



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, November 20, 2018

7:00 PM

Council Chambers

MEMORANDUM TO:

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

Board Members:

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

CALL TO ORDER

ROLL CALL

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

Alternates: Lucas Snyder
Gary Cater

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES November 7, 2018

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS

- a. **Case Number:** BOA 18-100128
Applicant/Owner: Kent and Vera D' Angelo
Agent: Todd Holloway
Property Address: 3162 Isabella Boulevard
Parcel ID: 181062-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-337(e)(1)e., for 50.2% lot coverage, in lieu of 35% maximum; and 34-337(e)(1)g., for an accessory structure setback of 4 feet, in lieu of 5 feet required along the rear property line; to allow for a pool and paver patio addition to an existing single-family dwelling for property legally described as Lot 2, Block 28, *Jacksonville Beach Heights*.

Miscellaneous Info: No previous variance requests.

Notes:

- b. **Case Number:** BOA 18-100169
Applicant: BCEL 10, LLC
Owner: Warren C. Welch, Jr.
Agent: Sam Bellock
Property Address: 1718 South Beach Parkway
Parcel ID: 179875-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-337(e)(1)c.3, for a rear yard setback of 15.3 feet, in lieu of 30 feet required; and 34-337(e)(1)e., for 38.2% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling for property legally described as Lots 20 and 21, Block 4, *Williams Coastal Boulevard Heights*.

Miscellaneous Info: No previous variance requests.

Notes:

c. **Case Number:** BOA 18-100173
Applicant/Owner: Sharon Lang
Agent: Nathan Lang
Property Address: 420 North 8th Avenue
Parcel ID: 174359-0000
Current Zoning: RM-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-339(e)(3)c.2, for a 6.8 foot easterly side yard setback and a 6.9 foot westerly side yard setback, each in lieu of 10 feet required; to rectify existing non-conformity and 34-339(e)(3)g., for an accessory structure setback of 1 foot, in lieu of 5 feet required; for two paver walkways, to an existing multi-family dwelling, for property legally described as Lot 4, Block 85, *Pablo Beach North*.

Miscellaneous Info: No previous variance requests.

Notes:

d. **Case Number:** BOA 18-100183
Applicant/Owner: Richard Thompson Corporation
Agent: Stephen Williams
Property Address: 3901 Grande Boulevard
Parcel ID: 181396-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-336(e)(1)e., for 50% lot coverage, in lieu of 35% maximum to allow a pool and paver patio addition to a new single-family dwelling, for property legally described as Lot 17, Block 14, *Ocean Terrace*.

Miscellaneous Info: One previous variance request, BOA# 17-100052.

Notes:

e. **Case Number:** BOA 18-100187
Applicant/Owner: DSM Renovations, LLC
Property Address: 1221 North 7th Avenue
Parcel ID: 177802-0000
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 20 feet in lieu of 30 feet required; and
 34-336(e)(1)e., for 40.8% lot coverage, in lieu of 35% maximum; for a new
 single-family dwelling, with a covered rear porch, for property legally described
 as Lot 11, Block 6, *Pine Grove Unit 2*.

Miscellaneous Info: No previous variance requests.

Notes:

f. **Case Number:** BOA 18-100197
Applicant: Michael Phillips
Owner: Matt Thompson
Agent: Michael Phillips
Property Address: 236 South 32nd Avenue
Parcel ID: 180635-0070
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-336(e)(1)c.2, for an easterly side yard setback of 8.9 feet and a westerly side
 yard setback of 8.5 feet, each in lieu of 10 feet required; and for 34-336(e)(1)c.3,
 for a rear yard setback of 19 feet, in lieu of 30 feet required; and 34-336(e)(1)e.,
 for 49% lot coverage in lieu of 35% maximum, to correct existing non-
 conformities and allow for substantial improvements to an existing single-family
 dwelling, for property legally described as Lot 7, Block 20, *Atlantic Shores Unit*
1 Replat.

Miscellaneous Info: No previous variance requests.

Notes:

PLANNING DEPARTMENT REPORT The next scheduled meeting is **Tuesday, December 4, 2018.**

There are five (5) 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, November 7th, 2018 at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Sylvia Osewalt called the meeting to order.

ROLL CALL

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

Building Official George Knight was also present.

EX-PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES:

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

- October 2nd, 2018
- October 16th, 2018

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

(A) Case Number: BOA 18-100168

Applicant/Owner: Lynn Wood
Agent: Gary Carlee, Surfside Pools, Inc.
Property Address: 696 Bonaire Circle

City of Jacksonville Beach Land Development Code Section(s) PUD Ordinance No. 2002-7843 for 50% lot coverage, in lieu of 45% maximum, to allow for a pool and deck addition to an existing single-family dwelling, located in the Ocean Cay Planned Unit Development (PUD) for property legally described as Lot 39 Block 24, *Ocean Cay Unit One*.

Agent: Mr. Gary Carlee, 1129 Sebago Avenue South, Atlantic Beach, stated his hardship is the lot's nonconformance. Ms. Osewalt and Mr. Moreland questioned the agent about the status of the nonconformity in accordance with PUD zoning laws. Mr. Carlee responded the lot should be 7,500 square feet, but is currently 7,000 square feet. Mr. Knight asked Mr. Carlee if he has proof that

shows these measurements; Mr. Carlee did not. Ms. Osewalt pointed to a note that states the lot is at 43% lot coverage now, and Mr. Carlee stated the addition of the pool would result in a 47.3% lot coverage, but due to conflicting measurements, he requested 50% lot coverage.

Mr. Knight expanded on PUD zoning laws, stating lots are normally pre-approved and allowed to be the size they currently are. Discussion ensued between Board members and the agent in regards to what a conforming lot coverage in that specific PUD zone is, who is responsible for obtaining this information, and the agent's inability to define his hardship. Mr. Cummings stated that lot was previously zoned as an RS-1 before changing to PUD; and PUD zoning law, according to Ordinance No. 2002-7842, allows for variance requests for the construction of pools, patios, and unenclosed deck accessory structures. Ms. Osewalt disagreed with Mr. Cummings regarding ordinance interpretation. The Board agreed this lot does not require a hardship to be granted this variance.

Public Hearing:

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

Discussion:

Mr. Reddington considered reducing the requested lot coverage.

Motion: It was moved by Mr. Reddington, and seconded by Mr. Truhlar, to approve BOA# 18-100168, with a change in the lot coverage request from 50% to 49.5%.

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

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

(B) Case Number: BOA 18-100170

Applicant/Owner: Eric Cannon
Agent: Joe Ofalt, Blue Haven Pools and Spas
Property Address: 3857 Poincianna Boulevard

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 47.4% lot coverage, in lieu of 35% maximum; to allow a pool and patio addition to an existing single-family dwelling for property legally described as Lot 20, Block 8, *Ocean Terrace*.

Agent: Joe Ofalt, 2375 South St. Johns Bluff Road, Jacksonville, stated the lot is undersized and nonconforming for the construction of a paver deck around the pool. Mr. Moreland asked Mr. Ofalt if this is the minimum coverage needed for the construction, and Mr. Ofalt agreed in response.

Public Hearing:

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

Discussion:

Ms. Osewalt stated the lot is 6,650 square feet and considered substandard.

Motion: It was moved by Mr. Moreland, and seconded by Mr. Reddington, to approve BOA# 18-100170, as written and read.

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

The motion was approved unanimously.

(C) Case Number: BOA 18-100172

Applicant/owner: Christopher Rij
Property Address: 1822 North 2nd Street

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.1, for a front yard setback of 15.1 feet, in lieu of 20 feet minimum; and 34-338(e)(1)(e), for 43% lot coverage, in lieu of 35% maximum; to allow for improvements to an existing single-family dwelling for property legally described as Lot 13, Block 183, *Elton Realty Company's Replat.*

Agent: Christopher Rij, 1822 North 2nd Street, Jacksonville Beach, stated his lot is substandard and nonconforming. He stated the lot is currently 5,760 square feet and should be 6,000 square feet. He is making renovations for this already-nonconforming lot and is asking to bring it into conformance. Ms. Osewalt stated the property is currently zoned as an RS-3 and requires a 6,000 square foot coverage.

Public Hearing:
No one came forward to speak about this case.
Ms. Osewalt closed the public hearing.

Discussion:
Board members agreed the lot is nonconforming.

Motion: It was moved by Mr. Moreland, and seconded by Mr. Truhlar, to approve BOA# 18-100172, as presented and discussed.

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

The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, November 20, 2018.** There is six (6) scheduled case.

ADJOURNMENT

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 7:30 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

11-20-18
BOA No. 18-100128

HEARING DATE ~~8-21-2018~~

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

REQUIRED DOCUMENTATION

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

RECEIVED

JUN 27 2018

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Kent D'Angelo Telephone: 904-234-5565
 Mailing Address: 3162 Isabella Blvd E-Mail: _____
Jax, Fla, FL 32250
 Agent Name: Todd Holloway Telephone: 904-662-2845
 Mailing Address: 13826 Weeping Willow Way E-Mail: todd@artiumeo.com
Jax 32224
 Landowner Name: Kent & Vera D'Angelo Telephone: 904-234-5565
 Mailing Address: 3162 Isabella Blvd. E-Mail: kadangelo@bellsouth.net

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: 3162 Isabella Blvd.
 Legal description of property (Attach copy of deed): Lot 2 Block 2 & Jacksonville Beach Heights
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Adjacent lot (3148 Isabella Blvd) had approved variance of 49% to BOA 16-190044. All surrounding neighbors have pools and decks. Lot size is substandard.

AFFIDAVIT

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

[Signature] APPLICANT SIGNATURE Kent D'Angelo PRINT APPLICANT NAME 06/21/18 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

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

[Signature] NOTARY PUBLIC SIGNATURE CARRIE A. TITONE LANTZY PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S): Section 34-337 (e)(1)e. for 50.2% lot coverage ILO 35% maximum for a pool/paver patio addition to an existing single family dwelling.

and for 34-337(e)(1) g. for an accessory structure setback of 4', in lieu of 5' required along rear property line

Existing Lot Coverage = 36%.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100128

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	substandard lot size. (small)
Special circumstances and conditions do not result from the actions of the applicant.	No	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JUN 27 2018</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	<p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	Surrounding neighbors have pools outside original variance. Largest variance with adjacent lot had 49% variance approval.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	Variance will allow safe deck surrounding for maximum pool safety for children
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	Canal directly behind property will aid in water displacement. Neighbor pool will be unified in lock design w/pools for the 3 adjacent lots.

