

CITY OF JACKSONVILLE BEACH, FLORIDA



MEMORANDUM TO: Board of Adjustment Members

Date: Tuesday, June 28, 2011

There will be a regular meeting of the Board on **Wednesday, July 6, 2011** 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:** Thomas Buck, Josh Corey, Joseph Loretta, Bobby Jolley, and John Moreland
Alternate: Scott Chestnut, Sylvia Osewalt

3. EX-PARTE STATEMENT:

4. **APPROVAL OF MINUTES: 5/18/11**

5. CORRESPONDENCE:

6. OLD BUSINESS:

(A) **Case Number: BOA 11-10093**

Name of Applicant: Apopka Associates

Name of Agent: J.W. Terry Simmons

Property Address: 4108 Avalon Circle

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336(e)(1)c.1:** For a 15 foot front yard limited to open porches, 20 feet for enclosed portions of the structure in lieu of 25 feet required, **34-336(e)(1)c.2:** for 10 foot corner side yards in lieu of 20 feet required, all to allow for a new single family home.

Miscellaneous Info & Description: No previous variance requests and no open code violations.

Notes: _____

(B) Case Number: BOA 11-100094

Name of Applicant: Charles Hiers

Name of Agent: J.W. Terry Simmons

Property Address: 4151 Avalon Circle

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-336(e)(1)c.1: For a 10 foot front yard limited to open porches, 15 feet for enclosed portions of habitable space, and 18 feet for garage walls in lieu of 25 feet required, 34-336(e)(1)c.2: for 15 feet in total for both side yards provided that no side yard is less than 5 feet, in lieu of 10 feet required, except when the lot is a corner lot. For a corner lot the side yard on the corner shall be 10 feet in lieu of 20 percent of the lot width or 10 feet whichever is greater, 34-336(e)(1)c.3: for 20 foot rear yards in lieu of 30 feet required, and 34-363(e)(1)e: for 55% lot coverage in lieu of 35% maximum; all to allow for a new single family home.

Miscellaneous Info & Description: No previous variance requests and no open code violations.

Notes: _____

(C) Case Number: BOA 11-100095

Name of Applicant: Eva P. Zwack c/o Perry Family Properties, LLC

Name of Agent: J.W. Terry Simmons

Property Address: 4210 2nd Street South

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-336(e)(1)c.1: For a 10 foot front yard limited to open porches, 15 feet for enclosed portions of habitable space, and 18 feet for garage walls in lieu of 25 feet required, 34-336(e)(1)c.2: for 7.5 foot side yard, in lieu of 10 feet required, except when the lot is a corner lot. For a corner lot the side yard on the corner shall be 10 feet in lieu of 20 percent of the lot width or 10 feet whichever is greater, 34-336(e)(1)c.3: for 20 foot rear yards in lieu of 30 feet required, and 34-363(e)(1)e: for 50% lot coverage in lieu of 35% maximum; all to allow for a new single family home.

Miscellaneous Info & Description: No previous variance requests and no open code violations.

Notes: _____

(D) Case Number: BOA 11-100096

Name of Applicant: John C. Doster

Name of Agent: J.W. Terry Simmons

Property Address: 225 39th 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 10 foot front yard limited to open porches, 15 feet for enclosed portions of habitable space, and 18 feet for garage walls in lieu of 25 feet required, 34-336(e)(1)c.2: for 15 feet in total for both side yards provided that no side yard is less than 5 feet, in lieu of 10 feet required, except when the lot is a corner lot. For a corner lot the side yard on the corner shall be 10 feet in lieu of 20 percent of the lot width or 10 feet whichever is greater, 34-336(e)(1)c.3: for 20 foot rear yards in lieu of 30 feet required, and 34-363(e)(1)e: for 55% lot coverage in lieu of 35% maximum; all to allow for a new single family home.

Miscellaneous Info & Description: No previous variance requests and no open code violations.

Notes: _____

7. NEW BUSINESS:

(A) Case Number: BOA 11-100102

Name of Applicant: Bottom Line Ventures, Inc

Name of Owner: Patricia D. Howard

Property Address: 1175 1st Avenue North

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 20.5 feet in lieu of 25 feet required; 34-336(e)(1)c.3, for a rear yard of 21.5 feet in lieu of 30 feet required; and 34-336(e)(1)d, for 1,231 square feet of living space in lieu of 1,600 square feet minimum to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests and no open code violations.

Notes: _____

(B) Case Number: BOA 11-100103

Name of Applicant: Fland Sharp

Property Address: 3559 Burling Way

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336(e)(1)c.1**, for a 10 foot front yard in lieu of 25 feet required; and **34-336(e)(1)e**, for 41.33% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests and no open code violations.

Notes: _____

8. BUILDING DEPARTMENT REPORT: The next scheduled meeting is **Tuesday, July 19, 2011**. There are currently three scheduled cases.

NOTICE

If a person decides to appeal any decision by the Board of Adjustment with respect to any matter considered at any meeting, such person may need a record of the proceedings, and, for such purpose, 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.

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 Planning and Development Department no later than 5:00 p.m. on the day preceding the meeting.