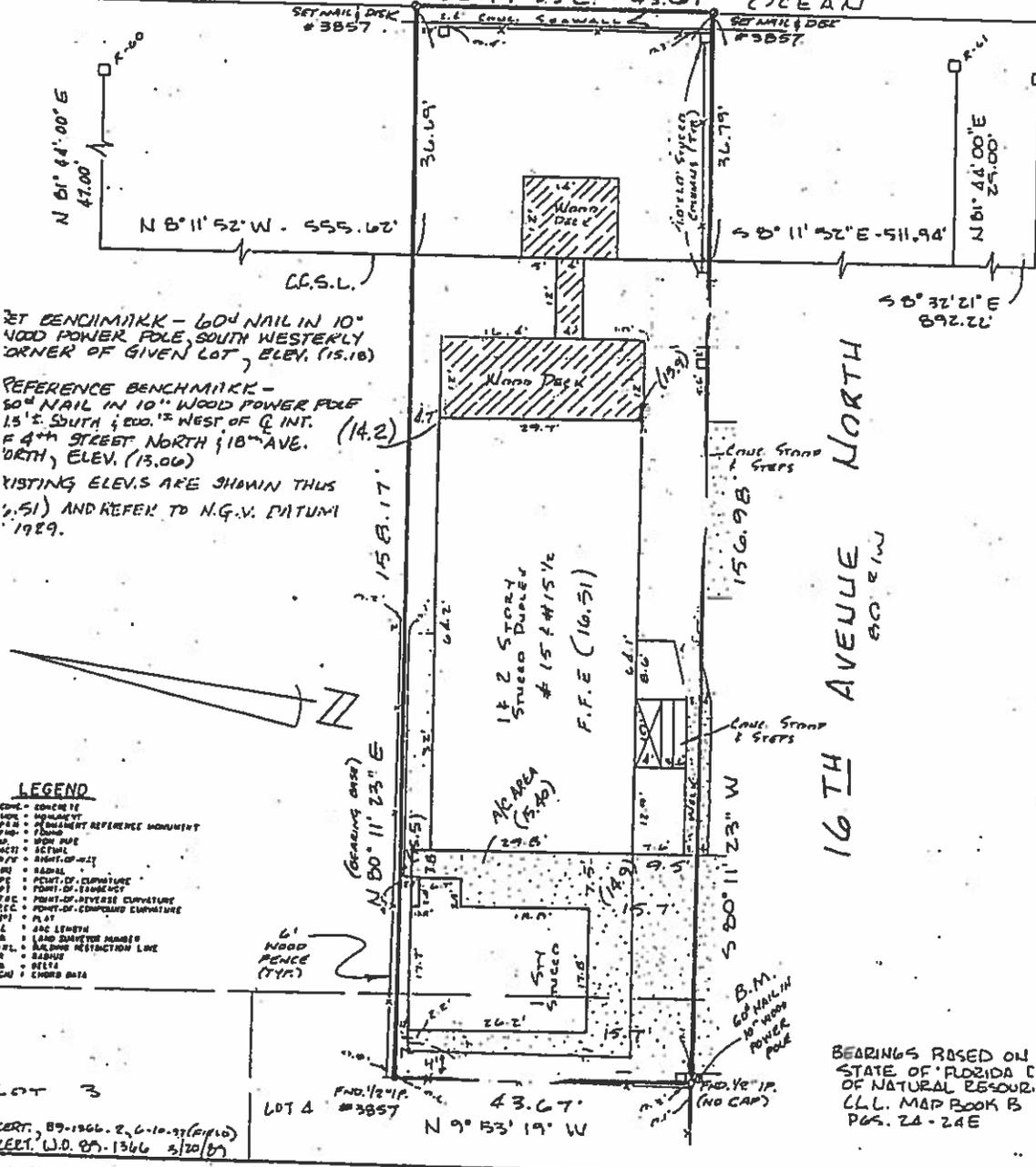
Ref. for 17-100234

MAP SHOWING BOUNDARY SURVEY OF

THE EAST 12.0 FEET OF THE SOUTH 43.0 FEET, 8 INCHES OF LOT 4, BLOCK 171, PABLO BEACH NORTH, PLAT BOOK 3, PAGE 28, CURRENT PUBLIC RECORDS, TOGETHER WITH THE LANDS LYING BETWEEN THE EXTENSION EAST OF THE NORTH AND SOUTH LINES THEREOF TO THEIR INTERSECTION WITH THE CONCRETE BULKHEAD OR SEA WALL HERETO FOR CONSTRUCTED BY THE CITY OF JACKSONVILLE BEACH, FLORIDA ALONG THE SHORE OF THE ATLANTIC OCEAN.

SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3267, PAGE 986.

TITLED TO: ARTHUR GRAYHAM & CHRISTOPHER D. LAMBERTSON / SOUTH TRUST MORTGAGE / STEWART TITLE OF JACKSONVILLE, WILSON & OSBORN, P.A.



SET BENCHMARK - 60# NAIL IN 10" WOOD POWER POLE, SOUTH WESTERLY CORNER OF GIVEN LOT, ELEV. (15.10)

REFERENCE BENCHMARK - 50# NAIL IN 10" WOOD POWER POLE 13' E. SOUTH & 200' W. WEST OF Q. INT. 2 4TH STREET NORTH & 18TH AVE. NORTH, ELEV. (13.00)

EXISTING ELEV. S ARE SHOWN THUS (15.51) AND REFER TO N.G.V. DATUM 1929.

- LEGEND**
- CONC. = CONCRETE
 - IRON = IRON
 - WOOD = WOOD
 - PERM. REF. MONUMENT = PERMANENT REFERENCE MONUMENT
 - TEMP. REF. MONUMENT = TEMPORARY REFERENCE MONUMENT
 - W. = WOOD POLE
 - ACTUAL = ACTUAL
 - ADJUSTED = ADJUSTED
 - ADJ. = ADJUSTED
 - BEARING = BEARING
 - POINT OF CURVATURE = POINT OF CURVATURE
 - POINT OF TANGENCY = POINT OF TANGENCY
 - POINT OF INTERSECTION = POINT OF INTERSECTION
 - POINT OF COMPLETION = POINT OF COMPLETION
 - PLAT = PLAT
 - AC. LENGTH = AC. LENGTH
 - LAND SURVEY NUMBER = LAND SURVEY NUMBER
 - BOUNDARY RESTRICTION LINE = BOUNDARY RESTRICTION LINE
 - SECT. = SECT.
 - CHORD DATA = CHORD DATA

LOT 3

DEPT. 89-1966-2, 6-10-97 (4/16)

DEPT. U.D. 89-1366 3/20/97

LOT 4

F.W. 1/2" IP. #3857

43.67'

N 9° 53' 19" W

BEARINGS BASED ON STATE OF FLORIDA [OF NATURAL RESOUR. C.L.L. MAP BOOK B PGS. 2A-2AE

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DEC 22 2017

PLANNING & DEVELOPME

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NOV 3 2017

17-100205

PLANNING & DEVELOPMENT



CERTIFIED MAIL# 7012 2210 0002 4628 6925

December 26, 2017

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

Frank Malle
2865 Plumber Cove Road #4
Jacksonville, FL 32223

RE: BOA# 17-100205
15 North 16th Avenue (East 12.0 feet of the South 43.0 feet, 8 inches of Lot 4, Block 171, Pablo Beach North)

Dear Mr. Malle,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, December 19, 2017, to consider Keith Frazier's application for a variance from the requirements of the Land Development Code.

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

- Sec. 34-340(e)(3)c.1., for a front yard setback of 1.5 feet in lieu of 20 feet required;
- Sec. 34-340(e)(3)e., for lot coverage of 72% in lieu of 65% maximum;

To allow to allow improvements to an existing multi-family dwelling.

The Board *denied* the request.

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

Sincerely,

George Knight, CBO
Building Department

cc: Keith Frazier



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

October 26, 2004

Chris Lambertson
15 North 16th Avenue
Jacksonville Beach, FL 32250

RE: BOA 04-100331
15 North 16th Avenue

Dear Mr. Lambertson:

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

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

- 34-340 (e)(3) c.1: for a front yard of 9.5 feet in lieu of 20 feet required
- 34-340 (e)(3) c.3: for a rear yard of 4.7 feet in lieu of 30 feet required

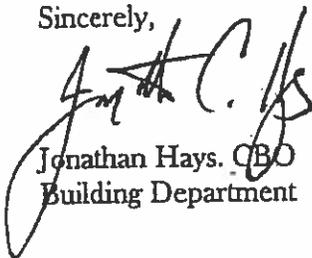
To allow for two additional stories (5 stories total) to a previously approved three story multi-family dwelling.

The results of the meeting were:

- Denied.

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

Sincerely,


Jonathan Hays, CBO
Building Department

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17-100236
JGH/jmy
PLANNING & DEVELOPMENT

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only) (Insurance Coverage Provided)</i>	
Article Sent To	
Lambertson	04-100331
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	

7099 3400 0000 1885 3070



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

September 6, 2001

Chris Lambertson
77 19th Street
Atlantic Bch FL 32233

RE: Case No. # BOA 82-2001
15 N. 16th Avenue

Dear Mr. Lambertson:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. on September 5, 2001 to consider your variance application.

