

CITY OF JACKSONVILLE BEACH, FLORIDA



MEMORANDUM TO: Board of Adjustment Members

DATE: Tuesday, July 9, 2013

There will be a regular meeting of the Board on **Tuesday, July 16, 2013** 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
Alternates: Sylvia Osewalt, Michael Gallimore

3. EX-PARTE STATEMENT:

4. APPROVAL OF MINUTES: 6/4/13, 6/18/13

5. CORRESPONDENCE:

6. OLD BUSINESS:

7. NEW BUSINESS:

(A) Case Number: BOA 13-100115

Name of Applicant: Bottom Line Ventures, Inc.

Name of Owner: Elite Property of North Florida LLC

Property Address: 127 9th Avenue North

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-340(e)(1)c.1, for a front yard of 17 feet in lieu of 20 feet required; 34-340(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet required; 34-340(e)(1)c.3, for a rear yard of 15 feet in lieu of 30 feet required; and 34-340(e)(1)f, for 65% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling.

Miscellaneous Info & Description: No previous variance requests.

Notes: _____

(B) Case Number: BOA 13-100116

Name of Applicant: Bottom Line Ventures, Inc.
Name of Owner: Philip Ackley
Property Address: 132 9th Avenue North
Current Zoning: C-1 (RM-1 per Conditional Use)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-339(e)(1)c.1, for a front yard of 17 feet in lieu of 20 feet required; 34-339(e)(1)c.2, for a side yard and corner side yard of 5 feet in lieu of 10 feet required; 34-339(e)(1)c.3, for a rear yard of 15 feet in lieu of 30 feet required; and 34-339(e)(1)f, for 65% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling.

Miscellaneous Info & Description: One previous variance request.

Notes: _____

(C) Case Number: BOA 13-100117

Name of Applicant: John Atkins
Property Address: 1202 2nd 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 feet in lieu of 25 feet; 34-336(e)(1)e, for 36% lot coverage in lieu of 35% maximum on lot 7; 34-336(e)(1)c.2, for an easterly side yard of 9 feet in lieu of 10 feet; 34-336(e)(1)e, for 43% lot coverage in lieu of 35% maximum on lot 8; and 34-373: for a vehicle use area 0 feet in lieu of 5 feet minimum to a property line for each of lots 7 and 8 to allow for the restoration of platted lots 7 and 8 in order to build a new single family home on lot 7.

Miscellaneous Info & Description: No previous variance requests.

Notes: _____

(D) Case Number: BOA 13-100118

Name of Applicant: Bryan Keith Blankenship
Property Address: 115 9th Avenue North
Current Zoning: RM-2 (RS-3 per Conditional Use)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-338(e)(1)c.2, for a corner side yard of 10 feet in lieu of 11 feet required; and 34-338(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

Notes: _____

(E) Case Number: BOA 13-100119

Name of Applicant: Jason Huntley
Name of Owner: Andrew Aleman
Property Address: 202 37th Avenue South
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 10 feet in lieu of 12 feet required; and 34-336(e)(1)c.3, for a rear yard of 26 feet in lieu of 30 feet required to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

Notes: _____

(F) Case Number: BOA 13-100121

Name of Applicant: Nicola Lynch
Property Address: 5 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 12.5 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for a northerly side yard of 4 feet in lieu of 10 feet required; and 34-336(e)(1)e, for 70% lot coverage in lieu of 35% maximum to allow for ratification of and substantial renovation of an existing non-conforming single family dwelling.

Miscellaneous Info & Description: One previous variance request.

Notes: _____

(G) Case Number: BOA 13-100122

Name of Applicant: Steve Bryant
Property Address: 454 Lower 8th Avenue South
Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-337(e)(1)c.3, for a rear yard of 17.4 feet in lieu of 30 feet required; and 34-337(e)(1)e, for 53% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

Notes: _____

8. BUILDING DEPARTMENT REPORT: The next scheduled meeting is **Tuesday, August 6, 2013**. There are currently six 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.