Existing

BOUNDARY SURVEY

BOA#18-100128

LOT 2 BLOCK 28 AS SHOWN ON PLAT OF JACKSONVILLE BEACH HEIGHTS

AS RECORDED IN PLAT BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

- DENOTES CONCRETE
- DENOTES FND 1/2" I.P. NO I.D. UNLESS OTHERWISE NOTED

- DENOTES FIBERGLASS LIGHT POLE

- DENOTES WATERMETER

- DENOTES CABLE RISER

LOT 10
BLOCK 29

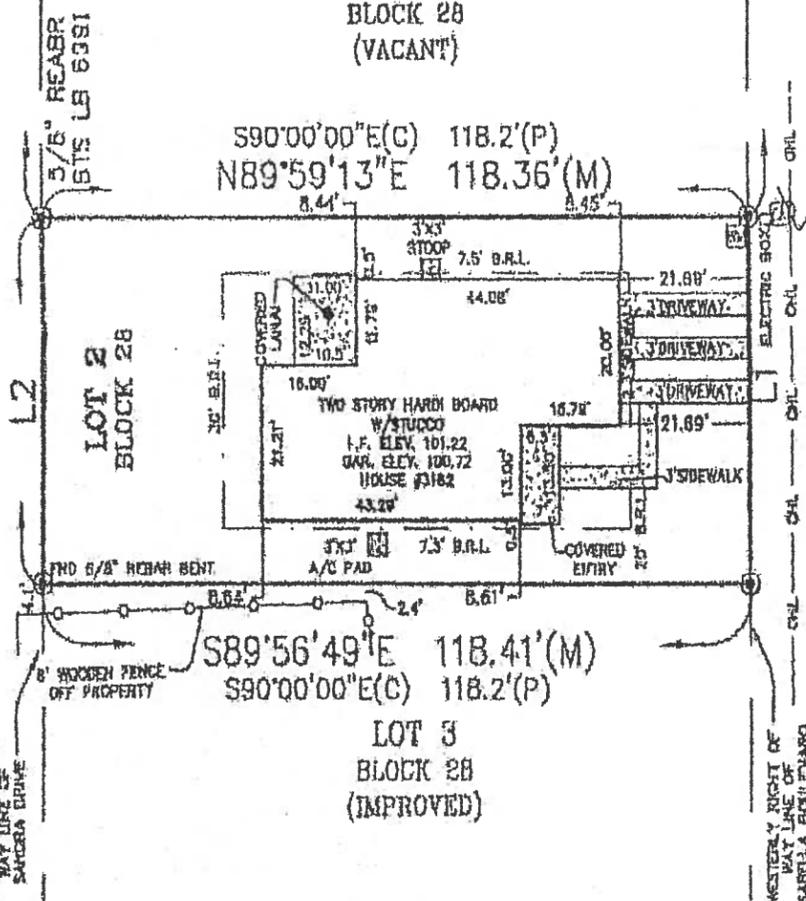
PONCE DELEON STREET

(50' R/W)



LOT 1
BLOCK 28
(VACANT)

SANDRA DRIVE
(FLORIDA BOULEVARD PER P.P. 11, PAGE 40)
(50' B/W)



ISABELLA BOULEVARD
(FLORIDA AVENUE PER P.P. 14, PAGE 39)
(50' B/W)

#3162

100.00
FND NAIL & DISK
ASSUMED BENCHMARK

x100.13
HIGHEST POINT IN ROAD

GENERAL NOTES

1. BENCHMARKS ARE ASSUMED ON THE WESTERN RIGHT OF WAY LINE OF ISABELLA BOULEVARD AS BEING 100.00' (E.L.).
2. ELEVATIONS SHOWN HEREON ARE BASED ON ASSUMED DATUM.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120078, PANEL NUMBER 0002D, DATED APRIL 17, 1989. THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SOILED OFF OF THE F.I.R.M. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY, THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT YOU SHOULD MAKE. ADDITIONAL INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE BEACH.
4. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
5. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
6. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
7. ENTRIES & PATHS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
8. WETLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
9. THIS BOUNDARY SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS BOUNDARY SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE FULL AND VALID IF THEY DO NOT BEAR THE COURTESY SIGNED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY IN ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE DATE OF THE ORIGINAL FINAL SITE IMPROVEMENT.
10. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
11. THIS SURVEY IS ONLY FOR THE LOTS AS DESCRIBED. IT IS NOT A SUBSTITUTE OF TITLE, ZONING, EASEMENTS OR EGRESS OF ENCUMBRANCES.
12. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WETLAND HARBORS OR JURISDICTIONAL LIMITS OF ANY FEDERAL, STATE, FEDERAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
13. UNLESS A COMPARISON IS MADE, MEASURED BENCHMARK AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
14. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
15. RECORDING AND IMPROVEMENTS ARE AS NOTED HEREON AND PERTAINING TO THE BOUNDARY SURVEY. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
16. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SHOW THE FINAL SITE IMPROVEMENTS.

LINE	BEARING	LENGTH
L1(M)	N033°00'E	50.10'
L1(P)	N033°00'E	50'
L2(M)	N072°49'E	43.07'
L2(P)	N072°49'E	50'

REVISION 1: ADDED CERTIFICATIONS (1/16/12) (RECORDED)
 REVISION 2: ADDED FINAL SITE IMPROVEMENTS (7/11/17) (UNRECORDED)
 REVISION 3: ADDED FOUNDATION LOCATIONS (12/1/17) (UNRECORDED)

PREPARED FOR: BRAD HUNTLEY

KENT A. D'ANGELO & VERA L. D'ANGELO
 PNC MORTGAGE, A DIVISION OF PNC BANK, NA
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 CONSULTED TO: RYAN & MARKS ATTORNEYS, LLP

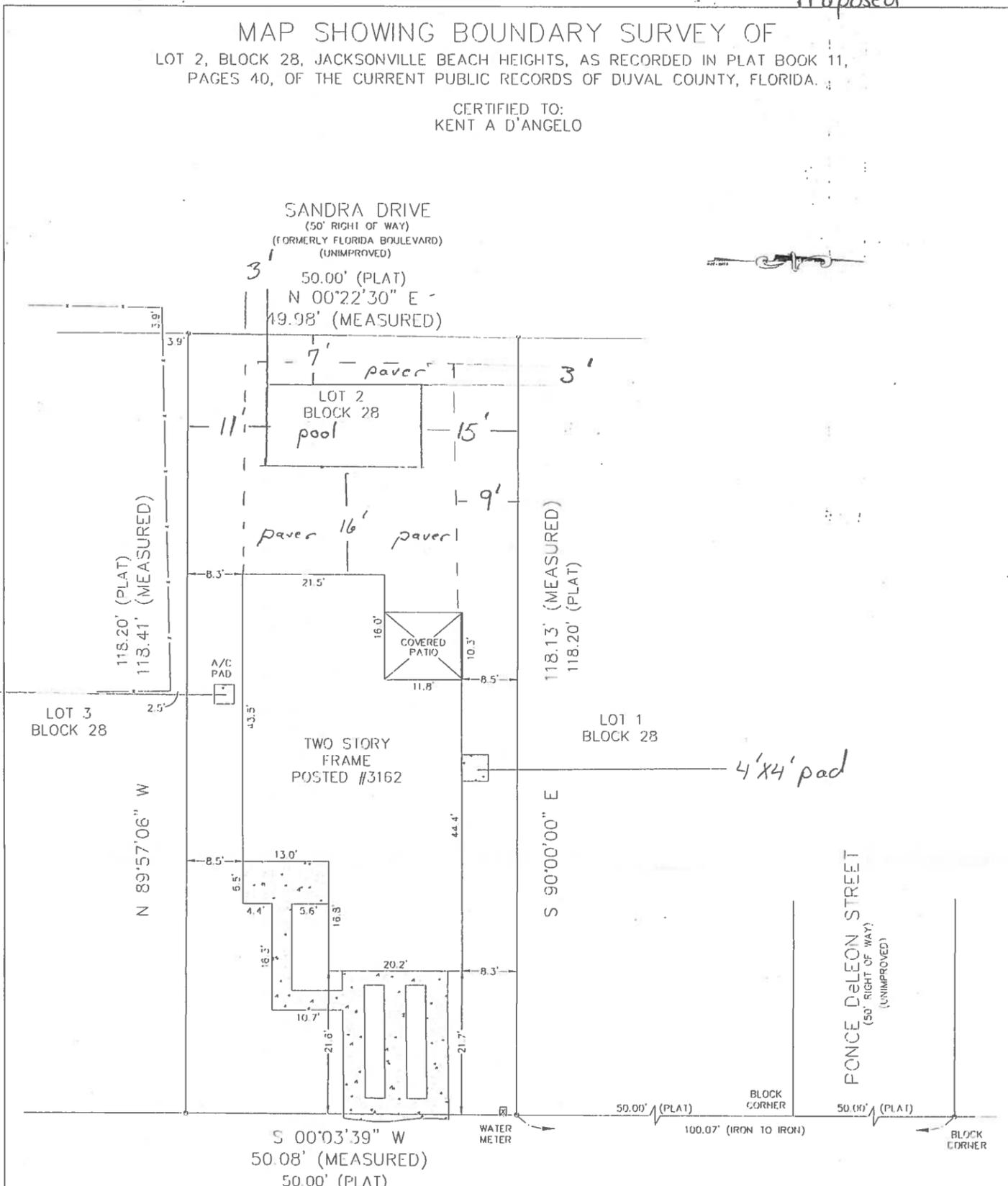
SEP 26 2018

PLANNING & DEVELOPMENT

Proposed

MAP SHOWING BOUNDARY SURVEY OF LOT 2, BLOCK 28, JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 11, PAGES 40, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: KENT A D'ANGELO



LEGEND:

- x - = FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = 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 ASSUMED BEARING OF S 90°00'00" 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 120077, PANEL 419.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
08-08-18	UPDATE

JOB # 17608-A DATE OF FIELD SURVEY: 5-5-10

SCALE: 1" = 20'



Ray Thompson
SURVEYING, Inc.
Going the DISTANCE for You
 1825 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, PROVISIONS, AND REQUIREMENTS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027, FLORIDA STATUTES.
 No. 6146
Raymond Thompson
 RAYMOND THOMPSON
 REGISTERED SURVEYOR AND MAPPERS PER #6146 STATE OF FLORIDA
 LICENSE BUSINESS No. 7469

LAND SURVEYS ○ CONSTRUCTION SURVEYS ○ SURVEY OF SUBDIVISIONS

Lot Area = 5,913 Square Feet
Impervious Area = 2,126 Square Feet



APPLICATION FOR VARIANCE

BOA No. 18-100169
HEARING DATE 11-7-2018

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.

11-20-18

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

SEP 14 2018

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: BCEL 10, LLC **Telephone:** (904) 677-6777
Mailing Address: 7563 Philips Hwy, Suite 109 **E-Mail:** jessica@jwbcompanies.com
Jacksonville, FL 32256

Agent Name: Sam Bellock **Telephone:** (904) 677-6777
Mailing Address: 7563 Philips Hwy, Suite 109 **E-Mail:** Sam@jwbcompanies.com
Jacksonville, FL 32256

Landowner Name: Warren C. Welch, Jr. **Telephone:** _____
Mailing Address: 1718 South Beach Pkwy **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: 1718 South Beach Pkwy, RE 179875-0000
 Legal description of property (Attach copy of deed): Lots 20 & 21 BLK 4 Williams Coastal BLVD Heights
 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).
Rear yard of 15' in lieu of 30' due to Beaches Energy Easement (45') along front of property.

