



Agenda

Board of Adjustment

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Tuesday, February 5, 2019

7:00 PM

Council Chambers

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**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**

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

Alternates: Lucas Snyder  
Gary Cater

**EX-PARTE COMMUNICATION**

**APPROVAL OF MINUTES**    January 2, 2019

**CORRESPONDENCE**        None

**OLD BUSINESS**        None

**NEW BUSINESS**

- a. **Case Number:** BOA 18-100181  
**Applicant/Owner:** Anateresa Chueca  
**Agent:** Ron Keiser  
**Property Address:** 65 Fairway Lane  
**Parcel ID:** 179453-0000  
**Current Zoning:** RS-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
 34-336(e)(1)c.2, for a side yard setback of 5 feet, in lieu of 10 feet required and; 34-336(e)(1)c.3, for a rear yard setback of 24 feet in lieu of 30 feet required; to allow a screen room addition to an existing single-family dwelling, for property legally described as a part of Government Lot 12, Section 4, Township 3 South, Range 29 East.

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_  
\_\_\_\_\_

- b. **Case Number:** BOA 18-100201  
**Applicant/Owner:** Jill Reyman  
**Agent:** Rodney McDougal  
**Property Address:** 1687 Roberts Drive  
**Parcel ID:** 179459-1028  
**Current Zoning:** RS-3  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
 34-338(e)(1)c.3, for a rear yard setback of 19 feet, in lieu of 30 feet required; and 34-338(e)(1)e., for 47.5% lot coverage, in lieu of 35% maximum; to allow replacement of a screen room at an existing single-family dwelling, for property, legally described as Lot 14, Seabreeze Square.

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_  
\_\_\_\_\_

- c. **Case Number:** BOA 18-100231  
**Applicant/Owner:** Cinthia F. Lang  
**Agent:** Oghten Vojnovic  
**Property Address:** 39 South 35<sup>th</sup> Avenue  
**Parcel ID:** 181486-0000  
**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 18 feet, in lieu of 25 feet required, and 34-336(e)(1)c.2, for a westerly side yard setback of 5 feet, in lieu of 10 feet required, and 34-336(e)(1)e. for 68.6% lot coverage, in lieu of 35% maximum, and 34-373(d) for a parking area setback of 2 feet in lieu of 5 feet required, to allow for the construction of a new single-family dwelling, for property legally described as Lot 9, Block 6, *Atlantic Shores Oceanfront Division "A"*.  
  
**Miscellaneous Info:** One previous variance request, 17-100180.

Notes: \_\_\_\_\_

- d. **Case Number:** BOA 18-100235  
**Applicant:** Georgia Kay Papevies Life Estate  
**Owner:** American Classic Homes  
**Agent:** Michael O’Neal  
**Property Address:** 231 South 21<sup>st</sup> Avenue  
**Parcel ID:** 179316-0000  
**Current Zoning:** RM-2  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
34-340(e)(1)c.2, for a side yard setback and a corner side yard setback each 5 feet, in lieu of 10 feet minimum; and 34-340(e)(1)f., for 42% lot coverage, in lieu of 35% maximum; and 34-340(e)(1)h., for an accessory structure setback of 0 feet, in lieu of 5 feet minimum, for patios; and 34-373(d) for a parking area setback of 2 feet, in lieu of 5 feet required; all to allow the construction of two new two family dwellings, for property legally described as Lots 2 and 3, Block FF, *Permenters Replat of South Pablo or Atlantic Camp Grounds*.  
  
**Miscellaneous Info:** No previous variance requests.

Notes: \_\_\_\_\_

- e. **Case Number:** BOA 18-100236  
**Applicant/Owner:** Jane Higgins  
**Agent:** Ben Broadfoot  
**Property Address:** 1008 North 8<sup>th</sup> Street  
**Parcel ID:** 175100-0000  
**Current Zoning:** RS-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
34-336(e)(1)c.2, for a northerly side yard setback of 5 feet, in lieu of 10 feet required; and; 34-336(e)(1)e., for 48% lot coverage, in lieu of 35% maximum; to allow for an addition to an existing single-family dwelling, for property legally described as Lot 19, Block 11, *Beach Homesites Unit Two*.  
  
**Miscellaneous Info:** No previous variance requests.

Notes: \_\_\_\_\_

- f. **Case Number:** BOA 18-100237  
**Applicant/Owner:** Brian Crooke  
**Property Address:** 1344 Willow Oaks Drive South  
**Parcel ID:** 179997-5160  
**Current Zoning:** RS-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
34-336(e)(1)c.3, for a rear yard setback of 12 feet, in lieu of 30 feet required; to allow covering an existing non-conforming paver patio on an existing single-family dwelling, for property legally described as Lot 32, *Plantation Oaks*.  
  
**Miscellaneous Info:** No previous variance requests.

Notes: \_\_\_\_\_

**PLANNING DEPARTMENT REPORT** The next scheduled meeting is Tuesday, February 19, 2019.

There are two (2) 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 2, 2019 at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida

**CALL TO ORDER**

Chairperson Jeff Truhlar called the meeting to order. Prior to roll call, Mr. Truhlar made a motion:

**Motion:** It was moved by Mr. Truhlar to adjust the roll call order, as Mr. Cummings is no longer the Vice-Chairperson, but Mr. Reddington is.

**Roll Call Vote:** Ayes – John Moreland, Sylvia Osewalt, Francis Reddington, Jeff Truhlar, Lucas Snyder, and Gary Cater

The motion was approved unanimously.

**ROLL CALL**

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

Building Official George Knight was also present.

**EX-PARTE COMMUNICATION:** *None*

**APPROVAL OF MINUTES:**

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

- December 18, 2018

**CORRESPONDENCE:** *None*

**OLD BUSINESS:** *None*

**NEW BUSINESS:**

**(A) Case Number: BOA 18-100200**

**Applicant/Owner:** Salt Air Homes, Inc.  
**Property Address:** 918 North 2<sup>nd</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-339(e)(1)c.2, for side yard setbacks of 7.5 feet in lieu of 10 feet required; and 34-339(e)(1)f., for 46% lot coverage in lieu of 35% maximum; and 34-373(d), for 2 foot parking area setbacks from property lines in lieu of 5 feet required to allow construction of three new two-family dwellings for property legally described as

the West ½ of Lots 1 and 2, together with Lots 3 and 4, Block 30, *Atlantic Park Replat of Part Pablo Beach North*.

**Agent:** Oliver Kraut, 226 Tallwood Road, Jacksonville Beach, referred to a handout to explain his case [*on file*]. He identified the hardship as being his substandard lot, which is 50 feet wide instead of the required 60-foot minimum. He is requesting this variance for three lots, each having the same hardship. Referring to his handouts, he explained the currently-existing lot coverage for the three lots is 47%, and if granted this variance, he would be decreasing the lot coverage by 1%.

Ms. Osewalt pointed the current lot area exceeds the 6000 square foot minimum for RM-1 zoning. Mr. Kraut commented his new project would bring many non-conformances into compliance and provide adequate parking. Mr. Reddington noted the agent applied for a concept plat application prior to this variance request; and it was approved for the construction of five, not six, townhome units.

**Public Hearing:**

The following spoke in opposition to the variance request:

- Mary Phillips, 934 10<sup>th</sup> Street North, Jacksonville Beach, explained there is no proven hardship in the variance request. She stated these new townhouse units would not be in keeping with the single-family neighborhood.
- Tony Komarek, 533 11<sup>th</sup> Avenue South, Jacksonville Beach, expressed concerns regarding the addition of the sixth townhome as part of the new construction and the sizes of the garages. He added there is no hardship.

The following was opposed to the variance request, but chose not to speak:

- William E. (Trey) Phillips, 934 10<sup>th</sup> Street North, Jacksonville Beach

Mr. Kraut commented the garage door is 14 to 14.5 feet wide to accommodate as much parking as possible inside of the garage and in front of the building. Ms. Osewalt stated there is no question there is a hardship regarding the width of the lot, but the 47% requested lot coverage is not created by the 10-foot difference in the width of the lot.

Mr. Truhlar closed the public hearing.

**Discussion:**

Mr. Reddington stated the Board is not anti-development in Jacksonville Beach, but is against over-development. Ms. Osewalt stated there is a partial hardship.

**Motion:** It was moved by Ms. Osewalt, and seconded by Mr. Moreland, to approve BOA# 18-100200, as modified, for side yard setbacks of 7.5 feet in lieu of 10 feet required, only.

**Roll Call Vote:** Ayes – John Moreland, Francis Reddington, Sylvia Osewalt, and Lucas Snyder  
Nays – Jeff Truhlar

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

**(B) Case Number: BOA 18-100206**

**Applicant:** Jeffrey Tabb  
**Owner:** Pandora Vanberkel  
**Property Address:** 25 South 33<sup>rd</sup> Avenue

**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; and 34-336(e)(1)c.2, for a corner side yard setback of 10 feet in lieu of 15.5 feet required; 34-336(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow construction of a new single-family dwelling and pool for property legally described as Lot 5, and the East one-half of Lot 6, Block 4, *Atlantic Shores Ocean Front Section – Division "B"*.

**Agent:** Jeffery Tabb, 103 Burning Pine Court, Ponte Vedra Beach, explained the lot is undersized, non-conforming, and presents a hardship. The lot should be a minimum of 10,000 square feet in an RS-1 zone. He discussed setback complications for the now-demolished previous home. Mr. Tabb noted there are two entrance doors to the property drawn on the survey, one facing 33<sup>rd</sup> Avenue, which is the true entrance, and another facing Ocean Drive. He would be proposing a change in address to switch the entrance to Ocean Drive and added he consulted with Heather from Planning and Development regarding this change.

Ms. Osewalt asked the agent if the backyard neighbors, who would be located 10 feet away from this proposed property, were informed; the agent responded it would not affect them. The future construction would be either two or three stories, and Mr. Tabb has not personally spoken to the neighbors regarding this development. When Mr. Moreland questioned if the absolute minimum is being requested in the variance, Mr. Tabb commented he is trying to create privacy for the homeowners as there is a busy beach access located by the lot.

**Ex Parte Communication:**

Mr. Reddington advised the Board received a letter from Tom and Linda Richardson.

**Public Hearing:**

The following spoke in opposition to the variance request:

- Tom Richardson, 39 South 33<sup>rd</sup> Avenue, Jacksonville Beach, stated he is concerned about the size of the construction. He added his recreational yard is located on the east side, and his view would be impacted by what he assumes would be a 35-foot high building only 10 feet away from his lot. In explaining his opposition, he referred to photos attached to a letter he and his wife, Linda Richardson, sent to the Board of Adjustment regarding this case [*on file*]. He commented this variance would also reduce wind flow, sky view, and stormwater retention.
- Linda Richardson, 39 South 33<sup>rd</sup> Avenue, Jacksonville Beach, reaffirmed what Mr. Richardson has stated, and added other neighbors are also in agreement this variance should not be granted. She is also concerned about how this would impact property values.

The following spoke in favor of the variance request:

- Nicholas Renard, 11651 Kingsley Manor Way, Jacksonville, is the architect of the new construction. He explained the reasoning behind the setbacks and the overall size of the home.

Mr. Tabb responded to comments by noting he would ensure drainage would not be an issue with this construction. He added only a few oppositions made by the speakers are valid, as building height and view should not be taken into consideration by the Board.