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

- Section 34-340 (e)(3) c.1., for a front yard of 9.5' in lieu of 20' required,
- Section 34-340 (3) c.2., for a westerly side yard of 4' in lieu of 10' required, and
- Section 34-340 (3) c.3., for a rear yard of 1', in lieu of 30' required to allow substantial renovation and garage addition to an existing non-conforming multi-family structure.

The results of the meeting were:

- Approved as amended: the garage is limited to 16', and is to be a 1 (one) story structure.

You are required to apply for a building permit for this project. A copy of the building permit application and a checklist for the required submittals is attached. Please complete and submit the application and begin work on this project.

Please remove the public hearing questions regarding this variance.

Sincerely,

Jonathan Hays
Jonathan Hays, CBO
Building Code Official

Attachment(s)

JCH/EB

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17-100234
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SENDER COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Chris Lambertson
77 19th St.
Atlantic Bch FL
32233

2. Article Number (Copy from service label)

7099 13400 0000 1803 8893

PS Form 3811, July 1999

RECIPIENT COMPLETE THIS SECTION

A. Received by (Please Print Clearly) B. Date of Delivery
MALLEN *12/23/17*
 C. Signature Agent Addressee
 X *[Signature]* Yes No
 D. Is Delivery address different from Item 1? If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Domestic Return Receipt

102595-69-M-1709

City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

November 3, 1999

Mr. Chris Lambertson
15 North 16th Avenue
Jacksonville Beach, FL 32250

RE: Case No. BOA#97-99
15 North 16th Avenue

Dear Mr. Lambertson:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. Tuesday, November 2, 1999 to consider your variance application.

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

- City of Jacksonville Beach Land Development Code Section(s) 34-377 for 3 parking spaces, in lieu of 8 spaces required; Section 34-373(b) for 3 feet in lieu of 23 feet required for a parking aisle, and Section 34-373(d) for 1 foot, in lieu of 5 feet minimum for a parking area setback for an existing non-conforming multi-family dwelling.

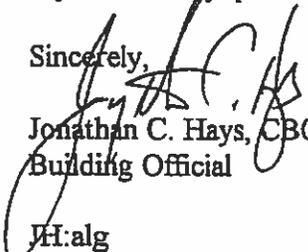
The results of the meeting were:

- granted as written.

Please remove the public hearing notice posted on your property. You are required to apply for a building permit for this project. A copy of the building permit application and a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

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

Sincerely,


Jonathan C. Hays, CBO
Building Official

JH:alg
Attachment

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17-100236
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AUG 2 1983

Mary Davis

Board of Zoning and Adjustment held on Monday, July 25, 1983 at 7:00 p.m.

OFFICE OF THE MAYOR
CITY OF JACKSONVILLE BEACH

meeting of the Board of Zoning and Adjustment held on Monday, July 25, 1983 at 7:00 p.m. in the Council Chamber of City Hall.

Call to order The meeting was called to order.

Roll Call Present: Guy Craig, Robert McClure, Charles Bassett, Robert Miller, Martha Ann Sibley, Roy Smith, Jr.

Absent: Jeanne Wyner

Also present were Ray McGlynn, Building Official, Walter Henderson, Building Department, Al Dean, Fire Department.

Approv. min. The minutes of the previous meeting were approved as written.

281-83 S.D.S. Properties, Curt Simpson, partner, was present and stated that they have contracted to purchase the property from John Hanna. They wish to build 8,000 square feet instead of the 7,000 proposed. Variance request of 7-1/2 feet in the rear, 23 feet in lieu of 30. They will setback 61 feet in front, there will be a road at the back of the property.

Motion to carryover Mrs. Sibley moved to carryover this item until the next meeting, seconded by Mr. Miller. Vote resulted in all ayes except nay by Mr. Bassett.

283-83 Rentschler - Locke, 201 32nd Avenue South, setback variance request for screen porch in rear yard which is now 19 feet. They wish to screen in present patio.

Motion to carryover Mr. McClure moved to carryover this matter until a survey is presented, seconded by Mrs. Sibley. Vote resulted in all ayes.

284-83 Barbara Davis, 15 North 16th Avenue, drawings presented as requested by the Board.

Motion to Approve Mrs. Sibley moved to approve the plans, seconded by Mr. Miller. Vote resulted in all ayes.

Recess There was a recess to hold a joint meeting with City Council.

Call to order The meeting was called back to order.