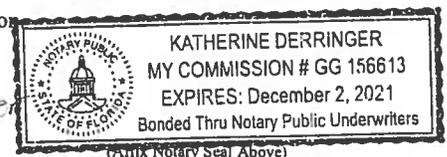
AFFIDAVIT

I, BCEL 10, LLC, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE _____ Adam Eiseman _____ DATE 9/13/18
 PRINT APPLICANT NAME

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 13th day of September, 2018 by Adam Eiseman, who is personally known to me or has produced n/a as identification

Katherine Derringer _____ Katherine Derringer _____
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
 CODE SECTION (S): Section 34.337(e)(1)c.3 for a rear yard setback of 15.3' ILO 30' as required, and (e)(1)e. for 38.2% lot coverage ILO 35% maximum, to allow construction of a new single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 18-100169

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.	Exception for power lines.
Special circumstances and conditions do not result from the actions of the applicant.	No.	The applicant has taken no action to alter the property in any way.
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.	The applicant intends to build a single family home with features similar to other new homes in the area.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes.	Given required setbacks, it would not be feasible to build a reasonable single family home on Lots 20 & 21 BLK 4 Williams Coastal BLVD Heights.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes.	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes.	

RECEIVED

SEP 14 2018

18-100169

PLANNING & DEVELOPMENT

To Whom It May Concern,

I, Warren C. Welch, Jr. , as owner of 1718 South Beach Pkwy – RE # 179875-0000

Hereby authorize Sam Bellock to act as agent to file applications on behalf of BCEL 10, LLC for said property.

Sincerely,

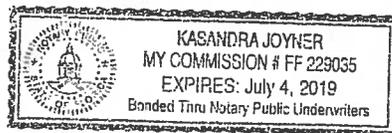


Warren C. Welch, Jr.

State of Florida
County of Duval

The foregoing affidavit was sworn and subscribed before me this 13 day of September 2018
by Warren C. Welch Jr. who is personally known to me or has produced _____
as identification.


(Notary Signature)



Existing

MAP SHOWING BOUNDARY SURVEY OF

DESCRIPTION AS FURNISHED:

LOTS EIGHTEEN, NINETEEN, TWENTY & TWENTY-ONE (18, 19, 20 & 21), BLOCK FOUR (4), WILLIAM COASTAL BOULEVARD HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 19, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT:

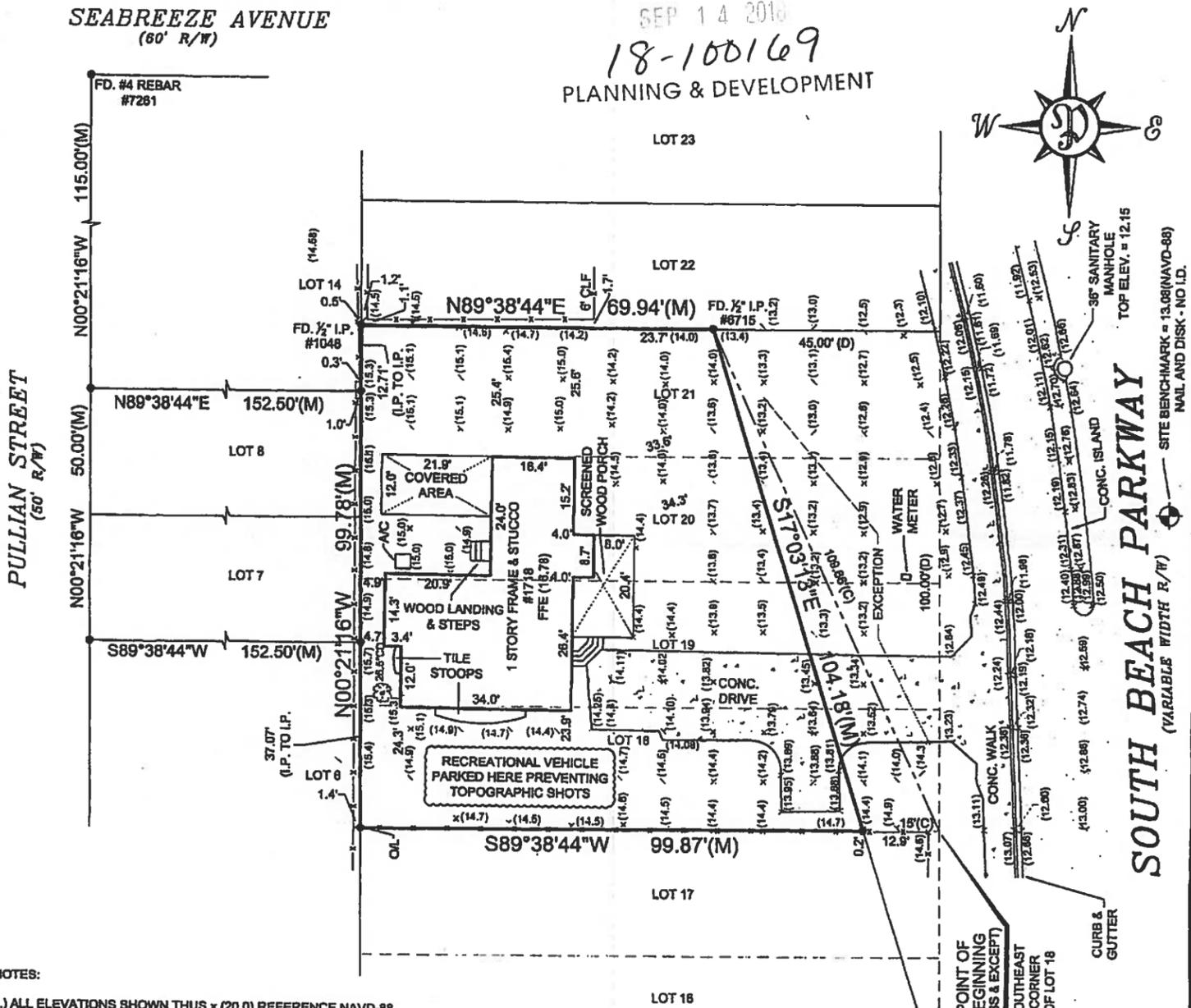
A PART OF LOTS 18, 19, 20 AND 21, BLOCK 4, WILLIAM COASTAL BOULEVARD HEIGHTS AS RECORDED IN PLAT BOOK 10, PAGE 19, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 18, GO NORTH ALONG THE WESTERN SIDE OF COASTAL BOULEVARD A DISTANCE OF HUNDRED (100) FEET TO THE NORTHEAST CORNER OF LOT 21 TO A POINT; THENCE WEST ALONG THE NORTH BOUNDARY LINE A DISTANCE OF FORTY FIVE (45) FEET TO A POINT ON THE NORTH LINE OF LOT 21; THENCE SOUTHEASTERLY ON AN ANGLE TO THE POINT OF BEGINNING.

CONTAINING: 2,250 SQUARE FEET MORE OR LESS.

CERTIFIED TO: JWB CONSTRUCTION GROUP

RECEIVED



NOTES:

- 1.) ALL ELEVATIONS SHOWN THUS x (20.0) REFERENCE NAVD-88.
- 2.) ALL TREES NOT LABELED "LO" ARE NOT LIVE OAKS.
- 3.) ALL LIVE OAKS AND LONG LEAF PINES ARE LABELED AS SUCH.
- 4.) ALL OTHER OAK TREES ARE SCRUB, WATER OR LAUREL.
- 5.) ALL OTHER PINE TREES ARE SLASH OR POND.
- 6.) ALL TREES LABELED "MYRTLE" ARE CRAPE MYRTLE.
- 7.) THE TREES SHOWN HEREON WERE NOT IDENTIFIED BY A CERTIFIED ARBORIST.
- 8.) INTERIOR IMPROVEMENTS NOT LOCATED PER CLIENT'S REQUEST.
- 9.) ALL FENCES ARE 6" WOOD UNLESS NOTED OTHERWISE.
- 10.) @ DENOTES FD. 1/2" I.P. NO I.D. UNLESS NOTED OTHERWISE.
- 11.) SURVEY BASED ON FIELD EVIDENCE AS SET BY H.A. DURDEN & ASSOCIATES, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 6822, PAGE 1885 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TREE LEGEND	
ABBREVIATION	TYPE
CD	CEDAR

PERRET AND ASSOCIATES, INC.

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

- GENERAL NOTES:
- (1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LOT OF THE SUBJECT PARCEL AS N00°21'16"W.
 - (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
 - (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
 - (4) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0419H, DATED 06-03-2013.

LEGEND

P.C.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
P.C.C.	POINT OF COMPOUND CURVE	C or Ch	CHORD
P.O.C.	POINT ON CURVE	CB	CHORD BEARING
P.R.M.	PERMANENT REFERENCE MONUMENT	(C)	CALCULATED
P.C.P.	PERMANENT CONTROL POINT	AC	AIR CONDITIONER
B.R.L.	BUILDING RESTRICTION LINE	CONC.	CONCRETE
CLF	CHAIN LINK FENCE	FD.	FOUND
RAW	RIGHT-OF-WAY	I.P.	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
OL	ON LINE	(P)	PLAT FENCE
— —	BREAK LINE		

SCALE 1"=30'

07-30-2018

DATE OF FIELD SURVEY

NATHAN P. PERRET, FLA. CERT. NO. 6900





APPLICATION FOR VARIANCE

BOA No. 18-100173
HEARING DATE 11-20-18

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" x 17" 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
SEP 26 2018

APPLICANT INFORMATION

Applicant Name: Sharon Lang
 Mailing Address: 422 8th Ave N
Jax Bch, FL 32250

Agent Name: Nathan Lang
 Mailing Address: 420 8th Ave N
Jax Bch, FL 32250

Landowner Name: Sharon Lang
 Mailing Address: 422 8th Ave N
Jax Bch, FL 32250

PLANNING & DEVELOPMENT

Telephone: (904) 710-8652
 E-Mail: langinsurance@comcast.net

Telephone: (904) 716-4508
 E-Mail: nlang13@outlook.com

Telephone: (904) 710-8652
 E-Mail: langinsurance@comcast.net

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: 420 8th Ave N RE# 174359-0000
 Legal description of property (Attach copy of deed): LOT 4 BLK 85 Pablo Beach North
 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).
See attached

AFFIDAVIT

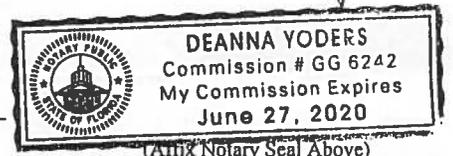
I, Sharon Lang, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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.

Sharon Lang APPLICANT SIGNATURE Sharon Lang PRINT APPLICANT NAME 9/20/18 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 20 day of Sept, 2018 by Sharon Lang, who is personally known to me or has produced FL ID as identification.