Mr. Truhlar closed the public hearing.

**Discussion:**

Mr. Moreland stated there are other ways the property can be designed to be less intrusive into the neighbors' space, but there is no question this is a substandard lot. Mr. Reddington expressed concern for the 49% lot coverage request.

**Motion:** It was moved by Mr. Reddington, and seconded by Ms. Osewalt, to reject BOA# 18-100206, as written and discussed, for not meeting the minimum requirement. [to create less of an impact on the neighbors]

**Roll Call Vote:** Ayes – John Moreland, Francis Reddington, Sylvia Osewalt, Lucas Snyder and Jeff Truhlar

The motion to deny was approved unanimously.

**(C) Case Number: BOA 18-100212**

**Applicant/owner:** Don and Ann Casey  
**Agent:** Kelly Elmore  
**Property Address:** 3311 South Ocean Drive

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)e., for 49.8% lot coverage, in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet required; to allow existing non-conforming terrace and walkway additions to remain, to an existing single-family dwelling for property legally described as *Beginning at the Southeast corner of Lot 12, Block 1, Atlantic Shores, Ocean Front Section, Division "B"*.

**Agent:** Kelly Elmore, 1650 Beach Avenue, Atlantic Beach, is trying to bring an existing structure into conformance. He referred to handouts of images of the exterior of the house in years proceeding its construction in 1992 [*on file*]. When the house was purchased in 2014, the existing impervious lot coverage was 48.2%, which already created a hardship then. Upon recent renovations by the current owners, the agent explained no square footage was added to the overall property, but impervious surface was simply shifted to the back towards to the dune side and now has a narrower driveway. He added there is a 1.6% increase in lot coverage since this change was made, which also helped alleviate flooding. Mr. Elmore also commented due to erosion control line instated by Duval County, the spaces available for construction are limited in beach homes.

Mr. Truhlar commented the lot is 15,831 square feet without the interference of the erosion control zone, and Ms. Osewalt added the minimum required square footage is 10,000, according to zoning laws. The Board questioned why a variance was not requested earlier as the property was already non-compliant. Mr. Knight commented for a variance to be requested, there would have to be substantial improvements exceeding a certain monetary value; in this particular case, the changes

made to the property only required permits as they did not exceed that amount and were done in phases over one year. The latest City-approved lot coverage is 46.6%.

**Public Hearing:**

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

**Discussion:**

Ms. Osewalt commented the variance did not ask for the minimum the owners can get by, as the lot already exceeds the minimum lot size, and Mr. Moreland agreed and added there is no hardship.

**Motion:** It was moved by Mr. Moreland, and seconded by Ms. Osewalt, to deny BOA# 18-100212, as presented and discussed, for not meeting the minimum requirements.

**Roll Call Vote:** Ayes – Francis Reddington, John Moreland, Sylvia Osewalt, Lucas Snyder, and Jeff Truhlar

The motion to deny was approved unanimously.

**(D) Case Number: BOA 18-100213**

**Applicant/owner:** Loretta Burnsed  
**Agent:** Cliff Carter  
**Property Address:** 1197 North 4<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)c.3, for a rear yard setback of 25 feet in lieu of 30 feet required and 34-336(e)(1)e, for 36% lot coverage in lieu of 35% maximum, to allow a screen room addition to an existing single-family dwelling for property legally described as Lot 15, Block 3, *as Shown of Map of Pine Grove Unit 2*.

**Agent:** Clifford Carter, 1334 Tropic Egert Drive, Jacksonville, stated the lot is 6,600 square feet, when it should be a minimum of 10,000 square feet, and he is asking for more lot coverage because of this. The already-existing concrete would remain, and pavers would be placed on top. Ms. Osewalt commented the lot is undersized and this request is minimal.

**Public Hearing:**

No one came forward to speak about this case.  
Mr. Truhlar closed the public hearing.

**Discussion:**

There was no further discussion regarding this case.

**Motion:** It was moved by Ms. Osewalt, and seconded by Mr. Moreland, to approve BOA# 18-100213, as presented and discussed.

**Roll Call Vote:** Ayes –John Moreland, Francis Reddington, Sylvia Osewalt, Lucas Snyder, and Jeff Truhlar

The motion was approved unanimously.

**(E) Case Number: BOA 18-100214**

**Applicant/owner:** Robert and Kimberly Rhoner  
**Agent:** Ben Broadfoot  
**Property Address:** 401 North 15<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet required and 34-336(e)(1)e., for 40% lot coverage, in lieu of 35% maximum to allow for substantial improvement to an existing single-family dwelling, for property legally described as Lot 1, Block 5, *Surf Park Unit One*.

**Agent:** Ben Broadfoot, 1083 17<sup>th</sup> Street North, Jacksonville Beach, is requesting to maintain one of the walls of the already-existing garage to construct a new one and to add pavers around the pool, in addition to more changes noted on the survey. The current lot coverage is 22%. Mr. Broadfoot explained the orientation of the property and the garage's location create a hardship; he wants to maintain as much of the already-existing property's walls, instead of having to tear them down.

Owner Kimberly Rhoner approached the Board and clarified there is no parking on 15<sup>th</sup> Avenue, and the half-circle driveway in the proposed survey was included to accommodate parking because the garage would be facing 4<sup>th</sup> Avenue. The Board understood the proposal, but still had trouble finding a hardship. Mr. Knight clarified the 22 foot rear yard setback is already in existence and needs to be brought into conformance.

**Public Hearing:**

The following spoke in opposition to the variance request:

- Valerie Britt, 506 15<sup>th</sup> Avenue North, Jacksonville Beach, referred to a handout she gave the Board in regards to this case [*on file*], where she addressed each of the items on the variance separately in explanation of her opposition. She stated there is no hardship with the lot coverage.

Mr. Truhlar closed the public hearing.

**Discussion:**

Mr. Moreland commented there is no hardship to justify the requested lot coverage.

**Motion:**

It was moved by Mr. Moreland, and seconded by Ms. Osewalt, to approve BOA# 18-100214; for a rear yard setback of 22 feet in lieu of 30 feet required, only, as written and discussed.

**Roll Call Vote:**

Ayes –John Moreland, Francis Reddington, Sylvia Osewalt, Lucas Snyder, and Jeff Truhlar

The motion was approved unanimously.

**(F) Case Number: BOA 18-100219**

**Applicant/owner:** James H. Taylor  
**Agent:** Donald Edwards  
**Property Address:** 1848 Arden Way

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)c.2, for a corner side yard setback of 17 feet in lieu of 20 feet required and 34-336(e)(1)c.3, for a rear yard setback of 27 feet in lieu of 30 feet required to allow additions to an existing single-family dwelling for property legally described as Lot 22, Block 11, *Ocean Forest Unit 3*.

**Owner:** James H. Taylor explained his hardship is the lack of a garage due to the carport's incorporation into the family room in the original construction. The only way to build a garage is to extend part of the construction by eight feet and move the family room to the back. There is an easement in front of the driveway. Mr. Truhlar stated there is a hardship in the current configuration of the building.

**Public Hearing:**

No one came forward to speak about this case.  
Mr. Truhlar closed the public hearing.

**Discussion:**

There was no further discussion regarding this case.

**Motion:**

It was moved by Mr. Moreland, and seconded by Mr. Reddington, to approve BOA# 18-100219, as presented and discussed.

**Roll Call Vote:**

Ayes – John Moreland, Francis Reddington, Sylvia Osewalt, Lucas Snyder, and Jeff Truhlar

The motion was approved unanimously.

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is **Tuesday, January 15, 2019**. There are two (2) scheduled cases.

**ADJOURNMENT**

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 8:55 P.M.

Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

Draft



# APPLICATION FOR VARIANCE

BOA No. 18-10081  
HEARING DATE 11-20-2018

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.

RECEIVED

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 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 \$500.00 (due at the time of application submittal).
5. Completed application.

PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: ANATERESA CHUECA Telephone: 954-401-5672  
 Mailing Address: 65 FAIRWAY LN. E-Mail: atklauer@yahoo.com  
JACKSONVILLE BEACH, FL 32250

Agent Name: RON KEISER Telephone: 904-237-4937  
 Mailing Address: 11653 CENTRAL PARKWAY SUITE 219 E-Mail: Keiser.impact@gmail.com  
JACKSONVILLE, FL 32224

Landowner Name: ANATERESA CHUECA Telephone: 954-401-5672  
 Mailing Address: 65 FAIRWAY LN. E-Mail: ATKLAUER@yahoo.com  
JACKSONVILLE BEACH, FL 32250

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

### VARIANCE DATA

Street address of property AND Real Estate Number: 65 FAIRWAY LN 1794530000R  
 Legal description of property (Attach copy of deed): \_\_\_\_\_  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
REQUESTED CHANGES WILL RESULT IN APPROX. 34% COVERAGE  
SCREEN ROOM ADDITION + Requesting 5ft Setback

### AFFIDAVIT

I, ANATERESA CHUECA, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature]  
APPLICANT SIGNATURE

ANATERESA CHUECA  
PRINT APPLICANT NAME

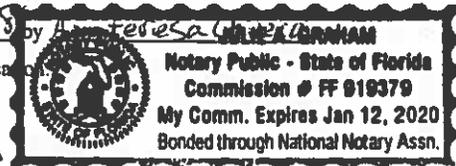
9-24-18  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 24 day of September, 2018 by Anateresa Chueca  
is personally known to me or has produced \_\_\_\_\_ as identification

[Signature]  
NOTARY PUBLIC SIGNATURE

Julie A. Graham  
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X

CODE SECTION (S): Section 34-336 (e)(1)C.2 for a sideyard setback of 5' ± to 10' required and (e)(1)C.3 for a rear yard setback of 24' ± to 30' required to allow a screen room addition to an existing single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100181