Addendum to Agenda Mr. McClure moved, seconded by Mr. Bassett to add Townsend Hawkes to the agenda. Vote resulted in all ayes.

Townsend Hawkes Billboard sign on Beach Boulevard to be relocated to the west 1000 feet.

Motion to approve Mr. McClure moved to approve this relocation of the billboard, seconded by Mr. Craig.

Discussion This billboard will have to be removed in May, 1985 according to Ordinance.

Amend motion Mr. Craig amended the motion to approve relocation subject to proof of lease with Mrs. Hapsis, owner of the property, seconded by Mr. McClure.

Ordinance states that a sign may not be relocated.

Vote on motion Vote resulted in ayes by McClure, Craig; nays by Bassett, Miller, Sibley and Smith. The motion failed.

Recess Mr. Miller moved to recess until after the Planning Commission meeting, seconded by Mrs. Sibley. Vote resulted in all ayes.

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17-100234
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Jason Canning hereby expressly reserves the rights in this drawing and it is not to be reproduced or copied in any format or manner whatsoever without first obtaining permission and consent.

JASON CANNING ARCHITECT LLC
 ARCHITECTURE & INTERIOR DESIGN
 1813 Adams Blvd.
 Jacksonville, Florida 32209
 C: 904.727.1100
 F: 904.727.1100
 jason@jasoncanning.com

PROJECT ARCHITECT
 JASON I. CANNING
 FLORIDA LICENSE NO. 14829

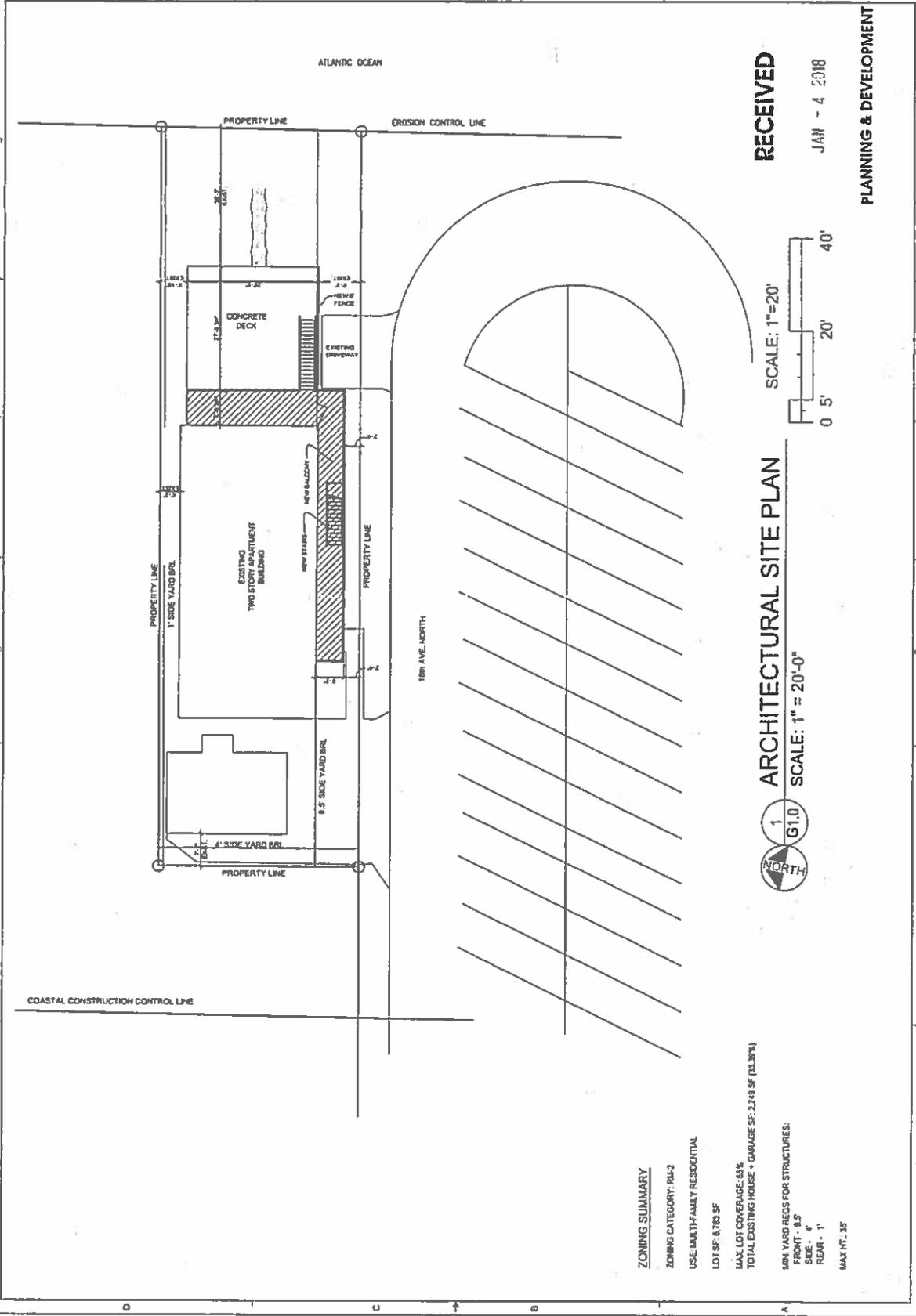
PROJECT TEAM
 JASON I. CANNING
 ARCHITECT
 1813 ADAMS BLVD.
 JACKSONVILLE, FL 32209
 904.727.1100