Deanna Yoders NOTARY PUBLIC SIGNATURE Deanna Yoders PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 easterly FLOOD ZONE: X (2018)
 CODE SECTION (S): Section 34-339(e)(3)C.2 for a 6.8' sideyard setback ~~20~~ 10', to rectify existing non-conformity and (e)(3)g for an accessory structure setback of 1' ~~20~~ 5' required for paver walkways to an existing multifamily dwelling.
*RM 1 allows 65% Lot Coverage and a 6.9' westerly sideyard setback, each in lieu of

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100173

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	Non-conforming lot size 125' x 50'
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Property was constructed in 1969 prior to present code
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	RECEIVED SEP 24 2018 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	Parking on busy 8th Ave N is a safety issue and off street parking is needed
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Code is 35% lot coverage Homeowner requesting 42% to park 2 vehicles off street
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	Properties East/West are grass parking lots owned by Beach Church generally only used on Sundays

Homeowner is requesting variance to City of Jacksonville Beach Land Development Code for 42% lot coverage, in lieu of 35% maximum; due to a non-conforming (125' x 50') lot to allow a concrete/paver driveway to an existing residential, multi-family dwelling to provide off-street resident parking for property legally described as Lot 4, Block 85, Pablo Beach North. Also requesting side yard setbacks of 7'11" on the east and 6' 11" feet on the west in lieu of 10 feet (distance from building to lot line) for a paver walkway in the front of the property.

Homeowner applied for and received a permit from the Public Works Department which required a poured concrete apron, driveway and sidewalk from the street covering the public right-of-way. Work was performed and homeowner has now been informed they are in violation of Section 34-301(a) due to not securing the proper permit. Planning Department requested and was furnished an "As Built Survey" which shows coverage is 41.24% and the home, as built in 1969, does not comply with the 10' side set-backs.

This application seeks to bring property into compliance.

L.C. Needs 42% Variance

RECEIVED

SEP 24 2018

18-100173

PLANNING & DEVELOPMENT

RECEIVED

MAP SHOWING SURVEY OF

SEP 24 2018
18-100173
PLANNING & DEVELOPMENT

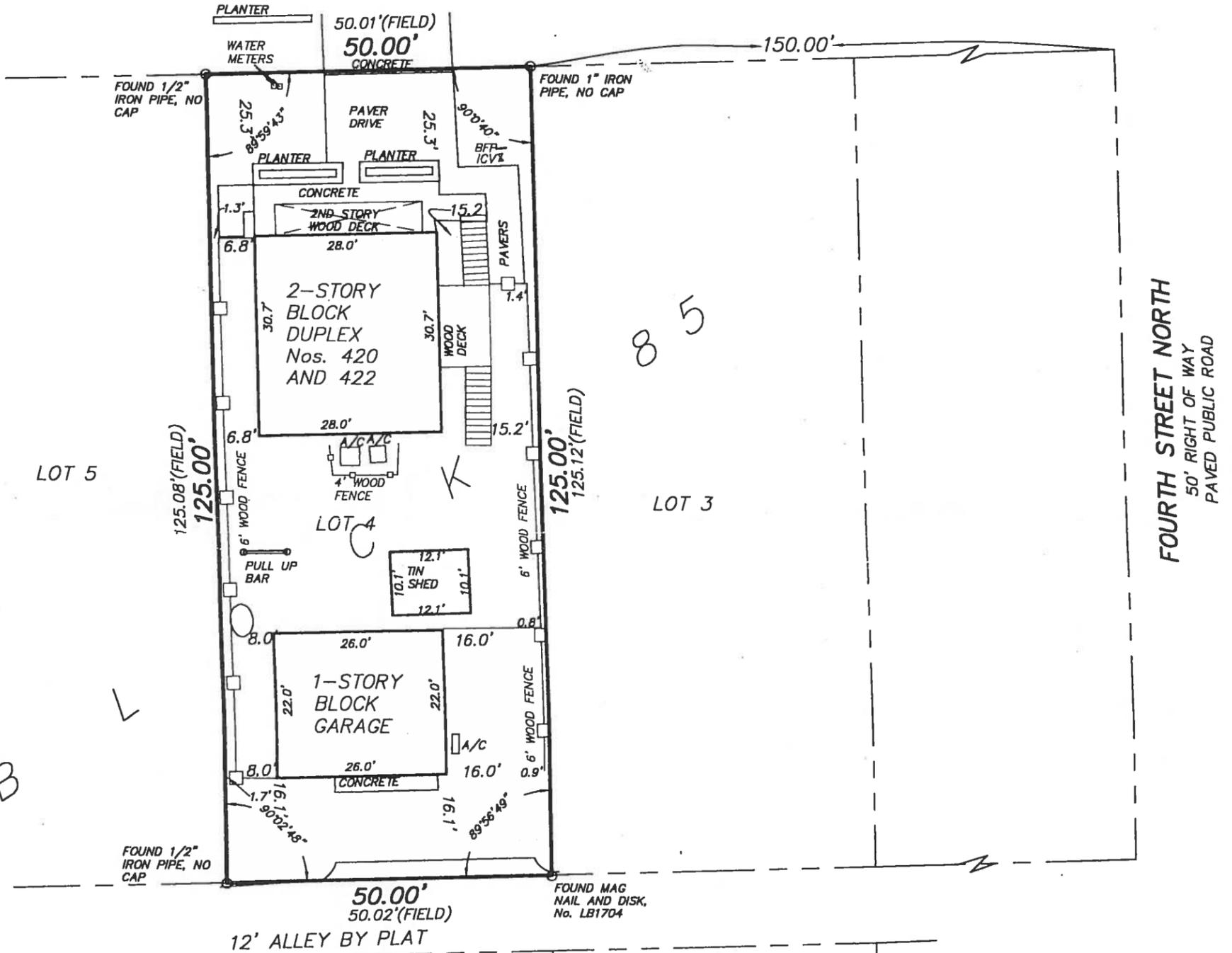
LOT 4, BLOCK 85, PABLO BEACH IMPROVEMENT COMPANY'S
PLAT OF NORTHERN PORTION OF PABLO BEACH, FLORIDA AS
RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



0 10 20 40
SCALE: 1" = 20'

8th AVENUE NORTH (FORMERLY MONROE AVENUE)

80' RIGHT OF WAY
PAVED PUBLIC ROAD



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. NORTH PROTRACTED FROM PLAT.
 3. INTERIOR ANGLES AS SHOWN HEREON.
 4. NO BUILDING RESTRICTION LINES PER PLAT.

TOTAL LOT AREA=6250 SQUARE FEET
TOTAL IMPERVIOUS AREA=2577.6 SQUARE FEET

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

THIS SURVEY WAS MADE FOR THE BENEFIT OF SHARON LANG.

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

ADDED IMPERVIOUS AREA- SEPTEMBER 4, 2018

STEPHEN W. CREWS, P.S.M.
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 5996
 FLORIDA STATE SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: CL
FILE: 2018-1279

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

DATE: AUGUST 23, 2018
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 18-100183
HEARING DATE 1-20-2018

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.

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
OCT - 4 2018

APPLICANT INFORMATION

Applicant Name: Richard Thompson Corporation **Telephone:** 904-613-2276
Mailing Address: 1171 Beach Blvd. **E-Mail:** rt@thompsonoceanic.com
Jacksonville Beach Fla. 32250
Agent Name: Stephen Williams **Telephone:** 904-241-8687
Mailing Address: 3731 Duval Drive Jacksonville Beach 32250 **E-Mail:** steve@edgewatercompany.com
Landowner Name: Same as Applicant **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

PLANNING & DEVELOPMENT

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: 3901 Grande Blvd. Jacksonville Beach Fla. 32250
 Legal description of property (Attach copy of deed): Lot 17 Block 14 Ocean Terrace
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Request for variance to provide 50% Lot Coverage in-lieu-of 35% required to allow for a construction of an inground swimming pool.

Lot is 6650 SFT, Non conforming, zoning requires min 10,000 SFT, rear yard setback of 14' for pavers

REF# 181396-0000

AFFIDAVIT

I, Richard Thompson, 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

Richard Thompson
PRINT APPLICANT NAME

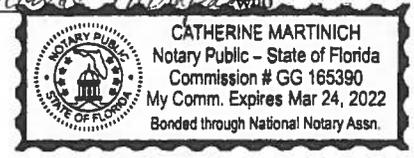
10/4/18
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 4th day of October, 2018 by Richard Thompson who is personally known to me or has produced FLD 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

CODE SECTION (S): Section 34-336 (e)(1)e. for 50% lot coverage ILO 35% maximum to allow a pool/paver patio addition to a new single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100183

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 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.	Yes	OCT - 4 2018 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	Yes	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	
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	



CERTIFIED MAIL# 7016 1370 0001 1148 9148

May 24, 2017

RECEIVED

OCT - 4 2018

18-100183

PLANNING & DEVELOPMENT

Richard Thompson
Richard Thompson Corporation
408 South 15th Avenue
Jacksonville Beach, FL 32250

RE: BOA# 17-100052
1250 Jacksonville Drive aka 3901 Grande Boulevard
(Lot 3, Block 160, *Oceanside Park*)

Dear Mr. Thompson,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, May 16, 2017, 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 a northerly side yard of 9 feet, in lieu of 10 feet required;
- 34-336(e)(1)e., for 44% lot coverage, in lieu of 35% maximum;

To allow construction of a new single-family dwelling.

The Board *amended* and *approved* the request as follows:

- 34-336(e)(1)e., for 45% lot coverage, in lieu of 35% maximum;
- 7.5 foot northerly and southerly side yards in lieu of 10 feet required;

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) 247-6235.