*Variations can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

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

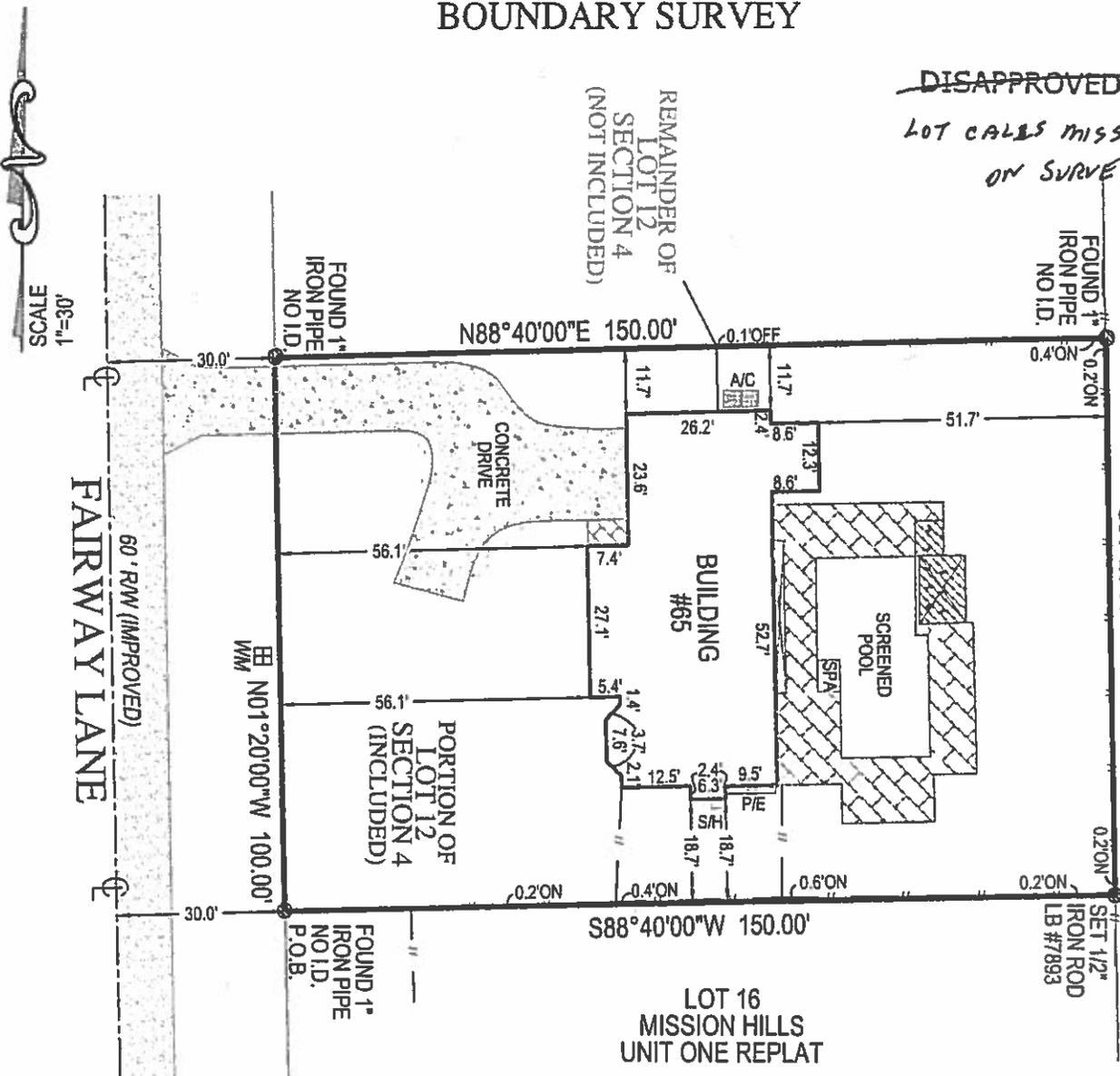
**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation 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	OCT 1 2018 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	Yes	APPLICANT HAS MADE NO CHANGES
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	VARIANCE WOULD BE CONSISTENT WITH SIMILAR PROJECTS THAT VARIANCES HAVE BEEN GRANTED
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 PROPERTIES HAVE SIMILAR STRUCTURES
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	THE CHANGES WILL ONLY RESULT IN APPROX. 34% COVERAGE
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	CHANGES WILL BE AESTHETICALLY PLEASING & INCREASE PROPERTY VALUE

Existing

# BOUNDARY SURVEY

~~DISAPPROVED~~ *Approved*  
LOT CALLS MISSING  
ON SURVEY



UNPLATTED

LOT 16  
MISSION HILLS  
UNIT ONE REPLAT

RECEIVED

**SURVEY NOTES**  
 CONCRETE DRIVE CROSSING INTO RW  
 ON NORTH WESTERLY SIDE OF LOT.  
 THERE ARE FENCES NEAR THE BOUNDARY  
 OF THE PROPERTY.

OCT 1 2018  
 18-100181  
 PLANNING & DEVELOPMENT



**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY  
 IS A TRUE AND CORRECT REPRESENTATION OF A  
 SURVEY PREPARED UNDER MY DIRECTION.  
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC  
 SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,  
 OR A RAISED EMBOSSED SEAL AND SIGNATURE.

*Kenneth Osborne*  
**Kenneth Osborne**

Digitally signed by  
 Kenneth Osborne  
 Date: 2017.07.07  
 15:20:47 -04'00'



**TARGET  
 SURVEYING, LLC**

LB #7893  
 SERVING FLORIDA  
 6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0576  
 WEBSITE: <http://targetsurveying.net>

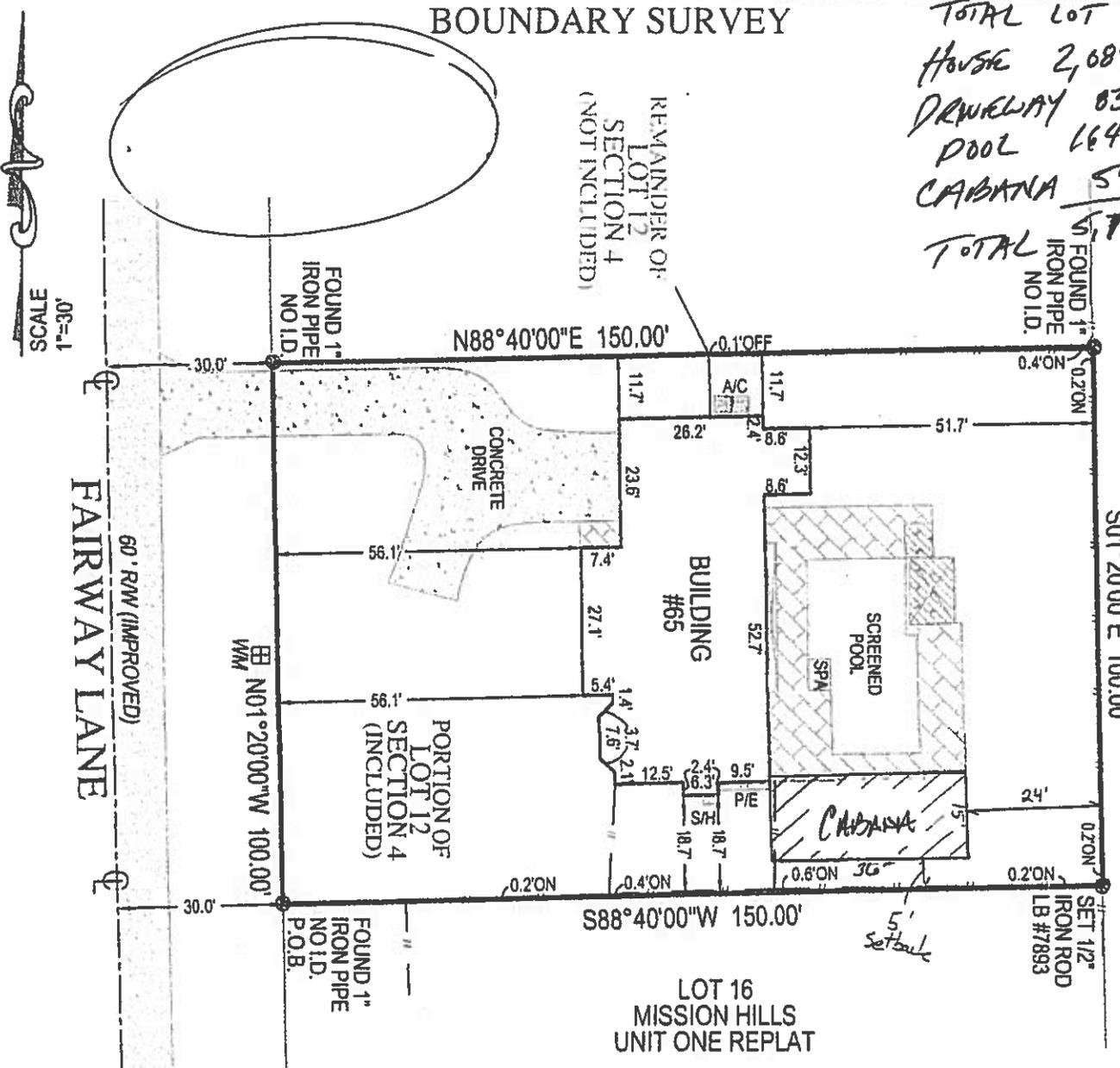
(SIGNED)  
 KENNETH J OSBORNE  
 PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES  
 (NOT COMPLETE WITHOUT PAGE 1)

Proposed

# BOUNDARY SURVEY

TOTAL LOT 15,000 Sq Ft  
 HOUSE 2,689  
 DRIVEWAY 834  
 POOL 1644  
 CABANA 540  
 TOTAL 5,707 OR 34%



**SURVEY NOTES**  
 CONCRETE DRIVE CROSSING INTO R/W  
 ON NORTH WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY  
 OF THE PROPERTY.

## RECEIVED

DEC 21 2018



**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

*Kenneth Osborne*  
**Kenneth Osborne**

Digitally signed by  
 Kenneth Osborne  
 Date: 2017.07.07  
 15:20:47 -04'00'

PAGE 2 OF 2 PAGES  
 (NOT COMPLETE WITHOUT PAGE 1)

PLANNING & DEVELOPMENT

# TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA  
 6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 840-4800  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0578  
 WEBSITE: <http://targetsurveying.net>

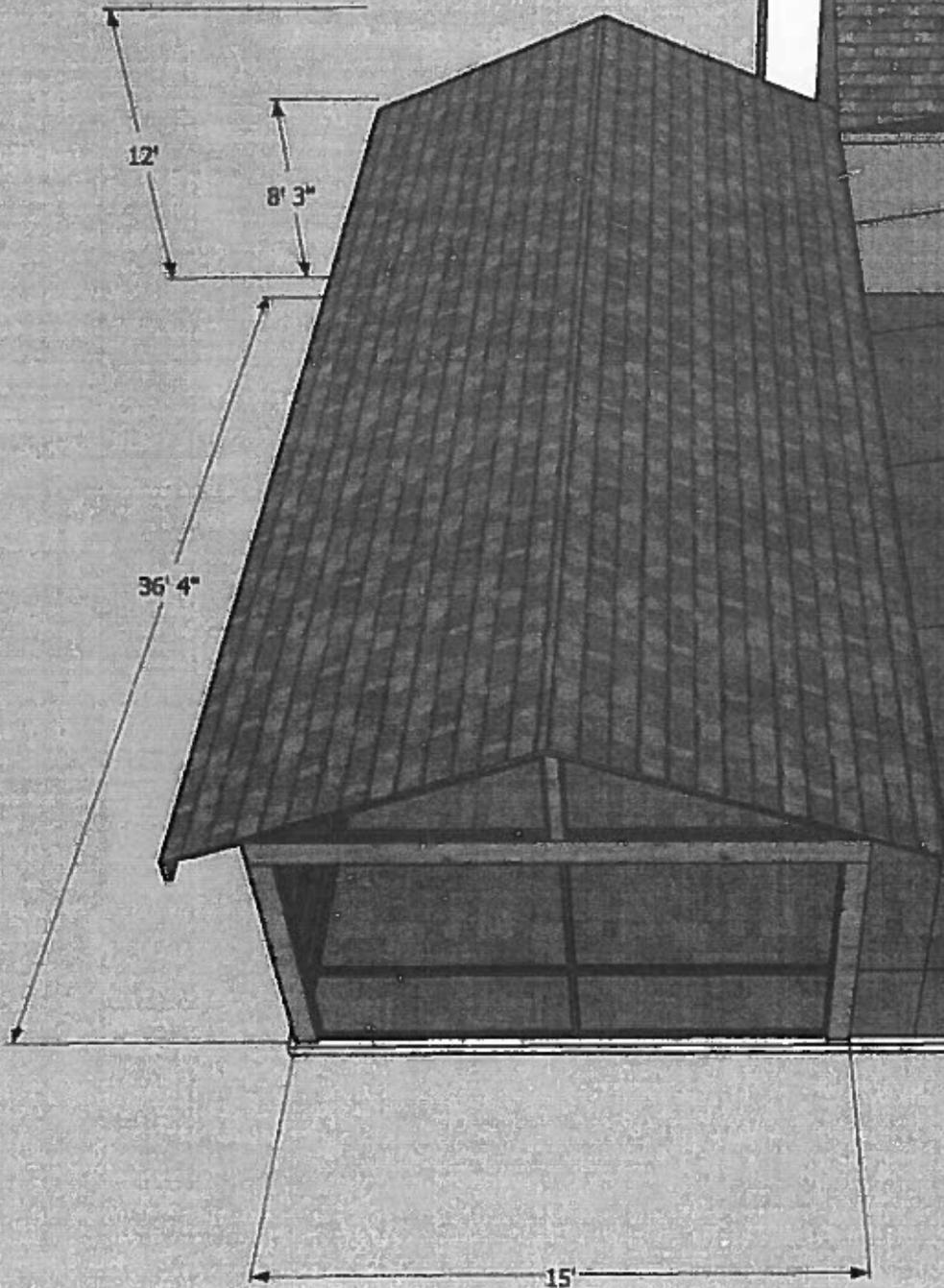
(SIGNED) **KENNETH J OSBORNE**  
 PROFESSIONAL SURVEYOR AND MAPPER #8415

PLANNING & DEVELOPMENT

18-100181

OCT 1 1981

RECEIVED



residence  
y Ln  
le Beach, FL 32250  
compact Enclosures  
aluminum  
screen  
traditionally Framed  
roof

Note: Gazebo Posts and rafters are preliminary. Engineer may require more or less.

