

**CITY OF JACKSONVILLE BEACH
FLORIDA**



MEMORANDUM TO:

Members, Board of Adjustment

Date: April 25, 2005

There will be a regular meeting of the Board on Tuesday, May 3, 2005 at 7:00 P. M., in the Council Chambers at City Hall, 11 North 3rd Street, Jacksonville Beach.

1. **CALL TO ORDER:**
2. **ROLL CALL:** Bobby Jolley, Terry McGill, Steven Hartkemeyer, Keith Hall, John Moreland, Charlie Sellers and Vicki Gilliom
3. **EX-PARTE STATEMENT:**
4. **APPROVAL OF MINUTES:** Meeting held - April 5, 2005
5. **CORRESPONDENCE:**
6. **OLD BUSINESS:**
7. **NEW BUSINESS:**

(A) **Case Number: BOA 05-100089**

Name of Applicant: Grace Hand

Name of Agent: Sheri Kirkland

Property Address: 218 South 4th Avenue

Current Zoning: C-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-377:** for 0 in lieu of 8 parking spaces required to allow for a conversion to a mixed use (ie: commercial/residential) property, **for property located at:** 218 4th Avenue South, **more specifically,** Lot 2, Block 43 except the north 75' of the west 25' thereof and the easterly 25' of Lot 3 Block 43 except the north 75' thereof or shown on map of , Pablo Beach South.

Miscellaneous Info & Description: No Previous variances or code violations.

Notes: _____

(B) Case Number: 05-100090

Name of Applicant: John Atkins

Name of Agent: Same

Property Address: 412 N 2nd St/215 N. 3rd Avenue

Current Zoning: CBD (R-M2 stated)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:**
34-340 (e)(3) c.2: for a corner side yard of 10 feet and a side yard of 5 feet in lieu of 20 feet and 10 feet respectively and 34-340 (e)(3) c.3: For a rear yard of 15 feet in lieu of 30 feet required and 34-340 (e)(3) e: For 66 % lot coverage in lieu of 65% maximum to allow for a new multi family dwelling, **for property located at: 412 N 2nd St/215 N 3rd Ave, more specifically, Lot 8, 10 and 11, Block 43, Cooks Replat.**

Miscellaneous Info & Description: BOA #58-96, No code violations.

Notes: _____

(C) Case Number: 05-100091

Name of Applicant: Tammy Ann Sparks

Name of Agent: Same

Property Address: 1888 Kings Court

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:**
34-336 (e) (1) c.2: for a corner side yard of 9 feet in lieu of 20 feet required and 34-336 (e) (1) e: For 41% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling, **for property located at: 1888 Kings Ct, more specifically, Lot 13, Seagate Woods.**

Miscellaneous Info & Description: No Previous variances or code violations.

Notes: _____

(D) Case Number: 05-100097

Name of Applicant: Mitch Brown

Name of Agent: Same

Property Address: 750 South 6th Avenue

Current Zoning: RS-3

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:**
34-338 (e)(2) c.2: for side yards and a corner side yard on lot 6 of 6 feet in lieu of 8 feet required and 10 feet corner side required; and 34-338 (e)(2) f: For 50% lot coverage in lieu of 35% maximum to allow for a new two family dwelling on each of lots 4, 5, 6, **for property located at: 750 S 6th Ave, more specifically, Lots 4, 5 & 6, Block 68 Oceanside Parks.**

Miscellaneous Info & Description: No code violations, BOA 02-1000365

Notes: _____

(E) Case Number: 05-100098

Name of Applicant: Donald E.Griffen

Name of Agent: William R. Register

Property Address: 1125 1st Street North/1115 1st Street North

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:**
34-340(e)(3) c.1: for a front yard of 15 feet in lieu of 20 feet required and 34-340 (e)(3) c.2: for side yards of 5 feet in lieu of 10 feet required and 34-340 (e)(3) c.3: for a rear yard of 15 feet in lieu of 20 feet required to allow for a new multi family dwelling, **for property located at: 1125 1st Street North & 1115 First Street North , more specifically, The West 45 feet of Lot 7 and all of Lot 8, Block 111, Pablo Beach North**

Miscellaneous Info & Description: No Previous variances or code violations.

Notes: _____

(F) **Case Number: 05-100099**

Name of Applicant: Troy Hobbs

Name of Agent: Same

Property Address: 334 2nd Avenue N

Current Zoning: C-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-377(c)(4): for 3 parking spaces in lieu of 4 spaces required and 34-373 (d) for 0 feet in lieu of 5 feet minimum parking area set back and 34-373 (c) for no turning/maneuvering space adjacent to handicap parking. To allow for a 1296 square feet addition to a (1/300 requirement) professional and business office, for property located at: 334 2nd Avenue North, more specifically, Lot 6, Block 24, Atlantic Park.**

Miscellaneous Info & Description: No Previous variances or code violations.

Notes: _____

(G) **Case Number: 05-1000100**

Name of Applicant: Scott & Jodi Snyder

Name of Agent: Same

Property Address: 1381 Plantation Oaks Dr South

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336(e) (1) e: for 42% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling, for property located at: 1381 Plantation Oaks Dr South, more specifically, Lot 50, Plantation Oaks.**

Miscellaneous Info & Description: No Previous variances or code violations.

Notes: _____

(H) Case Number: 05-1000101

Name of Applicant: E. Bland Cologne

Name of Agent: Same

Property Address: 3 Palmwood Court

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-336(e) (1) C.2: for a side yard of 7.5 feet in lieu of 10 feet required to allow for an addition to a single family dwelling, **for property located at:** 3 Palmwood Court, more **specifically**, Lot 1, Block 21, Ocean Forest Unit 9.

Miscellaneous Info & Description: BOA 79-2002, No code violations.

Notes: _____

(I) Case Number: 05-1000102

Name of Applicant: Keystone Dvelopment Group LLC

Name of Agent: William F. Warnock

Property Address: 23 30th Avenue South

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-336(e)(1) c.1: for a front yard of 9.6 feet in lieu of 25 feet required and 34-336 (e)(1) c.2: for a side yard of 6.2 feet and a corner side yard of 9.7 feet in lieu of 10 feet required and 34-336 (e)(1) c.3: for a rear yard of 15 feet in lieu of 30 feet required and 34-336 (e)(1) e: For 59% lot coverage in lieu of 35% maximum to allow for a substantial improvement to a single family dwelling, **for property located at:** 23 30th Avenue South, **more specifically**, Lot 5, Block 6, Perry & Perry Replant, Atlantic Shores Ocean Front Section

Miscellaneous Info & Description: No Previous variances or code violations.

Notes: _____

(J) Case Number: 05-100103

Name of Applicant: JaxCornerstone Partners LLC

Name of Agent: Greg Birdsong

Property Address: 1809 North 2nd Street

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:**
34-340(e)(3) c.1: for a front yard of 17.5 feet in lieu of 20 feet required and 34-340 (e)(3) c.2: For side yards of 7.5 feet in lieu of 10 feet required and 34-340 (e)(3) c.3: for a rear yard of 24 feet in lieu of 30 feet required to allow for a new multi family dwelling, **for property located at:** 1809 N. 2nd St, **more specifically,** Lot 18, & Lot 19, Jacksonville Beach Terrace.

Miscellaneous Info & Description: No Previous variances or code violations.

Notes: _____