Sincerely,

William C. Mann III, AICP
Planning and Development Director

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

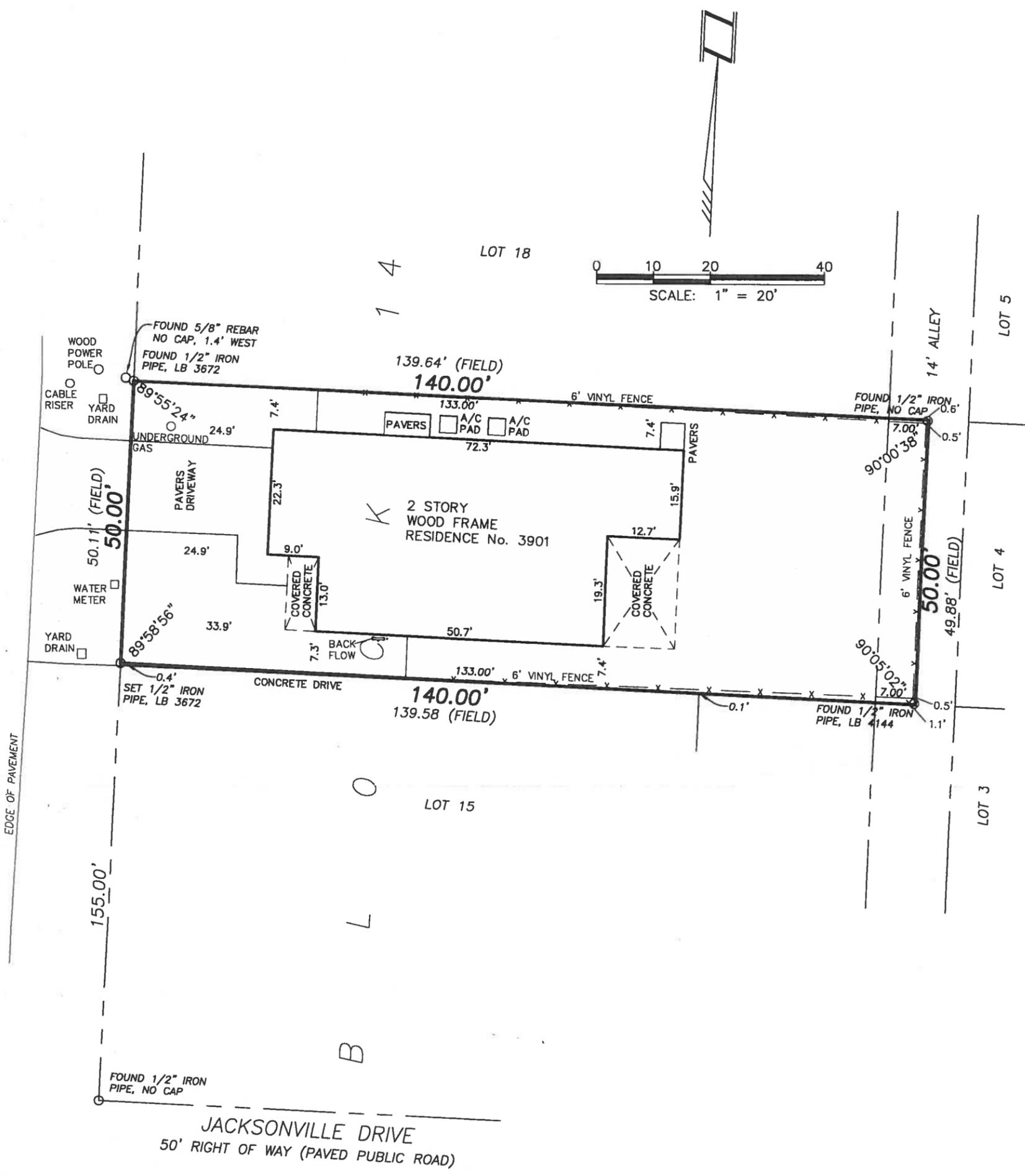


Existing

MAP SHOWING SURVEY OF

LOT 17, BLOCK 14, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE ALLEY EXTENDING ON THE EASTERLY BOUNDARY OF THE ABOVE CAPTION.

GRANDE BOULEVARD
50' RIGHT OF WAY (PAVED PUBLIC ROAD)



NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. INTERIOR ANGLES AS PER FIELD SURVEY.
3. NO BUILDING RESTRICTION LINE AS PER PLAT.
4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419H, REVISED JUNE 03, 2013 FOR DUVAL COUNTY, FLORIDA

THIS SURVEY WAS MADE FOR THE BENEFIT OF JAMES AND SON BUILDERS.

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: 2018-1319

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

DATE: AUGUST 20, 2018
 SHEET 1 OF 1

2018-1319

Proposed

MAP SHOWING SURVEY OF

LOT 17, BLOCK 14, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE ALLEY EXTENDING ON THE EASTERLY BOUNDARY OF THE ABOVE CAPTION.

RECEIVED

OCT - 4 2018

18-100183

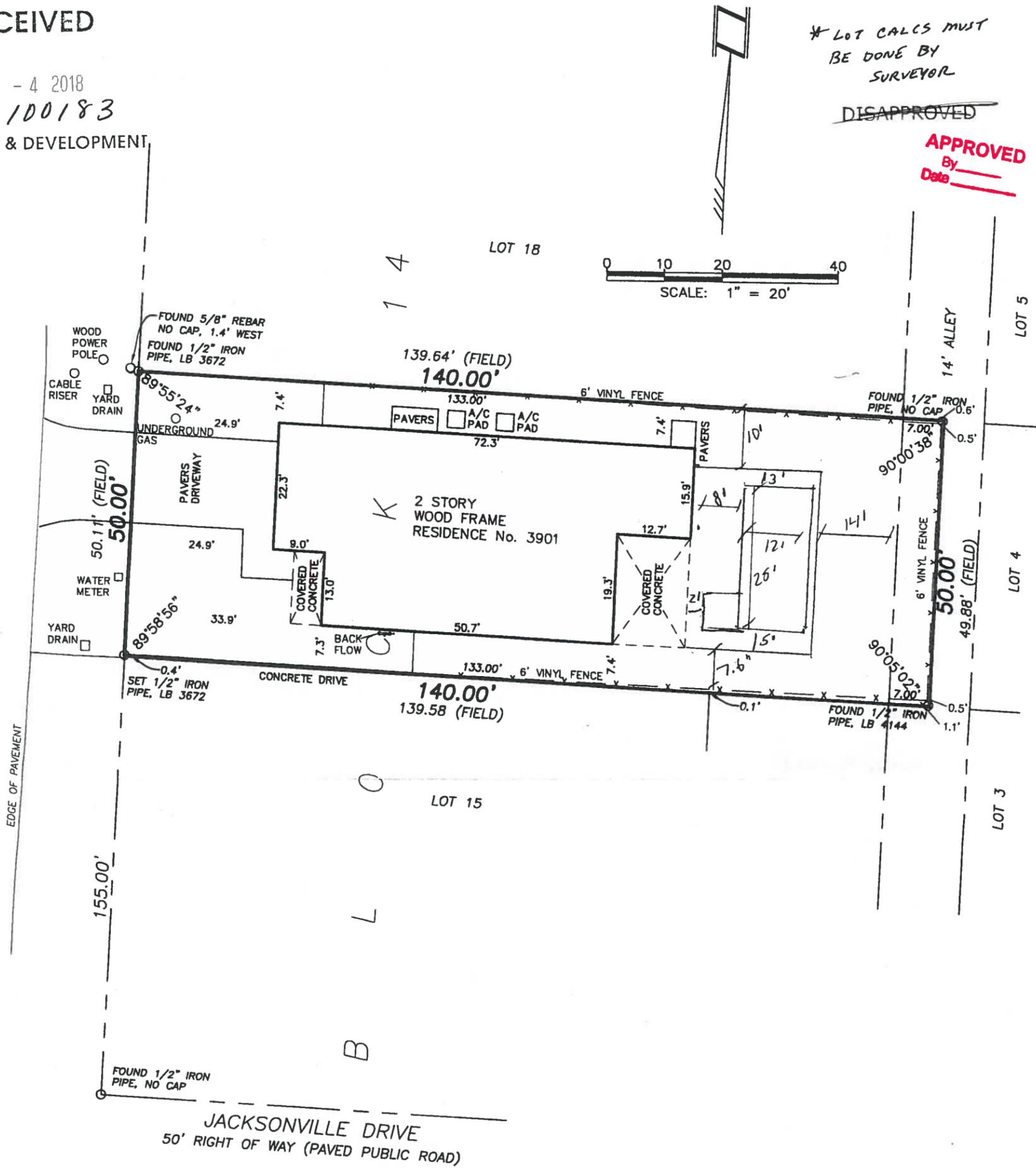
PLANNING & DEVELOPMENT

* LOT CALCS MUST BE DONE BY SURVEYOR

DISAPPROVED

APPROVED
By _____
Date _____

GRANDE BOULEVARD
50' RIGHT OF WAY (PAVED PUBLIC ROAD)



NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. INTERIOR ANGLES AS PER FIELD SURVEY.
3. NO BUILDING RESTRICTION LINE AS PER PLAT.
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THIS SURVEY WAS MADE FOR THE BENEFIT OF JAMES AND SON BUILDERS.

DONN W. BOATWRIGHT, P.S.M.
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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.

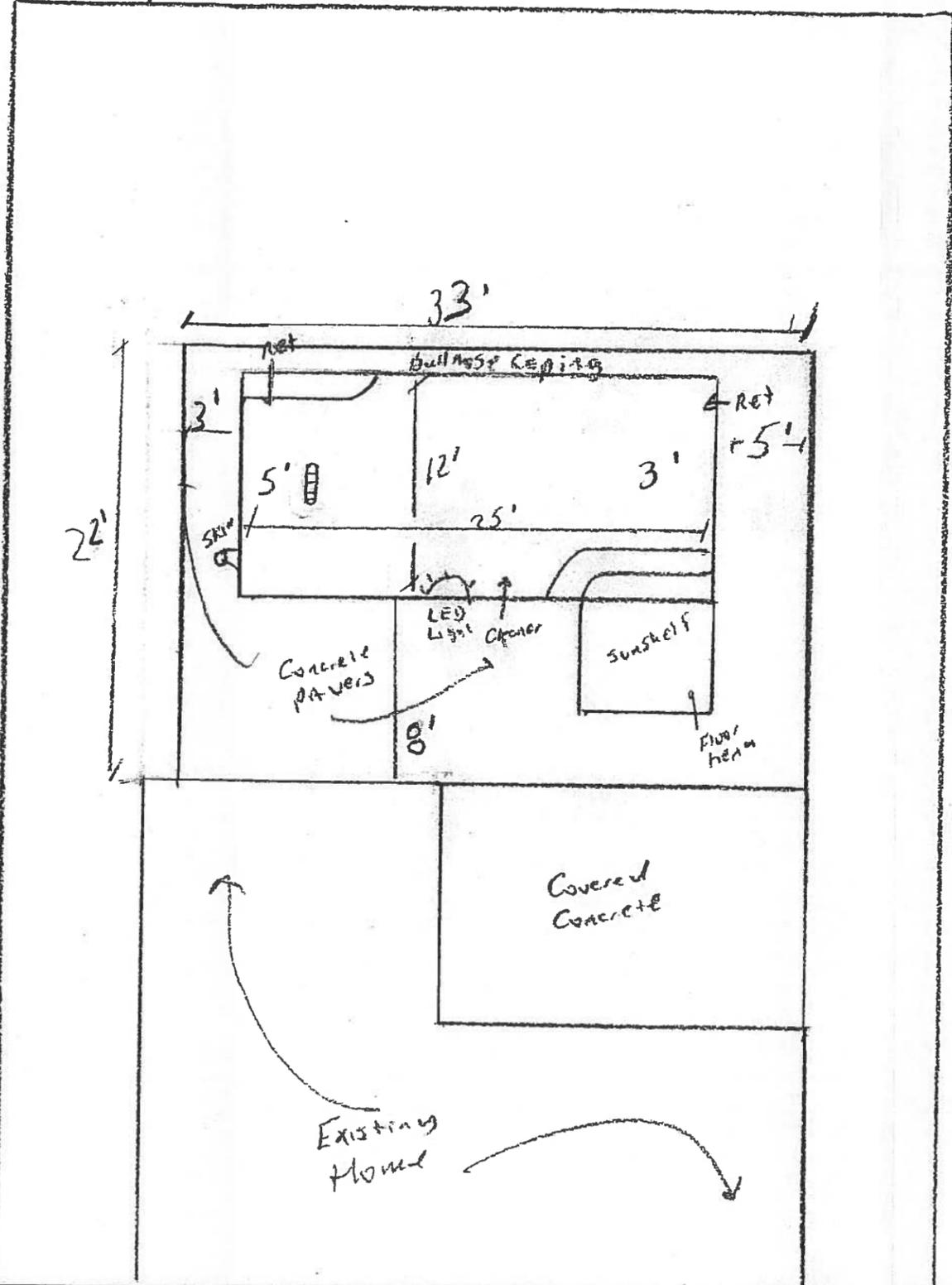
CHECKED BY: _____
DRAWN BY: AC
FILE: 2018-1319