Drawing and measurements are approximate and for informational purposes only. Dimensions may vary, therefore do not rely on this rendering.



# APPLICATION FOR VARIANCE

BOA No. 18-100201

HEARING DATE ~~12-18-18~~  
*BOARD deferred to 2-5-2019 Next available hearing*  
**RECEIVED**

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

- ✓ 1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 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 \$500.00 (due at the time of application submittal).
- ✓ 5. Completed application.

NOV - 6 2018

### PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: Jill Reyman Telephone: 904-249-3941  
 Mailing Address: 1687 Roberts Drive E-Mail: N/A  
Jax Beach, FL 32250  
 Agent Name: Rodney McDougal Telephone: 904-545-7685  
 Mailing Address: 5521 Chronical Court E-Mail: rodneym@lifetimeenclosures.com  
Jacksonville, FL 32256 *Julie@*  
 Landowner Name: same Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

### VARIANCE DATA

Street address of property AND Real Estate Number: 1687 Roberts Drive / 179459-1028  
 Legal description of property (Attach copy of deed): 41-23 04-35-29E Seabreeze Square Lot 14  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary):  
Replace existing screen enclosure with a new  
screen enclosure that is the same size.

### AFFIDAVIT

I, Jill Reyman, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above, that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Jill H. Reyman DATE 10/3/18  
 APPLICANT SIGNATURE PRINT APPLICANT NAME

STATE OF FLORIDA, COUNTY OF DUVAL:  
Sworn to and signed before me this 3 day of Oct, 2018 by Jill Reyman, who is personally known to me or has produced FLD# as identification.

Tonya A. Claar NOTARY PUBLIC SIGNATURE  
TONYA CLAAR PRINT NOTARY NAME  
 TONYA A. CLAAR  
 MY COMMISSION # GG 014177  
 EXPIRES: July 21, 2020  
 Bonded Thru Budget Notary Services  
 (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X  
 CODE SECTION (S): Section 34-338 (e) (1) C.3 for a rear yard setback of 19' ILO 30' required and (E)(1)E, for 47.5% lot coverage ILO 35% maximum to allow replacement of a screen room at an existing single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100201

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

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

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

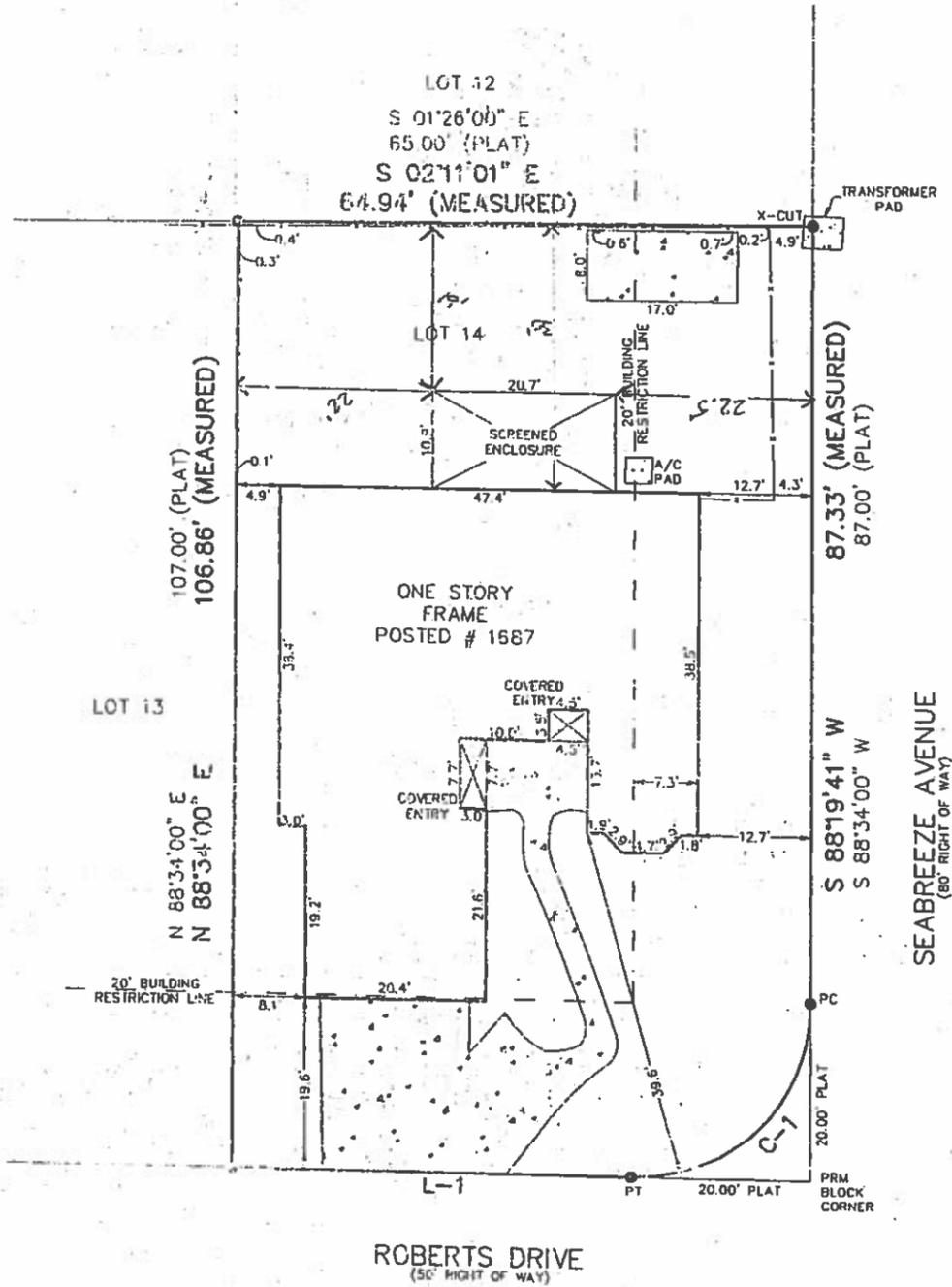
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	no	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">NOV - 6 2018</p>
Special circumstances and conditions do not result from the actions of the applicant.	no	<p style="text-align: center;">PLANNING &amp; DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	no	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	<p><i>Replacing an existing screen enclosure with updated building codes with new screen enclosure.</i></p>
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	

RECEIVED

NOV - 6 2018  
18-100201  
PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF  
LOT 14, SEABREEZE SQUARE, AS RECORDED IN PLAT BOOK 41,  
PAGE 23, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:



Acreege 0.157  
6856  
Gross 2111 A  
Enclosure 231 B  
Concrete 821 B  
Total 3163 B  
46.134 %

LEGEND:

- X- FENCE
- CONCRETE
- SET 1/2" REBAR STAMPED PSM/6:45
- FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- 4"x4" CONCRETE MONUMENT
- A/C AIR CONDITIONER

PC = POINT OF CURVATURE  
PT = POINT OF TANGENCY  
PRC = POINT OF REVERSE CURVATURE  
PCC = POINT OF COMPOUND CURVATURE

- NOTES:
- BEARINGS ARE BASED ON THE PLAT BEARING OF N 88°34'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
  - BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120078, PANEL 0419 H.
  - THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, 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.

REVISIONS	
DATE	DESCRIPTION

JOB # 36355      DATE OF FIELD SURVEY: 10-8-18      SCALE: 1" = 20'



**Ray Thompson SURVEYING Inc.**  
*Going the DISTANCE for You*  
1925 University Boulevard West  
Jacksonville, Florida 32217  
(Phone) 904-448-5125  
(Fax) 904-448-5178

CERTIFICATE  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 409.07, FLORIDA STATUTES.  
*Raymond Thompson*  
RAYMOND THOMPSON  
REGISTERED SURVEYOR AND MAPPER NO. 146 STATE OF FLORIDA  
LICENSE BUSINESS NO. 7469

LAND SURVEYS      CONSTRUCTION SURVEYS      SUBDIVISIONS



# APPLICATION FOR VARIANCE

BOA No. 18-100231

HEARING DATE 2-5-2019

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

## REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 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 \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

DEC 18 2018

PLANNING & DEVELOPMENT

## APPLICANT INFORMATION

Applicant Name: Cynthia F. Lang Telephone: 904 480 4835  
 Mailing Address: 393 Cape May Ponte Vedra - FL - 32081 E-Mail: Clang@SRG-corp.com  
 Agent Name: OGIFLO VEJNOVIC Telephone: 904.716.6335  
 Mailing Address: 13021 YELLOW STAR LN N E-Mail: ogiflo@comcast.net  
Qax 32224  
 Landowner Name: Cynthia F. Lang Telephone: 904 480 4835  
 Mailing Address: 393 Cape May Ave Ponte Vedra - FL - 32081 E-Mail: Clang@SRG-corp.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 Real Estate Number: 39 35TH AVE S - 1814860000 (Lot 9)  
 Legal description of property (Attach copy of deed): 14-11 10-35-29E-419  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Attached HARDSHIP IS UNDERSIZED LOT @ 6175, REQUESTING:  
 1. 18' FRONT SETBACK 4. 65% LOT COVERAGE  
 2. 5' EA SIDE SIDE SETBACK  
 3. 2.5' REAR SETBACK

## AFFIDAVIT

I, Cynthia F. Lang, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature]

APPLICANT SIGNATURE

Cynthia F. Lang

PRINT APPLICANT NAME

12.18.2018

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

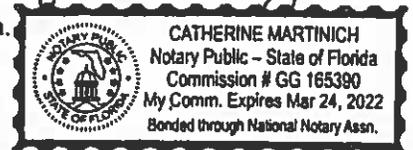
Sworn to and signed before me this 18th day of December, 2018 by Cynthia F. Lang, who is personally known to me or has produced FL Work Permit Photo ID as identification.

