

CITY OF JACKSONVILLE BEACH, FLORIDA



MEMORANDUM TO: Board of Adjustment Members

DATE: Monday, February 24, 2014

There will be a regular meeting of the Board on **Tuesday, March 4, 2014**, 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 (*Chair*), Sylvia Osewalt (*Vice Chair*), Joseph Loretta, John Moreland
Alternates: Michael Gallimore, Scott Cummings

3. EX-PARTE STATEMENT:

4. APPROVAL OF MINUTES: February 4, 2014

5. CORRESPONDENCE:

6. OLD BUSINESS:

(A) **Case Number: BOA 13-100246**

Applicant: James H. Fletcher

Owner: Yvette Quillen

Property Address: 215 7th Avenue North

Parcel ID: 174352-0000

Current Zoning: C-1 (Per RM-1 Standards)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(3)c.2, for an easterly side yard of 4.9 feet and westerly side yard of 4.7 feet in lieu of 10 feet required; 34-399(e)(3)c.3, for a rear yard of 15 feet in lieu of 30 feet required; and 34-377, for no additional parking in lieu of 2 parking spaces required to allow for the addition of a third dwelling unit **for property legally described** as Lot 9, Block 83, *Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach, Florida*.

Miscellaneous Info: No previous variance requests. Conditional Use (PC#39-13) approved for a proposed multi-family dwelling.

Notes: _____

(B) **Case Number: BOA 14-100008**

Applicant/Owner: Eleas Wilson

Property Address: 535 15th Avenue South

Parcel ID: 176874-0005

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a new single family dwelling and swimming pool for **property legally described** as Lot 7, Block 146, *Oceanside Park*.

Miscellaneous Info: One previously approved variance request (reference BOA No. 09-100200)

Notes: _____

7. NEW BUSINESS:

(A) **Case Number: BOA 14-100011**

Applicant: Angela Gainey

Owner: William H. Arnau Life Estate

Property Address: 801 18th Street North

Parcel ID: 179234-0400

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 of 18 feet in lieu of 30 feet required, and 34-337(e)(1)e, for 47% lot coverage in lieu of 35% maximum, to allow for improvements to a single family dwelling **for property legally described** as Lot 6 and the south 30 feet of Lot 5, Block 103, *Jacksonville Beach Section "A"*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(B) **Case Number: BOA 14-100013**

Applicant/Owner: JBTH, LLC.

Agent: Eric Shiendling

Property Address: 502 5th Avenue South

Parcel ID: 175992-0000

Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.2, for a corner side yard and a side yard of 5 feet in lieu of 10 feet required and 34-339(e)(1)f, for 46% lot coverage in lieu of 35% maximum to allow for a new two family dwelling **for property legally described as** Lot 1, Block 56, *Pablo Beach South*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(C) **Case Number: BOA 14-100014**

Applicant/Owner: JBTH, LLC.

Agent: Eric Shiendling

Property Address: 424 4th Avenue South

Parcel ID: 175907-0000

Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet required to allow for a new two family dwelling **for property legally described as** Lot 4, Block 45, *Pablo Beach South*.

Miscellaneous Info: One previously approved variance request (reference BOA#151-2002).

Notes: _____

(D) **Case Number: BOA 14-100015**

Applicant/Owner: JBTH, LLC.

Agent: Eric Shiendling

Property Address: 424 5th Avenue South

Parcel ID: 175983-0000

Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet required and 34-339(e)(1)f, for 46% lot coverage in lieu of 35% maximum to allow for a new

two family dwelling **for property legally described as** Lot 4, Block 55,
Pablo Beach South.

Miscellaneous Info: No previous variance requests.

Notes: _____

(E) **Case Number: BOA 14-100016**

Applicant/Owner: Alisha Pieraccini

Property Address: 516 9th Avenue North

Parcel ID: 174464-0030

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 47% lot coverage in lieu of 35% maximum to allow for a new walkway and patio addition to a single family dwelling **for property legally described as** Lot 3, Block 96, *Florida Land Investment Co. & Pablo Beach Improvement Co's Replat.*

Miscellaneous Info: No previous variance requests.

Notes: _____

(F) **Case Number: BOA 14-100017**

Applicant: Bottom Line Ventures, Inc.

Owner: Floyd Trust

Property Address: 1005 North 24th Street

Parcel ID: 179210-0320

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 47% lot coverage in lieu of 35% maximum to allow for a new walkway and patio addition to a single family dwelling **for property legally described as** Lot 4, Block 89, *Jacksonville Beach Section "A".*

Miscellaneous Info: No previous variance requests.

Notes: _____

- 8. BUILDING DEPARTMENT REPORT:** The next scheduled meeting is **Tuesday, March 18, 2014.**
There are 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.