STRUCTURAL ENGINEER
 ROBERT STACE CONSULTING
 1000 UNIVERSITY BLVD.
 SUITE 200
 JACKSONVILLE, FL 32209
 904.727.1100

DATE	ISSUE
17 NOV 2017	REV 2
03 JAN 2018	REV 3

BEACH APARTMENTS RESIDENCE
 15 18th AVE, NORTH
 JACKSONVILLE, FL 32250
ARCHITECTURAL SITE PLAN

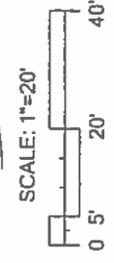
PROJECT NO. 1702
 DRAWN BY: DS
 CHECKED BY: JTC
 SHEET NO.
G0.1
 SHEET



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JAN - 4 2018

PLANNING & DEVELOPMENT



ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"



ZONING SUMMARY

ZONING CATEGORY: RU-2
 USE: MULTIFAMILY RESIDENTIAL
 LOT SF: 8,793 SF
 MAX. LOT COVERAGE: 65%
 TOTAL EXISTING HOUSE + GARAGE SF: 2,249 SF (25.37%)
 MIN. YARD REQS FOR STRUCTURES:
 FRONT - 8.5'
 SIDE - 4'
 REAR - 1'
 MAX. HT. - 35'

Cathy Martinich

From: Laurie Scott
Sent: Wednesday, January 24, 2018 12:18 PM
To: Cathy Martinich; George Knight
Cc: Bill Mann; Heather Ireland
Subject: FW: Feb 6th City Council meeting

I think this email is referring to the BOA meeting scheduled for Feb 6th.

Laurie

From: Judith [mailto:jrodrigu@comcast.net]
Sent: Tuesday, January 23, 2018 10:39 PM
To: City Manager's Office <CityManager'sOffice@jaxbchfl.net>
Subject: Feb 6th City Council meeting

Dear Charlie Latham

This email is sent to inform you that I totally oppose the variance application BOA 17-100236 for a front yard setback and addition of a second floor balcony in an existing multifamily dwelling at 15 North 16th Avenue. I reside at 1701 North 1st Street in the condo immediately next to that property. The requested modifications will affect the view to the beach. Moreover, that structure has space that faces the water where a balcony can be easily located instead of the area requested in the variance. The changes planned to that edifice will affect many neighbors. Moreover, that is a small area in which there is barely room to park, let alone add footage that will encourage additional population and block views. This proposed change will also affect the view and aesthetics of the area, and likely jeopardize the value of the property of many current owners/residents to benefit a few. I also worry that the proposed open structure will face a public parking area and perhaps have safety implications.

Sincerely,
Judith Rodriguez

Chandra Medford

From: Judith <jrodrigu@comcast.net>
Sent: Tuesday, January 23, 2018 10:41 PM
To: Planning Division
Subject: Feb 6 Public Hearing

Dear Planning Board

This email is sent to inform you that I totally oppose the variance application BOA 17-100236 for a front yard setback and addition of a second floor balcony in an existing multifamily dwelling at 15 North 16th Avenue. I reside at 1701 North 1st Street in the condo immediately next to that property. The requested modifications will affect the view to the beach. Moreover, that structure has space that faces the water where a balcony can be easily located instead of the area requested in the variance. The changes planned to that edifice will affect many neighbors. Moreover, that is a small area in which there is barely room to park, let alone add footage that will encourage additional population and block views. This proposed change will also affect the view and aesthetics of the area, and likely jeopardize the value of the property of many current owners/residents to benefit a few. I also worry that the proposed open structure will face a public parking area and perhaps have safety implications.

Sincerely,
Judith Rodriguez