[Signature]

NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X-shaded

CODE SECTION (S): Section 34-336(e)(1)c.1 for front yard setback of 18' and 25' required and (e)(1)c.2 for a westerly side yard setback of 5' and 10' required and (e)(1)e. for 68.6% lot coverage and 35% maximum and 34-373(d) for a parking area setback of 2' and 5' required to allow for the construction of a new single family dwelling.

\*Existing dwelling to be demolished\*

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. \_\_\_\_\_

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.		
Special circumstances and conditions do not result from the actions of the applicant.		
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.		
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.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		
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.	✓	SETBACKS REQUESTED DUE TO UNDERSIZED LOT, DESIRED 2 CAR DETACHED GARAGE ACCESS DRIVE TO BACK, LOT SETBACK FLEXIBILITY, 10' FA SIDE IS EXTREME

APPROVED



CERTIFIED MAIL# 7012 2210 0002 4628 7015

February 22, 2018

City of  
Jacksonville Beach  
City Hall  
11 North Third Street  
Jacksonville Beach  
FL 32250

Paul West  
Viridian Builders Corporation  
593 Margaret Street  
Neptune Beach, FL 32266

RE: BOA# 17-100180  
39 South 35<sup>th</sup> Avenue  
(Lot 8, Block 6, *Atlantic Shores Oceanfront Division "A"*)

Phone: 904.247.6231  
Fax: 904.247.6107  
Planning@jaxbchfl.net  
  
www.jacksonvillebeach.org

Dear Mr. West,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, February 20, 2018, to consider Randall, Michael and Terrell DeLoach's 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 setback of 20.7 feet, in lieu of 25 feet required;
- 34-336(e)(1)c.2, for side yard setbacks of 5 feet and 5.1 feet, each in lieu of 10 feet required;
- 34-336(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet required;
- 34-336(e)(1)e., for 37% lot coverage, in lieu of 35% maximum;

The Board *approved* the request, as presented, shown, and discussed.

To allow construction of a new 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 submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-8235.

Sincerely,

George Knight, CBO  
Building Department









# APPLICATION FOR VARIANCE

BOA No. 18-100235  
HEARING DATE 2-5-2019

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 efficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 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 \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

DEC 26 2018

### APPLICANT INFORMATION

Applicant Name: American Classic Homes Telephone: 904-504-9876  
 Mailing Address: 4550 SF. Augustine Rd. E-Mail: moncal@planning.com  
Jacksonville, FL 32207  
 Agent Name: Michael O'Neal Telephone: 904-504-9876  
 Mailing Address: 1538-2 Herdicks Ave E-Mail: moncal@planning.com  
Jacksonville, FL 32207  
 Landowner Name: Georgia Kay Peoples Life Estate Telephone: MONCAL@GMAIL.COM  
 Mailing Address: 231 21st Ave S. E-Mail: \_\_\_\_\_  
Jacksonville Beach, FL 32250

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

### VARIANCE DATA

Street address of property AND Real Estate Number: 231 21st Ave S. 32250 | 179316-0000  
 Legal description of property (Attach copy of deed): see attached  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Side yard setback 5ft. in lieu of 10ft. Minimum lot area 7,000 sq ft in lieu of 6,600 sq ft. (lot record though)  
Corner yard setback 5 ft. in lieu of 10ft. Minimum lot width 40 ft at building line in lieu of 60 ft. (lot record though)  
Max lot coverage 42% in lieu of 35%

### AFFIDAVIT

I, Lesla Duncan As manager, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature]  
APPLICANT SIGNATURE

Lesla Duncan  
PRINT APPLICANT NAME AS MANAGER

12/20/18  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:  
Sworn to and signed before me this 20th day of December, 2018 by Lesla Duncan who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC SIGNATURE

Amanda H. Hardie  
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: AE (9)  
 CODE SECTION (S): Section 34-340(e)(1)G.2 for a sideyard setback and a corner sideyard setback each 5' ILO 10' minimum and (e)(1)F. For 42% lot coverage ILO 35% maximum and (e)(1)h. for an accessory structure setback of -0' ILO 5' minimum for patios and Section 34-373 (d) for a parking area setback of 2' ILO 5' required, all to allow the construction of two new two family dwellings.

RECEIVED

DEC 26 2016

PLANNING & DEVELOPMENT

RECEIVED  
18-100235

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100235

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	These lots of record do not meet the minimum lot size & minimum lot frontage required by zoning.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Many lots throughout the area have 5ft setbacks or less and much higher lot coverages
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	Applicant will not receive special privileges if this variance is granted.
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	These are lots of record that are 40 x 100 ft. Literal interpretation of the zoning code would mean nothing could be built as there is not 60ft of frontage at the building line & the lots are not 6000 ft.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	This variance will allow us to have 15' wide living areas. This is the minimum we are able to build & sell.
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	This type of variance is pretty common. This will be advantageous to adjacent landowners as this will improve the area.

Georgia Kay Papevies Life Estate  
231 21st Ave S  
Jacksonville Beach, FL 32250

To Whom It May Concern:

As the signer for Georgia Kay Papevies Life Estate, I hereby give authorization to American Classic Homes to make application for a variance with the city of Jacksonville Beach for their proposed duplexes located at 231 21st Ave S.

Sincerely,

*Georgia Kay Papevies*

Georgia Kay Papevies

State of Florida  
County of Duval

Sworn to and subscribed before me this 13<sup>th</sup> day of December, 2018, by  
Georgia Kay Papevies

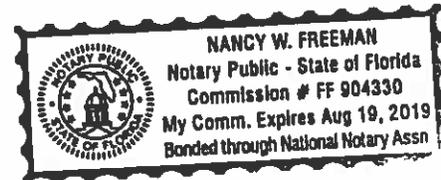
*Nancy W. Freeman*

Notary Public

NANCY W. FREEMAN

Printed Name

(Notary Seal)



Personally known  OR Produced Identification \_\_\_\_\_  
Type of Identification produced \_\_\_\_\_

RECEIVED

DEC 26 2018  
18-100235  
PLANNING & DEVELOPMENT

## Cathy Martinich

---

**From:** Planning Division  
**Sent:** Thursday, January 24, 2019 2:56 PM  
**To:** Cathy Martinich  
**Subject:** BOA 18-100235

**From:** Michelle Steffen <steffen.michelle@hotmail.com>  
**Sent:** Thursday, January 24, 2019 9:55 AM  
**To:** Planning Division <Planning@jaxbchfl.net>  
**Subject:** BOA 18-100235

Hello,

I received the public notice BOA 18-100235 and am NOT in favor of these variances. This request does not seem to meet the definition of a hardship. In addition, it further limits the privacy of neighboring homes, noise can become an issue, and it may make the flooding in this area worse. During rain, the water pools in our driveways and on the road.

We look forward to the progress in our neighborhood and want to protect all that makes it a nice place to live.

Thank you,  
Craig and Michelle Steffen  
2043A 2<sup>nd</sup> St. So.  
Jacksonville Beach, FL 32250  
904-923-9737

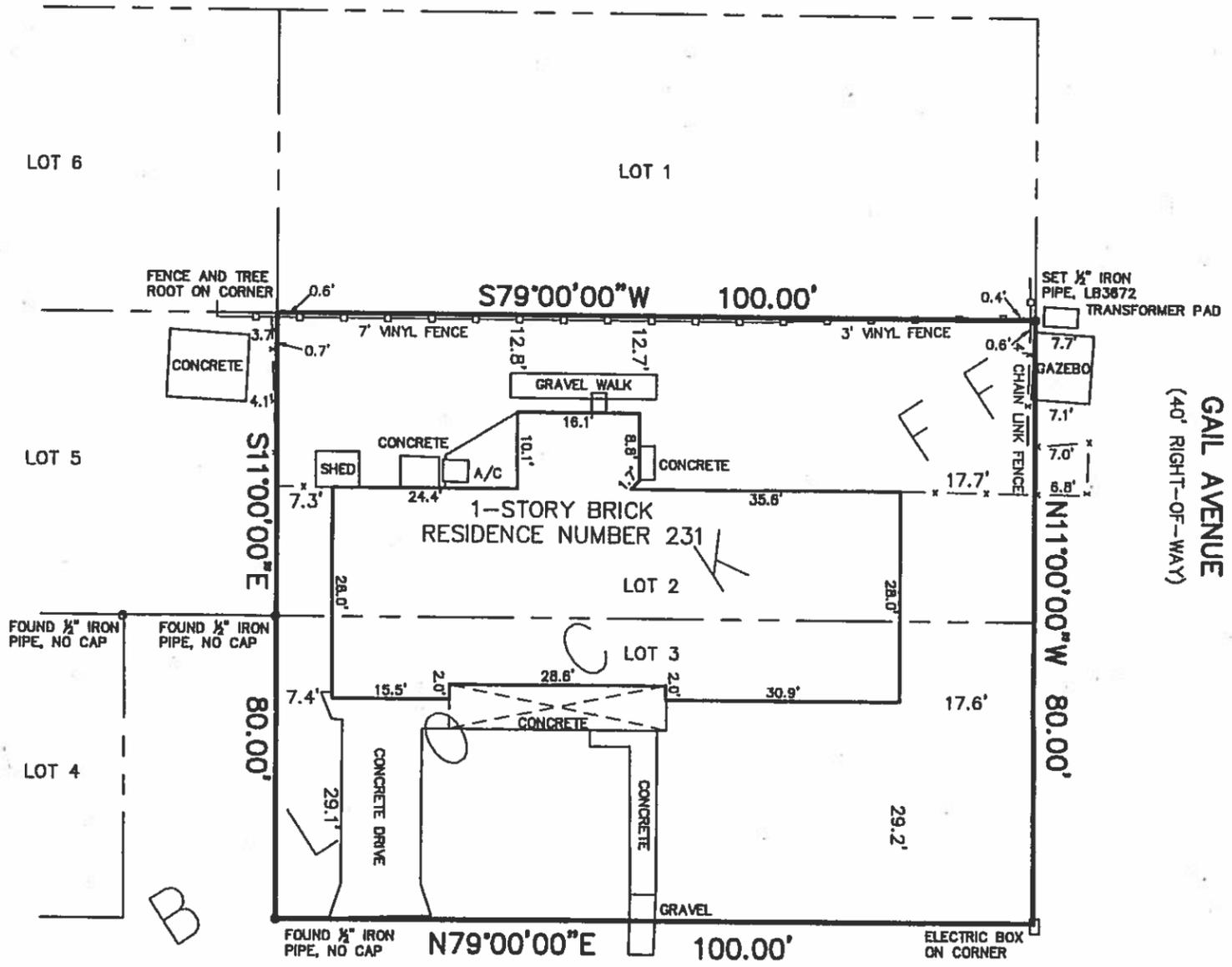
Sent from [Mail](#) for Windows 10

Existing

# MAP SHOWING SURVEY OF

LOTS 2 AND 3, BLOCK "FF" PERMETER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, AS RECORDED IN PLAT BOOK 9 PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

20TH AVENUE SOUTH  
(FORMERLY CAMP AVENUE)  
(60' RIGHT-OF-WAY)



21ST AVENUE SOUTH  
(FORMERLY CHRISTOBEL AVENUE)  
(40' RIGHT-OF-WAY)

GAIL AVENUE  
(40' RIGHT-OF-WAY)

**NOTES:**

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF 21ST AVENUE SOUTH AS BEING NORTH 79°00'00" EAST, MEASURED BETWEEN THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF LOT 4, AS PER PLAT.
3. NO BUILDING RESTRICTION LINES PER PLAT.