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

DATE: AUGUST 20, 2018
SHEET 1 OF 1

Proposed

1	POOL SHAPE	
2	SIZE	
3	DEPTHS	
4	CAPACITY	
5	STEPS	BENCH(ES)
6	SWIMOUT	
7	SUNSHELF	
8	HANDRAIL(S)	
9	GRABRAIL(S)	
10	LIGHT(S)	
11	TILE	
12	CONCRETE DECKING	SQ. FT.
13	PAVER DECKING	SQ. FT.
14	PUMP	H.P.
15	FILTER	
15	CHLORINATOR	
17	SKIMMER(S)	
18	MAIN DRAINS	
19	RETURN INLETS	
20	FLOOR SYSTEM	
21	AUTOMATIC CLEANER	
22	RAISED DECK	
23	WATER FEATURE(S)	
24	UMBRELLA SLEEVE(S)	
25	HEATER	
26	GAS HOOK-UP	
27	DECO-DRAIN	
28	CLEANING EQUIPMENT	
29	LEAF SKIMMER	WALL BRUSH
	TEST KIT	HOSE
	POLE	START-UP CHEMICALS
	VACUUM	
30	SPA INFORMATION (CONCRETE)	
	SIZE	DEPTH
	JETS	BOOSTER PUMP
	HEATER	COVER
	LIGHT	SPILOVER
	OTHER:	
31	ADDITIONAL SPECIFICATIONS:	
	ACCESS	LETTER OF PERMISSION
	ELEVATIONS	
	TREE REMOVAL	
	DIRT REMOVAL	
	CEMENT REMOVAL	
	ELECTRICAL HOOK-UP	
	POOL SPECIFICATIONS	
	DESIGNED BY	Eric C. B. F.
	DATE	9/25/18



5090
Lot Coverage

DISAPPROVED

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OCT - 4 2018
18-100183
PLANNING & DEVELOPMENT

Scale 1/8" = 1'

HOME 412-9193

A SWIMMING POOL FOR
Marcia Hochman
3901 Grande Blvd
Jax Beach FL 32250



THE BATTS COMPANY
General & Swimming Pool Contractors
1602 N. 3rd Street • Jacksonville Beach, FL 32250
(904) 246-2455
FAX (904) 249-0457

CGC055163

CPC 037046



APPLICATION FOR VARIANCE

BOA No. 18-100187
HEARING DATE 11-20-18

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.

OCT - 9 2018

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: DSM Renovations LLC Telephone: (904) 239-0059
 Mailing Address: 1433 A1A South E-Mail: dsmcph@comcast.net
Ponte Vedra Beach, FL 32082
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 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: 1221 7th Ave N 177802-0000
 Legal description of property (Attach copy of deed): 17-18 38-2S-29E Pine Grove Unit 2 S/D Lot 11 Blk 6
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
rear yard set back of 20ft ILO 30ft and increase Lot Coverage to 40% ILO of 35%. This request is to allow the installation of rear patio at back door and allow for reasonable driveway size. covered porch

AFFIDAVIT

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

[Signature] John McPherson 10/9/18
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 9th day of October, 2018 by John McPherson, who is personally known to me or has produced personally known as identification.

[Signature] Chandra Medford
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME

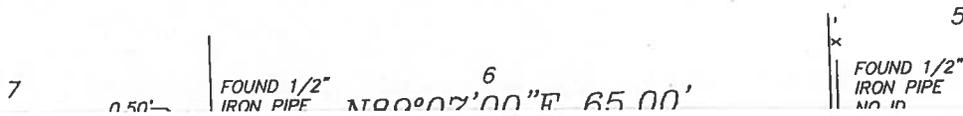
 CHANDRA M. MEDFORD
 Commission No. FF 986250
 Expires December 21, 2018
 Notary Public State of Florida
 (Affix Notary Seal Above)

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.3 for a rear yard setback of 20' ILO 30' required and (e)(1)e. for 40.8% lot coverage ILO 35% maximum for a new single family dwelling with covered rear porch.

**MAP SHOWING BOUNDARY SURVEY OF
LOT 11 BLOCK 6 AS SHOWN ON MAP OF
PINE GROVE UNIT 2**

AS RECORDED IN PLAT BOOK 17 PAGES 18 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
 CERTIFIED FOR: DAVID C & MARY JO KIRSTEN; CARLTON B & CYNTHIA A RUTLEDGE; FIDELITY NATIONAL TITLE INS CO;
 RYAN, MARKS & STROMBERG ATTYS LLP 170883; ANN B RIDDELL AS TRUSTEE OF THE ANN B RIDDELL
 LIVING TRUST A REVOCABLE LIVING TRUST



VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100187

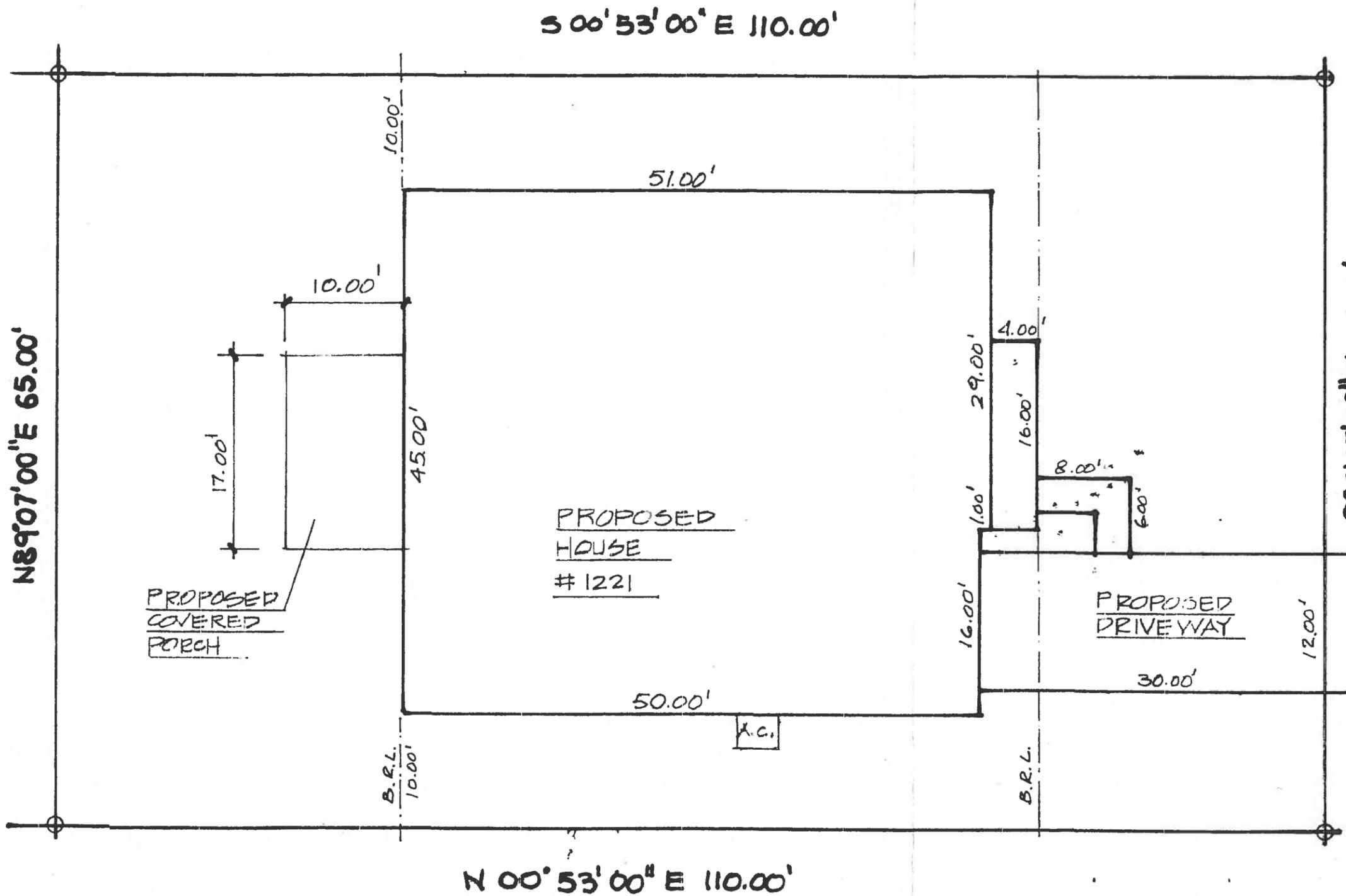
Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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	RECEIVED OCT - 9 2018 PLANNING & DEVELOPMENT
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.	NO	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	Reasonable use of patio at rear of home and provide reasonable driveway size consistent with existing homes
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	Existing homes have patio or deck at rear of homes and have driveways sufficient for parking.

Proposed



S89°07'00\"/>

SEVENTH AVENUE NORTH

SITE PLAN

SCALE: 1"=10'

1. VARIANCE REQUEST:
20.00' REAR YARD BLNG. RESTRICTION
IN PLACE OF 30.00'
2. LOT COVERAGE 40.79%
INSTEAD OF 35%.

SQUARE FOOTAGE INFORMATION

TOTAL SITE	7150	S.F.
NEW HOUSE	2448	S.F.
NEW DRIVEWAY	469	S.F.
TOTAL CONSTRUCTION	2917	S.F.
PROPOSED LOT COVERAGE 40.79%.		

