

**CITY OF JACKSONVILLE BEACH
FLORIDA**



TO: Members of the Board of Adjustment

DATE: Wednesday, August 13, 2014

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, August 19, 2014**, held in the Council Chambers located at 11 North 3rd Street, Jacksonville Beach, Florida.

AGENDA

1. Call to Order
2. Roll Call: Thomas Buck (*Chair*), Sylvia Osewalt (*Vice Chair*), Joseph Loretta, John Moreland, and Scott Cummings

Alternates: Jeff Truhlar, Francis Reddington

3. Ex-parte Statement:
4. Approval of Minutes:
5. Correspondence:
6. Old Business:
7. New Business:

(A) **Case Number: BOA 14-100102**

Applicant/Owner: Susan Mullaney

Property Address: 2043 2nd Street South, Unit B

Parcel ID: 179305-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(1)f, for 56% lot coverage in lieu of 47% maximum and 34-340(e)(1)h, for accessory structure (patio) 0 feet to property line in lieu of 5 feet minimum required to allow for improvements to an attached single family dwelling (two-family dwelling standard) for property legally described as Lot 5, Block BB, *Permenter's Replat of South Pablo or Atlantic Campgrounds*.**

Miscellaneous Info: Two previous variance requests, BOA#04-100092 and BOA#04-00218

Notes: _____

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(B) **Case Number:** **BOA 14-100103**

Applicant/Owner: Veronica Woodyard

Property Address: 1125 Theodore Avenue

Parcel ID: 179925-0010

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-337(e)(1)(e), for 44% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to a single family dwelling for property legally described as Lots 4, 5 and 6, Block 10, Williams Coastal Boulevard Heights.**

Miscellaneous Info: No previous variance requests.

Notes: _____

(C) **Case Number:** **BOA 14-100104**

Applicant/Owner: Jeffrey Distefano

Property Address: 3524 1st Street South

Parcel ID: 181457-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336(e)(1)(e), for 49.7% lot coverage in lieu of 47% maximum and 34-377(d), for parking area setback of 1 foot in lieu of 5 feet minimum to the northerly property line to allow for improvements to a single family dwelling for property legally described as Lot 2, and the west 20 feet closed street lying east thereof, Block 4, Atlantic Shores Replat Division A.**

Miscellaneous Info: Three previous variance requests (BOA#81-2001, BOA# 82-2003, and BOA#131-2003).

Notes: _____

(D) **Case Number:** **BOA 14-100107**

Applicant/Owner: Christopher Drew Snyder

Property Address: 45 Millie Drive

Parcel ID: 179498-0000

Current Zoning: RS-2

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Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.1, for a front yard of 6.73 feet in lieu of 20 feet required and 34-337(e)(1)e, for 46% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling **for property located at 45 Millie Drive, legally described as Lot 7, Block 4, Hannah Terrace.**

Miscellaneous Info: No previous variance requests.

Notes: _____

(E) **Case Number: BOA 14-100108**

Applicant/Owner: Anne Biondo

Agent: Larry Rice

Property Address: 234 St. Augustine Boulevard

Parcel ID: 180669-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1, for a front yard of 15 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for a south easterly side yard of 5 feet required in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard of 10 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as Lot 13, Block 22, Replat of Unit Number 1, Atlantic Shores.**

Miscellaneous Info: No previous variance requests.

Notes: _____

(F) **Case Number: BOA 14-100109**

Applicant/Owner: Terry Lee Peterson Trust c/o Michael Kirton

Agent: Atlee Development Group, Inc.

Property Address: 1323 South 2nd Street and 137 South 14th Avenue

Parcel ID: 176257-0000 and 176258-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(4)c.2, for exterior and corner side yards of 5 feet in lieu of 10 feet required; 34-340(e)(4)c.3, for rear yards of 20 feet in lieu of 30 feet

required; and 34-340(e)(4)e, for 72% lot coverage in lieu of 65% maximum to allow for a 5 unit townhouse development **for property located at 1323 South 2nd Street and 137 South 14th Avenue, legally described as Lots 7 and 8, Block 132, Pablo Beach South.**

Miscellaneous Info: No previous variance requests.

Notes: _____

(G) **Case Number:** **BOA 14-100110**

Applicant/Owner: Michael and Julia Bluet

Agent: Mark David Major, AICP

Property Address: 2905 South Ocean Drive

Parcel ID: 181604-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1, for a front yard of 17 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet required; and 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as Lot 15, Block 1, Perry and Perry's Replat of Atlantic Shores, Oceanfront Division Section "C"**.

Miscellaneous Info: Two previous variance requests applicable to previous structure, which has been demolished (BZA#17-90, and BOA# 11-100014).

Notes: _____

8. Building Department Report: The next scheduled meeting is Tuesday, September 16, 2014. There are seven 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.