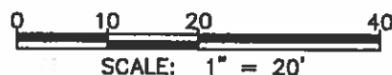
THIS PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.



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18-100235  
PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF PAPEVIES GEORGIA KAY LIFE ESTATE.

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



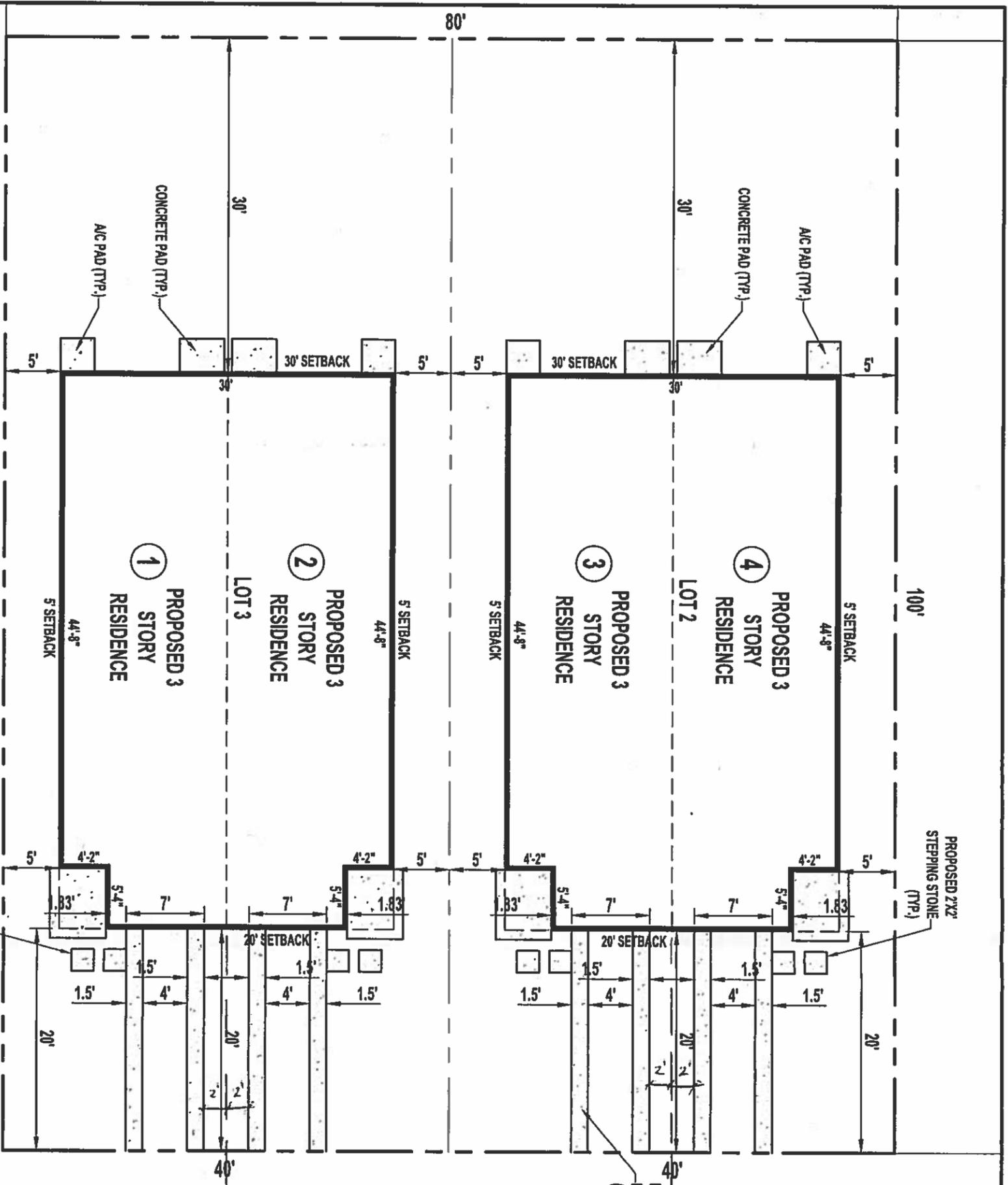
DONN W. BOATWRIGHT, P.S.M.  
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295  
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: \_\_\_\_\_  
DRAWN BY: JDB  
FILE: 2017-1747

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

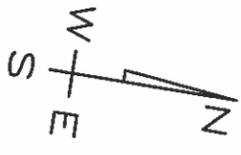
DATE: DECEMBER 5, 2017  
SHEET 1 OF 1

B2017-1747



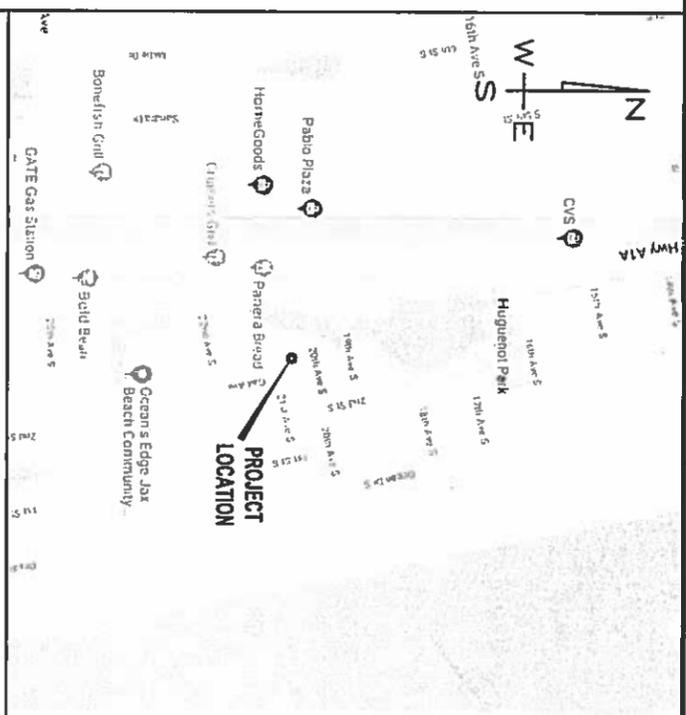
**SITE PLAN**

SCALE: 3/32" = 1'-0"



**21ST AVENUE SOUTH  
(40' RIGHT OF WAY)**

**GAIL AVENUE  
(40' RIGHT OF WAY)**



**PROPOSED SITE STATISTICS**

PROPOSED AREA FOR EACH PARCEL	SQUARE FEET	ACRES	PERCENT OF SITE
BUILDING FOOTPRINT AREA	4,000 SF	0.092 AC	100.0%
CONCRETE AREA	1,500 SF	0.034 AC	37.5%
TOTAL IMPERVIOUS AREA	1,78 SF	0.004 AC	4.5%
TOTAL PERVIOUS AREA	1,678 SF	0.038 AC	42.0%
TOTAL PERVIOUS AREA	2,322 SF	0.054 AC	58.0%

**RECEIVED**

DEC 26 2018

18-100235

PLANNING & DEVELOPMENT

*Flipposek*

**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.scsjax.com | Email: billeshields@gmail.com

**PROPOSED 3 STORY RESIDENCE**  
231 21ST AVENUE SOUTH | JACKSONVILLE BEACH, FL

**SITE PLAN**

Date 12-19-18  
Scale AS SHOWN  
Job 1848D-8/9/9  
Sheet **A0.1**



# APPLICATION FOR VARIANCE

BOA No. 18-100236  
HEARING DATE 2-5-2019

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

## REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 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 \$500.00 (due at the time of application submittal).
5. Completed application.

PLANNING & DEVELOPMENT

## APPLICANT INFORMATION

Applicant Name: Jane Higgins Telephone: 904-612-7344  
 Mailing Address: 1008 8th Street North E-Mail: Varachicas@gmail.com  
Jacksonville Beach, FL 32250  
 Agent Name: Ben Broadfoot Telephone: \_\_\_\_\_  
 Mailing Address: 1261 Mayport Road E-Mail: bbroadfootdesign@aol.com  
Atlantic Beach, FL 32233  
 Landowner Name: Jane Higgins Telephone: 904-612-7344  
 Mailing Address: 1008 8th Street North E-Mail: Varachicas@gmail.com  
Jacksonville Beach, FL 32250

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

## VARIANCE DATA

Street address of property AND Real Estate Number: 1008 8th Street North Jacksonville Beach, FL 32250, 175100-000  
 Legal description of property (Attach copy of deed): \_\_\_\_\_  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Side yard setback of 5'2" in lieu of 10' and lot coverage of 48% in lieu of 35% required, due to sub standard lot size.

## AFFIDAVIT

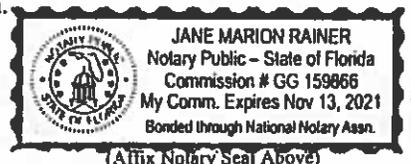
I, Jane Higgins, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature] APPLICANT SIGNATURE      Jane Higgins PRINT APPLICANT NAME      12/14/18 DATE

STATE OF FLORIDA, COUNTY OF DUYAL:  
 Sworn to and signed before me this 14th day of December, 2018 by Jane Higgins, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
 NOTARY PUBLIC SIGNATURE

Jane M. Rainer  
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X  
 CODE SECTION (S): Section 34-336 (e)(1)c.2 for a northerly side yard setback of 5' ILO 10' required and (e)(1)e. for 48% lot coverage ILO 35% maximum to allow for an addition to an existing single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100236

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Sub standard lot size
Special circumstances and conditions do not result from the actions of the applicant.	NO	RECEIVED
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	PLANNING & DEVELOPMENT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Sub standard lot size
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Sub standard lot size
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	Sub standard lot size

