

**CITY OF JACKSONVILLE BEACH  
FLORIDA**



**MEMORANDUM TO: Board of Adjustment Members**

**Date: March 15, 2006**

There will be a regular meeting of the Board on **Tuesday, March 21, 2006** at 7:00 P. M., in the Council Chambers at City Hall, 11 North 3<sup>rd</sup> Street, Jacksonville Beach.

**1. CALL TO ORDER**

**2. ROLL CALL:** Keith Hall, Steven Hartkemeyer, Bobby Jolley, Terry McGill,  
John Moreland  
Alternates: Charlie Sellers and Joseph Loretta

**3. EX-PARTE STATEMENT**

**4. APPROVAL OF MINUTES:** February 21, 2006

**5. CORRESPONDENCE:**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

**(A) Case Number: BOA 06-100034**

Name of Applicant: C. Jay Sengstacke

Name of Agent: Same

Property Address: 409 South 13<sup>th</sup> Avenue

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-337 (e)(1) e, for 40% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling, for property located at 409 South 13<sup>th</sup> Avenue, more specifically, Lot 9, Block 125, Oceanside Park.**

Miscellaneous Info & Description: No previous variances or open code violations.

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

**(B) Case Number: BOA 06-100035**

Name of Applicant: Gary R. Petersen

Name of Agent: Same

Property Address: 276 South 8<sup>th</sup> Street

Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-339 (e)(1) c.1, for a front yard of 12.3 feet in lieu of 20 feet and 34-339 (e)(1) c.2, for a side yard and corner side yard of 8 feet in lieu of 10 feet and 13 feet respectively and 34-339 (e)(1) c.2, for a rear yard of 10 feet in lieu of 30 feet required and 34-339 (e)(1) e, for 49% lot coverage in lieu of 35% maximum and 34-377, for 2 on site parking spaces in lieu of 4 spaces required, to allow for a new two-family dwelling, **for property located at 276 South 8<sup>th</sup> Street, more specifically, East 50' of the South 60' of the North 20' of Lot 1, Block 29, San Pablo Beach South.**

Miscellaneous Info & Description: No previous variances or open code violations.

Notes: \_\_\_\_\_  
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**(C) Case Number: BOA 06-100036**

Name of Applicant: Rita W. Carstens

Name of Agent: Same

Property Address: 4048 Grande Blvd

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-340 (e)(1) c.2, for an easterly side yard of 6 feet in lieu of 10 feet and 34-340 (e)(1) c.3, for a rear yard of 15 feet in lieu of 30 feet and 34-340 (e)(1) f, for 54% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling **for property located at 110 North 20<sup>th</sup> Avenue, more specifically, Lot 3, Block 202, Jacksonville Beach Terrace.**

Miscellaneous Info & Description: No previous variances or open code violations.

Notes: \_\_\_\_\_  
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**(D) Case Number: BOA 06-100041**

Name of Applicant: Stephen Altman

Name of Agent: Same

Property Address: 110 North 20<sup>th</sup> Avenue

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:**  
34-336 (e)(1) e, for 40% lot coverage in lieu of 35% maximum and  
34-336 (e)(1) c.3, for a rear yard of 24.5 feet in lieu of 30 feet  
required to allow for improvements to a single family dwelling, **for  
property located at 4048 Grande Boulevard, more specifically,  
Lot 6, Block 15, *Ocean Terrace*.**

Miscellaneous Info & Description: No previous variances or open code violations.

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

**(E) Case Number: BOA 06-100044**

Name of Applicant: Victor Ballestas

Name of Agent: Same

Property Address: 209, 211, 213 South 12<sup>th</sup> Avenue

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:**  
34-340 (e)(3) c.2, for a westerly side yard of 3.3 feet in lieu of 10  
feet required and an easterly corner side yard of 6.5 feet in lieu of 20  
feet required, 34-340 (e) (3) c.3, for a rear yard of 2.8 feet in lieu of  
30 feet required, and 34-340 (e)(3) e, for 73% lot coverage in lieu of  
65% maximum to allow for substantial improvement to a multi-  
family use property, **for property located at 209, 211, and 213  
South 12<sup>th</sup> Avenue, more specifically, Lots 10, 11, and 12, Block  
113, *Pablo Beach South*.**

Miscellaneous Info & Description: No previous variances and one active code violation.  
See file for details.

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

Board of Adjustment Agenda –  
Tuesday, March 21, 2006

If a person decides to appeal any decisions made by the Board with respect to any matter considered at any meeting or hearing, such person may need a record of the proceeding, and, for such purpose, such person may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans With Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the Planning & Development Department no later than 5:00 p.m., March 17, 2006.