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OCT - 9 2018
18-100187
PLANNING & DEVELOPMENT

REVISION	DATE

VERMEY ARCHITECT
480 S. THIRD ST.
JACKSONVILLE BEACH, FLORIDA

BEN BROADFOOT • DESIGN
420 SOUTH THIRD STREET (R04)
242-8000
JACKSONVILLE BEACH, FL 32280-6721

PROPOSED NEW HOME

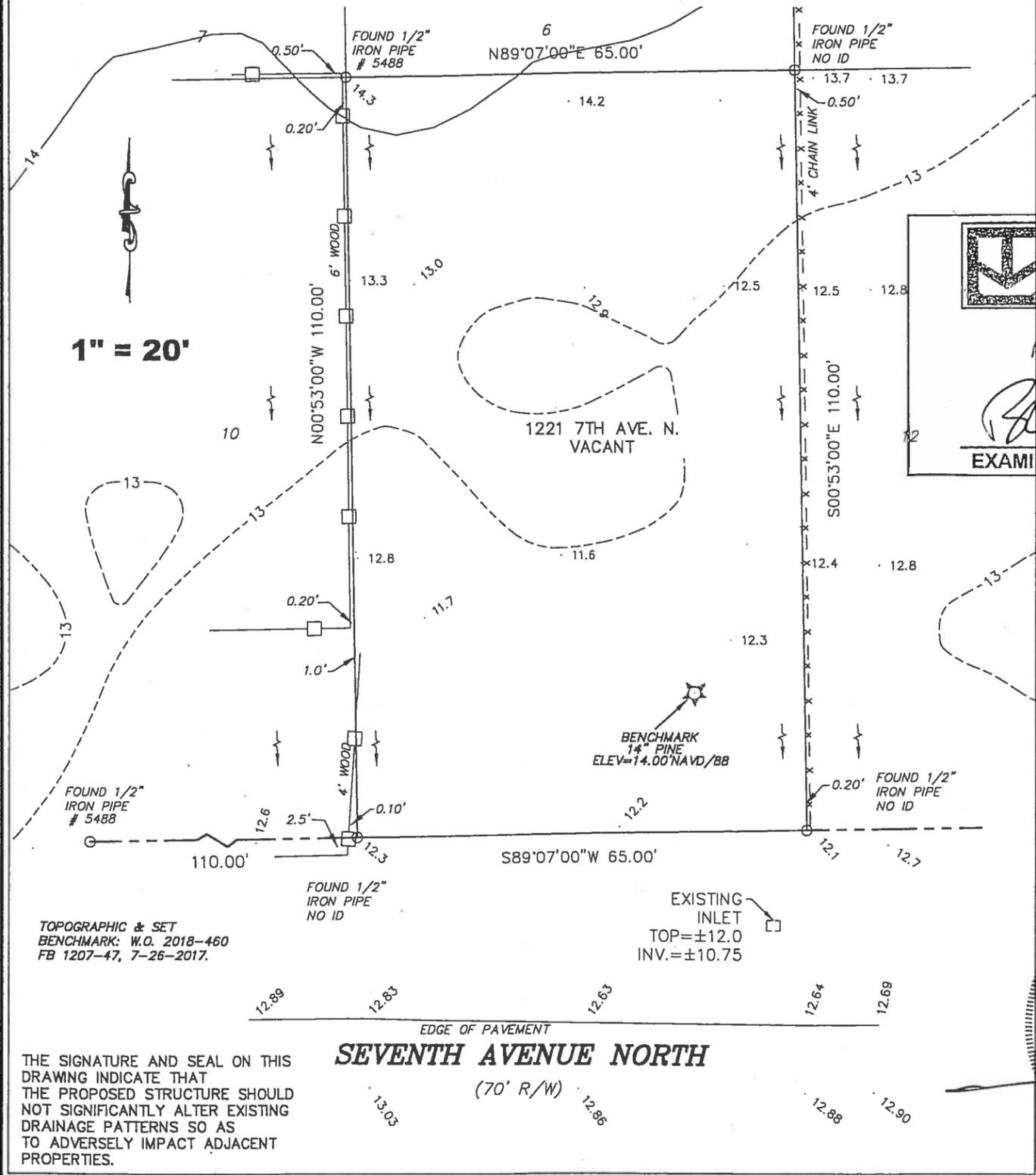
1221 7TH AVENUE NORTH
JACKSONVILLE BCH, FL.

DATE	
PROJ. MGR	
DRAWN BY	GS
CHECKED BY	
SHEET TITLE	SHEET #
	21

EXISTING CONDITIONS

NOTES:

1. TOPOGRAPHIC SURVEY BY TRI-STATE LAND SURVEYORS, INC (NO. 2018-59) BASED ON NAVD 1988 DATUM.
2. EXISTING HOME WAS DEMOLISHED RECENTLY AND IS NOT SHOWN.
3. OVERLAND FLOW PATTERNS PER ELEVATION DATA.



RECEIVED

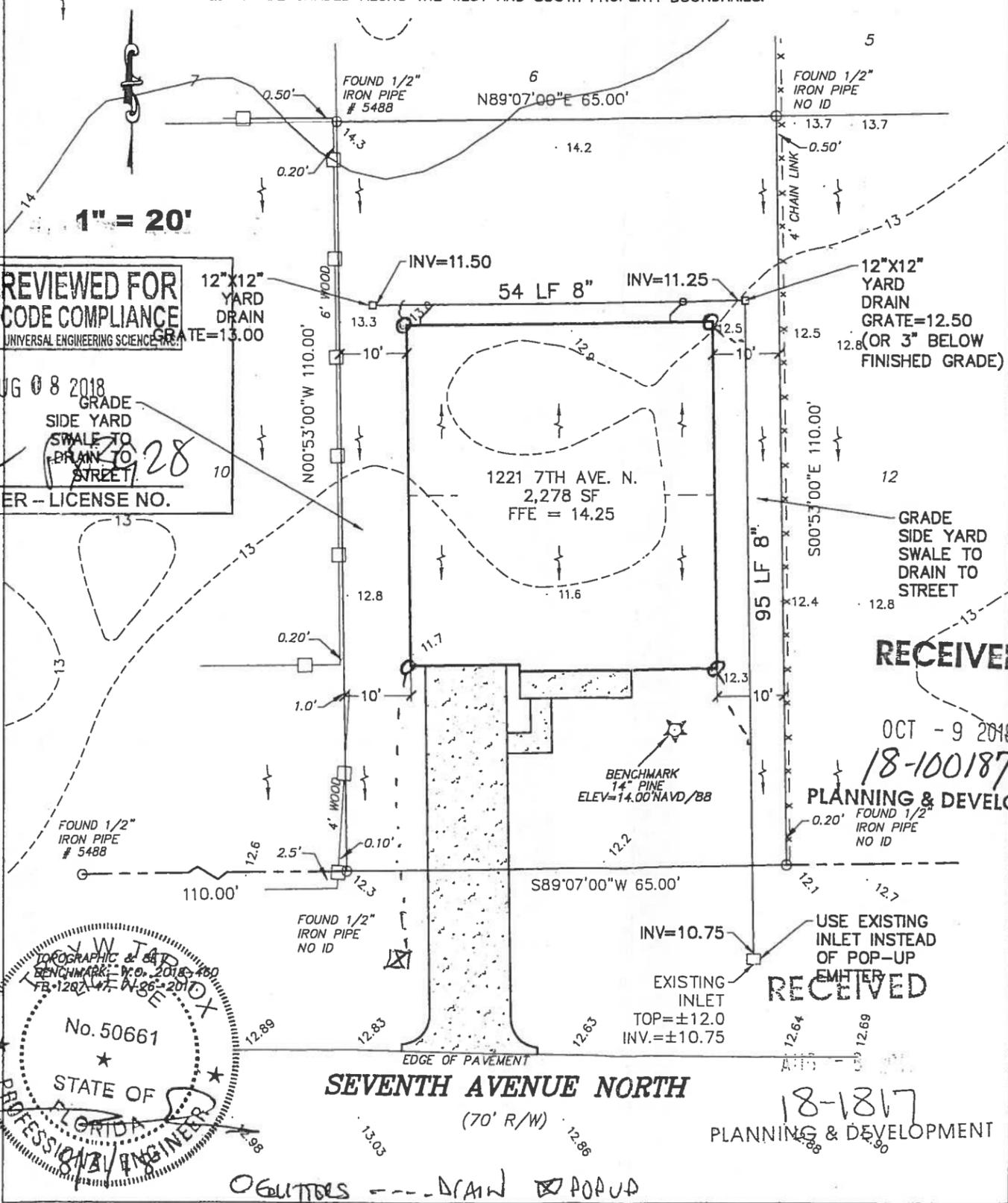
18-2138

OCT - 3 2018

PROPOSED CONDITIONS

- NOTES:
1. THE HIGHEST ADJACENT ROADWAY CENTERLINE ELEVATION IS ± 13.03; THEREFORE, THE PROPOSED MINIMUM FINISHED FLOOR ELEVATION (FFE) OF 14.25 IS MORE THAN 1.0 FEET ABOVE THIS HIGHEST ADJACENT ROADWAY CENTERLINE ELEVATION.
 2. EXISTING SITE ELEVATIONS ARE MAINTAINED WITH THE EXCEPTION OF SHALLOW 6'-WIDE V-BOTTOM SWALES TO BE GRADED ALONG THE WEST AND SOUTH PROPERTY BOUNDARIES.

PLANNING & DEVELOPMENT



REVIEWED FOR
CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCE, INC.

AUG 08 2018

GRADE
SIDE YARD
SWALE TO
DRAIN TO
STREET.

EXAMINER - LICENSE NO.

NO. 50661
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

M:\PROJECTS\JANBEACH\DSM\180201_1221_7th_Avenue\1221_DMS_BASE_XP.dwg August 3, 2018

TOPOGRAPHIC & SET
BENCHMARK: W.O. 2018-460
FB 1207-47, 7-26-2017.

THE SIGNATURE AND SEAL ON THIS DRAWING INDICATE THAT THE PROPOSED STRUCTURE SHOULD NOT SIGNIFICANTLY ALTER EXISTING DRAINAGE PATTERNS SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES.

SEVENTH AVENUE NORTH
(70' R/W)

SEVENTH AVENUE NORTH
(70' R/W)

Tarbox
consulting & design, inc.
1785 Emerson Street, Jacksonville, Fla. 32207
T: (904) 399-1785 • F: (904) 399-1797

1221 NEW HOME
1221 7TH AVENUE NORTH

DMS RENOVATIONS, LLC
1433 PONTE VEDRA BOULEVARD
JACKSONVILLE BEACH, FL 32082

EXISTING AND PROPOSED
GRADING AND DRAINAGE

SCALE:	1" = 20'
DATE:	08/03/2018
JOB #:	DMS-180200
DRAWN BY:	TCD
DESIGNED BY:	TCD
CHECKED BY:	TWT

DRAWING NO.

C1

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OCT - 9 2018
18-100187

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18-1817
PLANNING & DEVELOPMENT

OGUITOS --- DRAW POPUP



APPLICATION FOR VARIANCE

BOA No. 18-100197

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.

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.

OCT 25 2018

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: MICHAEL PHILLIPS Telephone: 904 349-2999
 Mailing Address: 992 OCEAN BLVD A.B. FL. 32233 E-Mail: Phillipsbuilders@comcast.net

Agent Name: MICHAEL PHILLIPS Telephone: 904 349-2999
 Mailing Address: 992 OCEAN BLVD A.B. FL. 32233 E-Mail: PHILLIPSBuilders@comcast.net

Landowner Name: MATT THOMPSON Telephone: _____
 Mailing Address: 236 32ND AVE S. JTB. BCH. FL. 32250 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

REQ# 180635-0070

VARIANCE DATA

Street address of property AND Real Estate Number: 236 32ND AVE S. JTB FL. 32250
 Legal description of property (Attach copy of deed): Lot 7, Block 20, Atlantic Shores Unit 1 P/P
 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): _____

AFFIDAVIT

I, MICHAEL PHILLIPS, 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.