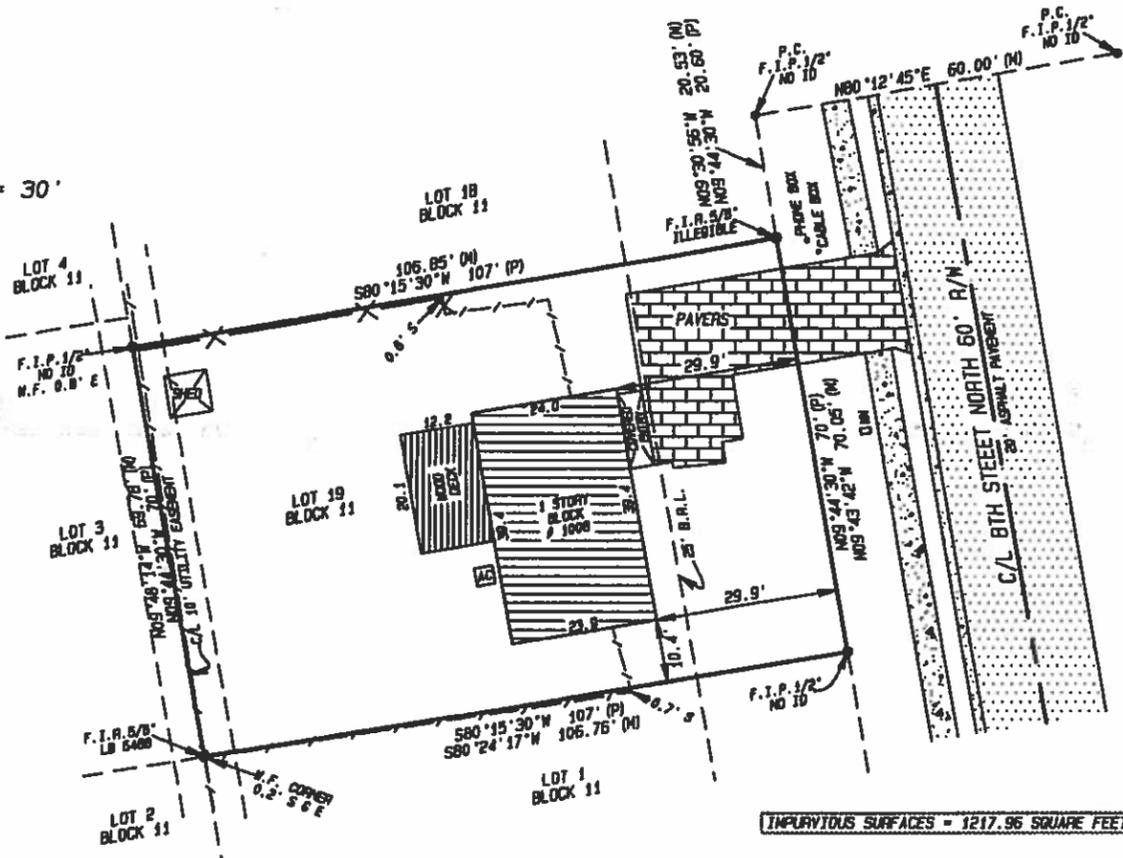
MAP OF BOUNDARY SURVEY

Existing

DESCRIPTION:

LOT 19, BLOCK 11, BEACH HOMESITES - UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 34 AND 34A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SCALE: 1" = 30'



SURVEY NOTES:

- #1 BEARINGS ARE BASED ON PLAT WITH THE NORTH LINE OF LOT 19, BLOCK 11, BEING S80°15'30"W.
- #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 12031C 0417 J, EFFECTIVE 11/02/2018, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "AE".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
- #6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- #7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- #8 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
- #9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: BUILDING MATERIAL, STORAGE PODS, PAVER BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
- #10 LEGAL DESCRIPTION PROVIDED BY CLIENT.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:

JANE E. HIGGINS

STREET ADDRESS:

1008 8TH STREET NORTH  
JACKSONVILLE BEACH, FL 32250

CLYDE O. VAN KLEECK  
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546  
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



F.C.M. - FOUND CONCRETE MONUMENT	C.M. - CONCRETE MONUMENT	SEC - SECTION	F/H - FIRE HYDRANT	O/E - OVERHEAD ELECTRIC
F.I.R.C. - FOUND IRON ROD AND CAP	P.T. - POINT OF TANGENCY	TWP - TOWNSHIP	C - CURVE	C.L.F. - CHAIN LINK FENCE
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	RSE - RANGE	FND - FOUND	M.F. - MOUND FENCE
F.I.P. - FOUND IRON PIPE	U.E. - UTILITY EASEMENT	P.I. - POINT OF INTERSECTION	(P) - PLAT	C.B. - CHORD BEARING
B.I.R.C. - SET IRON ROD AND CAP	D.E. - DRAINAGE EASEMENT	A/C - AIR CONDITION UNIT	EL - ELEVATION	MN - WATER METER
F.MSD - FOUND NAIL AND DISK	C & G - CURB & GUTTER	NTS - NOT TO SCALE	CONC. - CONCRETE	MP - WOOD POLE
(M) - FIELD MEASUREMENT	R/W - RIGHT OF WAY	4' C.L.F. - 4' CHAIN LINK FENCE	ESMT - EASEMENT	LP - LIGHT POLE
(C) - CALCULATED MEASUREMENT	C/L - CENTERLINE	6' N.F. - 6' NAIL FENCE	CON - CORNER	N/H - NAIL HOLE

FIELD SURVEY DATE
UPDATE: 12/21/2018
BOUNDARY 03/13/2013
FORWARD
FOUNDATION
FINAL

**FIRST COAST LAND SURVEYORS, INC.**  
3161-4 ST JOHNS BLUFF RD SOUTH,  
JACKSONVILLE, FL 32246  
PHONE (904) 779-2062 FAX (904) 779-7784  
CERTIFICATE NO. LB 8225  
EMAIL: INFO@FIRSTCOASTLANDSURVEYING.COM

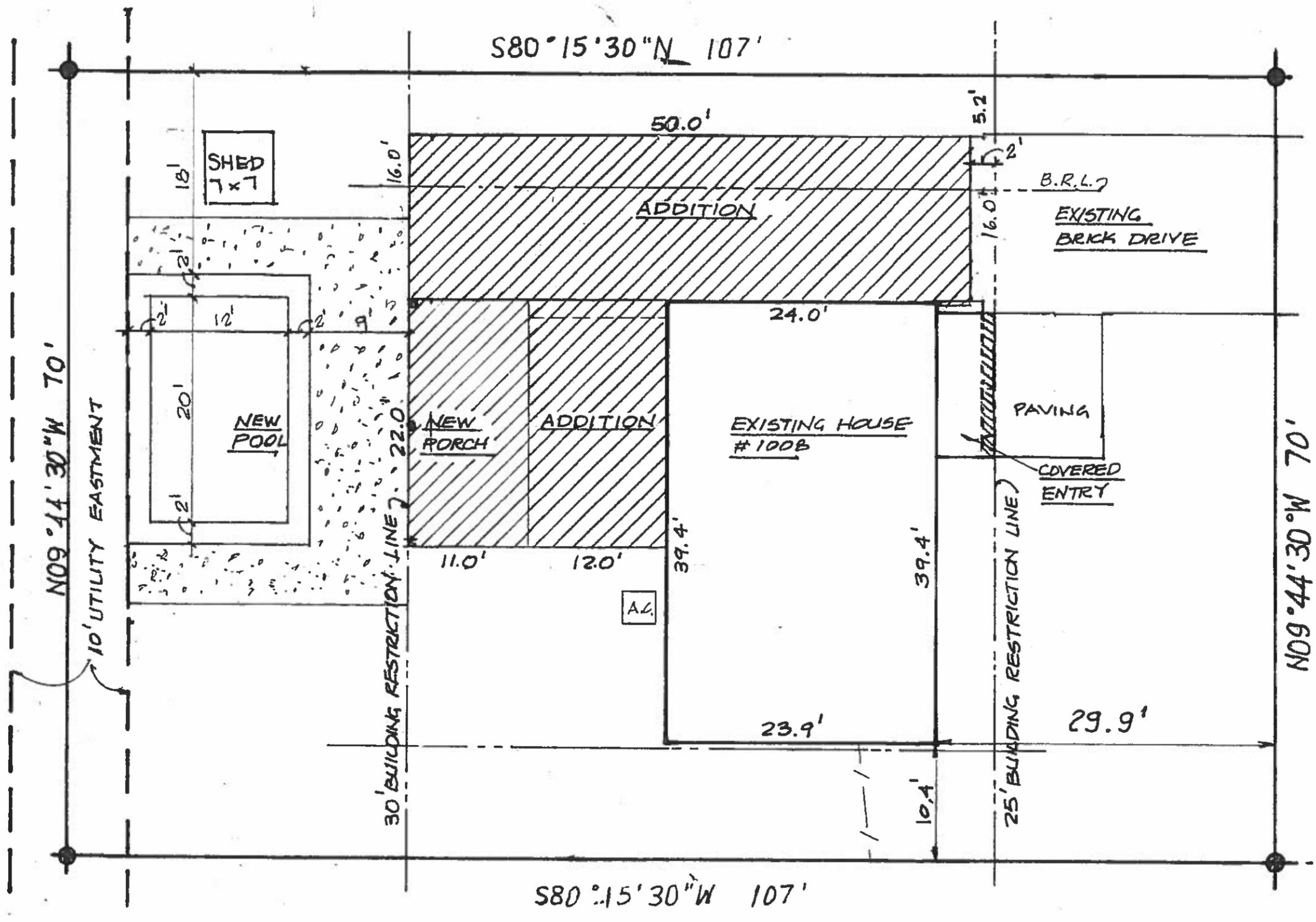
PROJECT INFORMATION
ORDER NO: 23725/29518
DRAWN BY: VAN KLEECK/KMP
REVIEWED BY: HF
CHECKED BY: VAN

FILE NAME: \\FCLSSVR\TerraMod1\Jobs\29000-29999\29518.dwg

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18-100236  
PLANNING & DEVELOPMENT

M/POSCA



8TH STREET NORTH 60' R/W

**VARIANCE REQUESTED**

- ① 5'-2" SIDE YARD SETBACK IN PLACE OF 10'-0" SITE YARD SETBACK
- ② 48% LOT COVERAGE IN PLACE OF 35% LOT COVERAGE

**SITE PLAN**

1" = 10'-0"

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18-100236  
PLANNING & DEVELOPMENT

REVISION	DATE
<p><b>VERMEY ARCHITECT</b> 420 S. THIRD ST. 348-1180 JACKSONVILLE BEACH, FLORIDA</p>	
<p><b>BEN BROADFOOT • DESIGN</b> 420 SOUTH THIRD STREET (904) 242-8800 JACKSONVILLE BEACH, FL 322508721</p>	
<p>PROPOSED ADDITIONS FOR:</p>	
<p>1008 8TH STREET NORTH JACKSONVILLE BCH, FL.</p>	
DATE	
PROJ. MGR	
DRAWN BY	ES
CHECKED BY	
SHEET TITLE	SHEET #
	a-1



# APPLICATION FOR VARIANCE

BOA No. 18-100237  
HEARING DATE 2-5-2019

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 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 \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

DEC 29 2018

### APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: BRIAN CROOKE Telephone: 904-945-4975  
 Mailing Address: 1344 WILLOW OAKS DR S E-Mail: BRCROOKE@gmail.com  
SAX BEACH FL 32250

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: BRIAN CROOKE Telephone: 904-945-4975  
 Mailing Address: 1344 WILLOW OAKS DR S E-Mail: BRCROOKE@gmail.com  
SAX BEACH FL 32250

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

### VARIANCE DATA

Street address of property AND Real Estate Number: 1344 WILLOW OAKS DR 179997 5160  
 Legal description of property (Attach copy of deed): 44-10 05-35-29E PLANTATION OAKS LOT 32  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
REDUCE REAR YARD SETBACK FROM 30 FT TO 12 FT

### AFFIDAVIT

I, Brian Crooke, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature]  
APPLICANT SIGNATURE:

Brian Crooke  
PRINT APPLICANT NAME

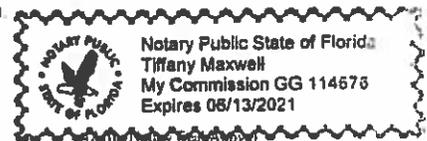
12/19/2018  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 21 day of December, 2018 by Brian Crooke, who is personally known to me or has produced \_\_\_\_\_ as identification

[Signature]  
NOTARY PUBLIC SIGNATURE

Tiffany Maxwell  
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY. GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X  
 CODE SECTION (S): Section 34-336(e)(1)C.3 for a rear yard setback of 12' ILO 30' required to allow covering an existing non-conforming paver patio on an existing single family dwelling.

