

**CITY OF JACKSONVILLE BEACH
FLORIDA**



TO: Members of the Board of Adjustment

DATE: Thursday June 4, 2015

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, June 16, 2015**, held in the Council Chambers located at 11 North 3rd Street, Jacksonville Beach, Florida.

AGENDA

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

Alternates: Jeff Truhlar, Francis Reddington

3. Ex parte Statement:
4. Approval of Minutes:
5. Correspondence:
6. Old Business: None
7. New Business:

(A) **Case Number: BOA#15-100075**

Applicant/Owner: Janet Naples

Agent: Alan C. Jensen Esq.

Property Address: 910 Owen Avenue

Parcel ID: 179855-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 55% lot coverage in lieu of 35% maximum and 34-337(e)(1)g, for an accessory structure (patio) 2.33 feet for rear and corner side yards and 2 feet for a side yard in lieu of 5 feet minimum to allow for improvements to a single family dwelling for property legally described as Lots 23, 24, and 25, Block 2, Williams Coastal Boulevard Heights.**

Miscellaneous Info: One previously denied variance request (BOA#14-100168).

Notes: _____

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(B) **Case Numbers: BOA#15-100085**

Applicant/Owner: Michael P. Hinch

Property Addresses: 1200 19th Street North

Parcel IDs: 179074-0000

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 18.3 feet in lieu of 30 feet required and 34-337(e)(1)e, for 37% lot coverage in lieu of 35% maximum to allow for improvements to and to ratify an existing non-conformity on a single family dwelling **for property legally described as** Lot 6, Block 19, *Section "A" Jacksonville Beach*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(C) **Case Number: BOA 15-100090**

Applicant/Owner: Bob & Julianne Overby

Property Address: 2452 Pullian Street

Parcel ID: 179910-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.2, for a southerly side yard of 6 feet in lieu of 7.6 feet required and total side yards of 13.4 feet in lieu of 15 feet required; and 34-337(e)(1)e, for 45% lot coverage in lieu of 42% maximum to allow for improvements to a single family dwelling **for property legally described as** Lots 12 and 13, Block 8, *Williams Coastal Boulevard Heights*.

Miscellaneous Info: Two previously approved variance requests (BOA#92-2000 and BOA#115-2000).

Notes: _____

(D) **Case Number: BOA 15-100091**

Applicant/Owner: Stephen D. and Paula Lear

Property Address: 3922 Duval Drive

Parcel ID: 181708-0000

Current Zoning: RS-1

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Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 47% lot coverage in lieu of 35% maximum and 34-373(d), for a parking area setback 2 feet in lieu of 5 feet minimum to a property line to allow for a new single family dwelling **for property legally described as** Lot 2 and the North 10 feet of Lot 3, Block D7, *Ponte Vedra*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(E) **Case Number:** **BOA 15-100092**

Applicant/Owner: Discovery Montessori School

Agent: Wade Olszewski

Property Address: 200 15th Street South

Parcel ID: 177455-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-373(f), for a natural rock parking and vehicle use area in lieu of paving and striping for a school building **for property legally described as** part of B de Castro y Ferrer Grant 38-2S-29E.

Miscellaneous Info: One previously approved variance request (BOA#14-100034). One previously approved conditional use (PC#5-14).

Notes: _____

(F) **Case Number:** **BOA 15-100093**

Applicant/Owner: JPE Properties, LLC.

Agent: Scott Gay

Property Address: 210 22nd Avenue South

Parcel ID: 179422-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.1, for a front yard of 13.9 feet in lieu of 20 feet required; 34-340(e)(3)c.2, for a 9.1 foot side yard in lieu of 10 feet required; 34-340(e)(3)e, for 68% lot coverage in lieu of 65% maximum; 34-373(b) and 34-373(c) for no parking aisles or turning and maneuvering space in lieu of 23 feet required to allow for substantial improvements to a non-

conforming multi-family building **for property legally described as** Lots 6, 7, 8, 9, and 10, Block V, *Permenters Replat of South Pablo or Atlantic Camp Grounds*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(G) **Case Number:** **BOA 15-100094**

Applicant/Owner: Anthony Bowater

Property Address: 1207 Arden Way

Parcel ID: 178092-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 50% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure (walkway) 2.67 feet to a property line in lieu of 5 feet minimum to allow for a new pool and cabana/pergola, walks and addition to a single family dwelling **for property legally described as** the East 70 feet of Lot 6 and the West 10 feet of Lot 3, Block 1, *San Pablo Terrace*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(H) **Case Number:** **BOA 15-100095**

Applicant/Owner: Kirk A. Williams and Tzy-Yng C. Williams

Property Address: 1838 North 2nd Street

Parcel ID: 175425-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(1)c.2, for a corner side yard of 6.5 feet in lieu of 10 feet required; 34-340(e)(1)c.3, for a rear yard of 20 feet in lieu of 30 feet required; and 34-340(e)(1)f, for 44% lot coverage in lieu of 35% maximum to allow for construction of a two-family dwelling **for property legally described as** Lot 14, Block 183, *Elton Realty Co's Replat..*

Miscellaneous Info: No previous variance requests.

Notes: _____

(I) **Case Number: BOA 15-100096, 15-100097, 15-100098, 15-100099**

Applicant: New Atlantic Builders, Inc.

Agent: Stephen B. Williams

Owner: Tom Bartett and New Atlantic Builders, Inc.

Property Address: 518 and 522 8th Avenue North

Parcel ID: 174367-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for a new single family dwelling on each of lots 3,4,5, and 6, **for property legally described as** Lots 3, 4, 5, and 6, Block 86, *Pablo Beach Improvement Company's Plat of part of Northern Portion of Pablo Beach.*

Miscellaneous Info: No previous variance requests.

Notes: _____

8. Building Department Report: The next scheduled meeting is Tuesday, July 7, 2015. There are four 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.