M. D. Phillips
APPLICANT SIGNATURE

MICHAEL PHILLIPS
PRINT APPLICANT NAME

10/25/18
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 25th day of October, 2018 by Michael D. Phillips, who is personally known to me or has produced JLDC 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: Shaded X('18)
 CODE SECTION (S): Section 34-336 (e)(1)c.2 for an easterly side yard setback of 8.9' and a westerly side yard setback of 8.5', each ILO 10' required and (e)(1)c.3 for a rear yard setback of 19' ILO 30' required and (e)(1)e for 49% lot coverage ILO 35% required maximum to correct existing non-conformities and allow for substantial improvements to an existing single family dwelling.

Existing

MAP SHOWING SURVEY OF

LOT 7, BLOCK 20, REPLAT NO. 1 ATLANTIC SHORES, AS RECORDED IN PLAT BOOK 14, PAGES 39 AND 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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18-1965

OCT 25 2018

18-100197

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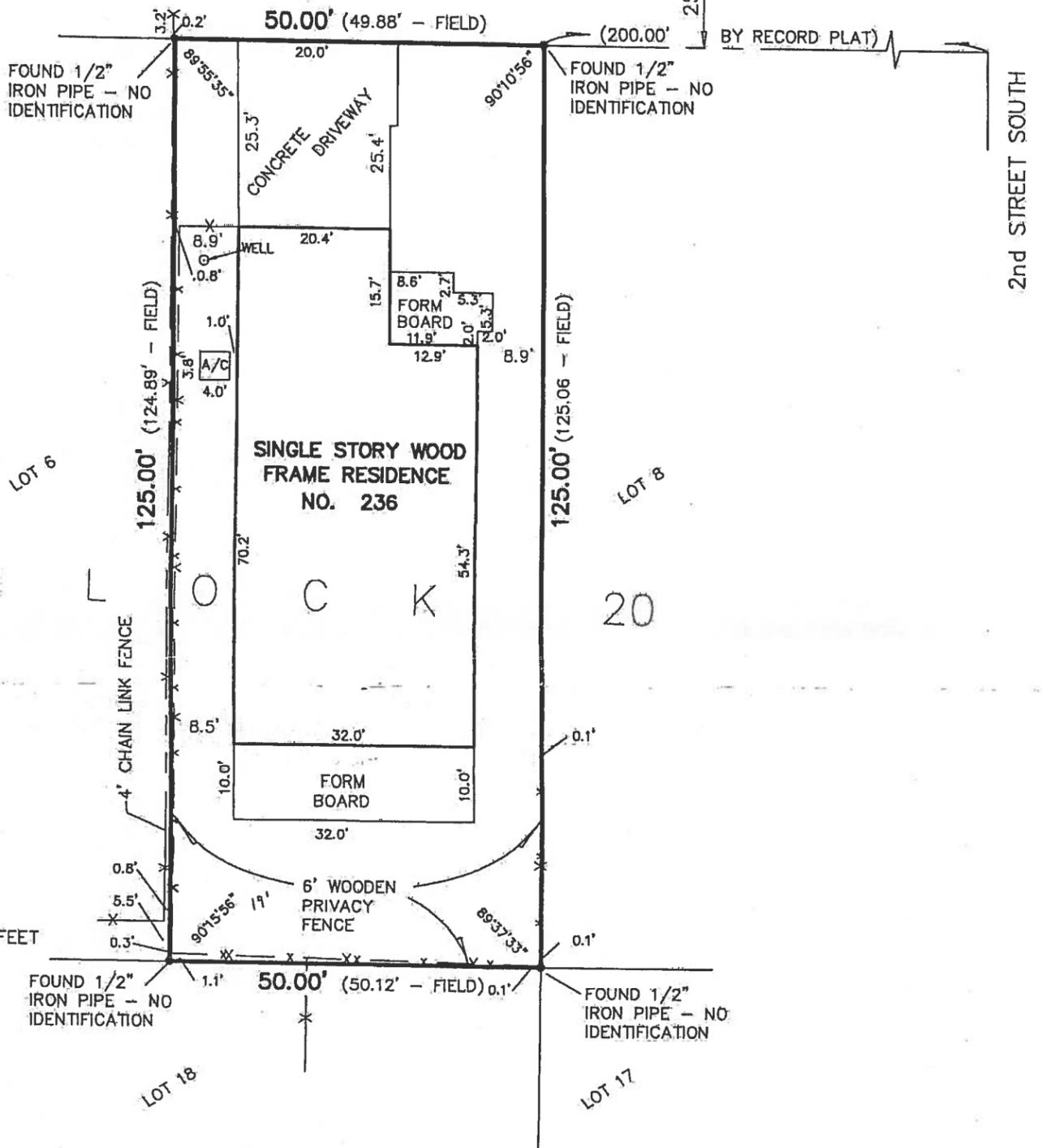
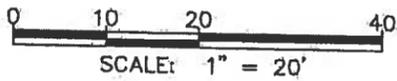
PLANNING & DEVELOPMENT

OCT 18 2018

PLANNING & DEVELOPMENT

32 nd AVENUE SOUTH

(50' RIGHT OF WAY - PAVED)



LOT AREA: 6250 SQUARE FEET
 HOUSE AREA: 2088 SQUARE FEET
 FRONT PORCH: 121 SQUARE FEET
 BACK PORCH: 324 SQUARE FEET
 DRIVEWAY: 529 SQUARE FEET
 A/C PAD: 15 SQUARE FEET
 TOTAL IMPERVIOUS: 3077 SQUARE FEET
 % IMPERVIOUS: 49%

NOTES

1. THIS IS A BOUNDARY SURVEY.
2. ANGLES AS PER FIELD SURVEY.
3. NO BUILDING RESTRICTION LINES PER PLAT.
4. NORTH PROTRACTED FROM PLAT.

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 NUMBER 12031C0413H, REVISED JUNE 3, 2013 FOR THE DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF MATTHEW THOMPSON; PHILLIPS BUILDERS

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

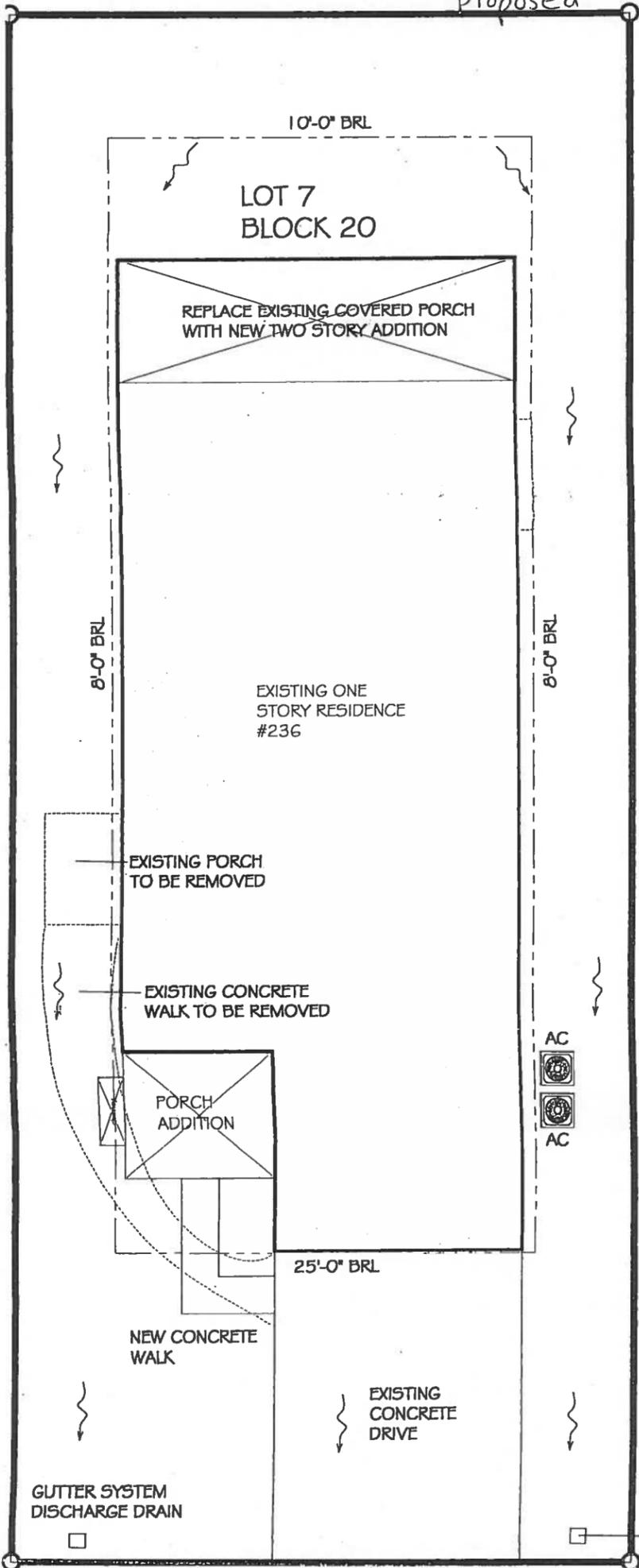
DONN W. BOATWRIGHT, P.S.M.
 FLA. LIC. SURVEYOR AND MAPPER No. 3295
 FLA. LIC. SURVEYING AND MAPPING BUSINESS No. 3672

SCALE: 1" = 20'
 DRAWN BY: AC
 FILE: 2018-1579

BOATWRIGHT LAND SURVEYORS, INC.
 1711 SOUTH 5th STREET, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: OCTOBER 15, 2018
 SHEET 1 OF 1

Proposed



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OCT 25 2018
18-100197
PLANNING & DEVELOPMENT

EXISTING LOT AREA CALCULATIONS

TOTAL LOT AREA	6,249 SQUARE FEET
EXISTING RESIDENCE (TOTAL)	2,373 SQUARE FEET
EXISTING DRIVEWAY	498 SQUARE FEET
EXISTING PORCH AND WALK	210 SQUARE FEET
ALL A/C PADS	18 SQUARE FEET
TOTAL LOT COVERAGE	3,099 SQUARE FEET
% OF LOT COVERED	49.6%

PROPOSED LOT AREA CALCULATIONS

TOTAL LOT AREA	6,249 SQUARE FEET
EXISTING RESIDENCE (TOTAL)	2,373 SQUARE FEET
EXISTING DRIVEWAY	498 SQUARE FEET
NEW PORCH AND WALK	177 SQUARE FEET
ALL A/C PADS	18 SQUARE FEET
TOTAL LOT COVERAGE	3,066 SQUARE FEET
% OF LOT COVERED	49.0%

NOTE: ALL ROOF PLANES SHALL SHED RAIN WATER INTO A FULL GUTTER SYSTEM. DOWN SPOTS SHALL BE CONNECTED TO UNDER GROUND 6" PIPES WHICH SHALL DISCHARGE AT "BUBBLE-UP DRAINS AS SHOWN ON SITE PLAN

32ND AVENUE SOUTH
50' RIGHT-OF-WAY