## Variance Application for 1344 Willow Oaks Dr S

Hardship—The lot located at 1344 Willow Oaks Dr S is an oddly shaped lot with the current residence situated on the rear set back line. When the Applicant purchased the property in July of 2018 he was not aware of the non conforming concrete patio. The applicant would like to reduce the rear setback line in order to bring the property back into conforming. The Owner would like to then cover the patio with an open air NON air conditioned patio. The applicant will not increase any lot coverage.

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18-100237  
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CERTIFIED MAIL # 7011 1150 0000 9180 7676

Ref BOA#  
18-100237

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

March 27, 2014

Andrew and Lynn Dostaler  
1344 Willow Oaks Drive South  
Jacksonville Beach FL 32250

RE: BOA# 14-100024  
1344 Willow Oaks Drive South  
(Lot 32, Plantation Oaks)

Dear Mr. and Mrs. Dostaler,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, March 18, 2014, to consider your application for a variance from the requirements of the Land Development Code.

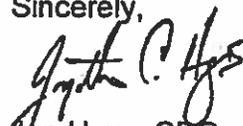
As indicated in the application, the request was for the following:

- 34-336(e)(1)c.2, for an easterly side yard of 8.83 feet in lieu of 10 feet required;
- 34-336(e)(1)c.3, for a rear yard of 27.75 feet in lieu of 30 feet required; and
- 34-336(e)(1)e, for 40% lot coverage in lieu of 35% maximum

To allow for improvements to a 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, CBO  
Building Department

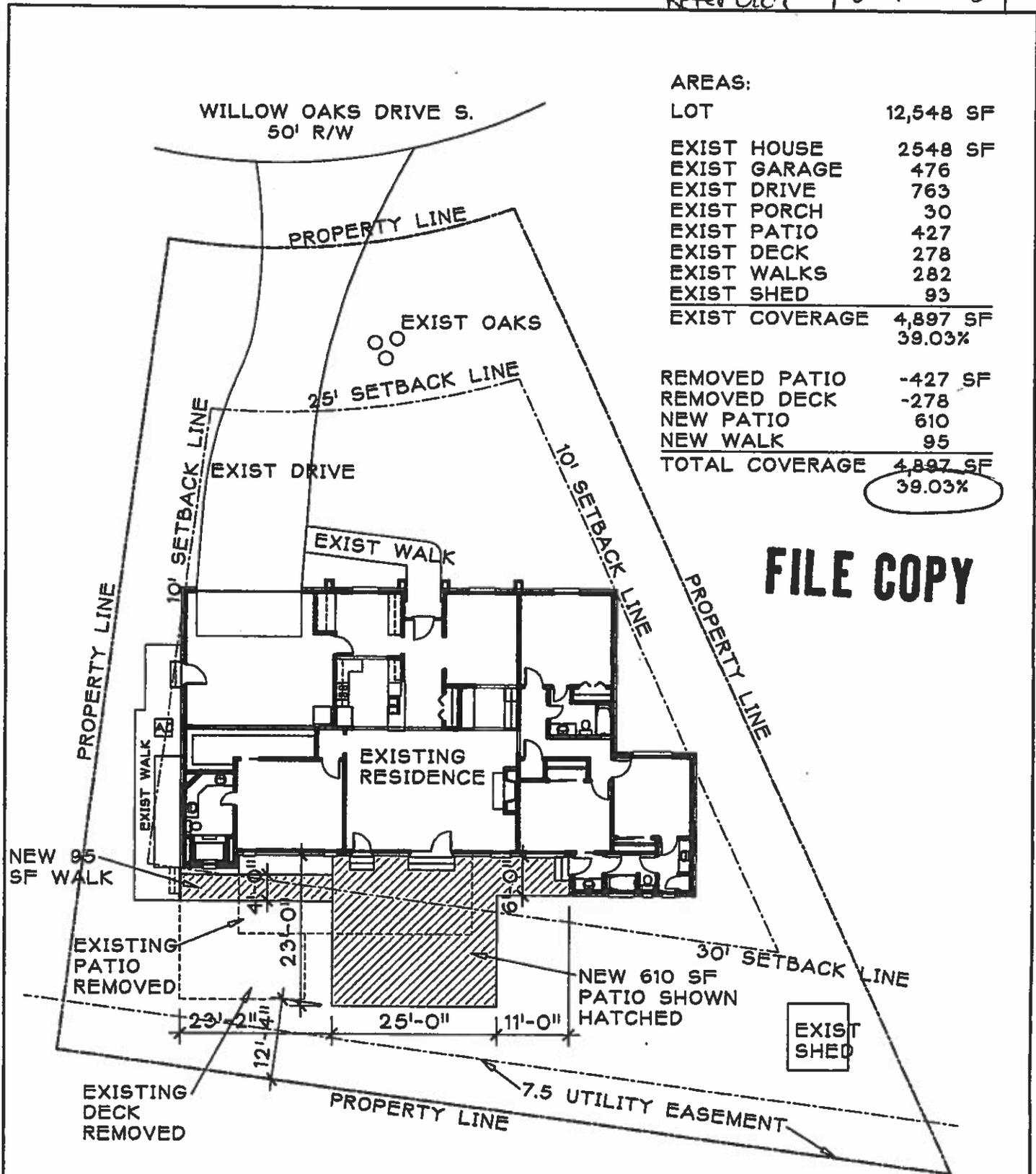


Reference 18-100237

AREAS:

LOT	12,548 SF
EXIST HOUSE	2548 SF
EXIST GARAGE	476
EXIST DRIVE	763
EXIST PORCH	30
EXIST PATIO	427
EXIST DECK	278
EXIST WALKS	282
EXIST SHED	93
<b>EXIST COVERAGE</b>	<b>4,897 SF</b> 39.03%
REMOVED PATIO	-427 SF
REMOVED DECK	-278
NEW PATIO	610
NEW WALK	95
<b>TOTAL COVERAGE</b>	<b>4,897 SF</b> 39.03%

**FILE COPY**



↑ **SITE PLAN**  
1" = 20'-0"  
**RECEIVED**

LOT 32, ACCORDING TO THE PLANTATION OAKS AS RECORDED IN PLAT BOOK 44, PAGES 10, 10A, 10B, 10C, 10D, 10F, & 10G OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**DOSTALER RESIDENCE**  
1344 WILLOW OAKS DR SOUTH  
JACKSONVILLE BEACH, FLORIDA  
Fisher & Simmons Architects, Inc.

NOV - 2 2015

APPLICATION # \_\_\_\_\_  
RESUB # & DATE **15-1084**  
10/19/15

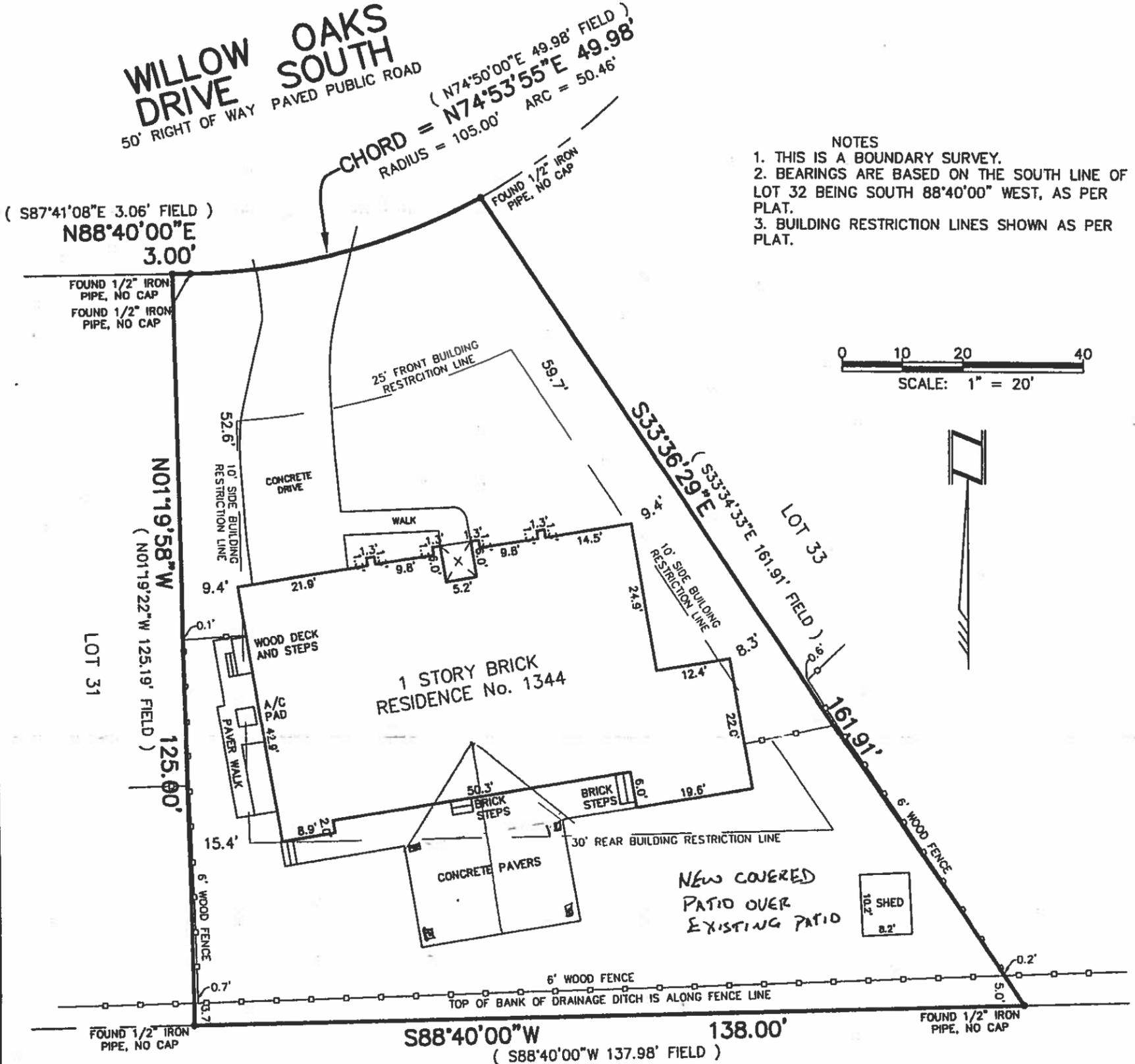
PLANNING & DEVELOPMENT

PERMIT ISSUED  \_\_\_\_\_  
ORDINANCE # & DATE \_\_\_\_\_

Existing

# MAP SHOWING SURVEY OF

LOT 32, PLANTATION OAKS AS RECORDED IN PLAT BOOK 44, PAGES 10, AND 10A THROUGH 10G OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



100' DRAINAGE RIGHT OF WAY  
OFFICIAL RECORDS VOLUME 798, PAGE 37

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF BRIAN ROBERT COOKE; HANCOCK WHITNEY BANK; WFG NATIONAL TITLE INSURANCE COMPANY; BEACHES TITLE SERVICES, LLC

RECEIVED

DEC 25 2018  
18-100237  
PLANNING & DEVELOPMENT

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

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

CHECKED BY: \_\_\_\_\_  
DRAWN BY: AC  
FILE: 2018-1172

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

DATE: JULY 24, 2018  
SHEET 1 OF 1

