

# CITY OF JACKSONVILLE BEACH



## FLORIDA

### MEMORANDUM TO: Board of Adjustment Members

**DATE: Monday, December 24, 2012**

There will be a regular meeting of the Board on **Wednesday, January 2, 2013** at 7:00 P. M., in the Council Chambers at City Hall, 11 North 3<sup>rd</sup> 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:**

**5. CORRESPONDENCE:**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

**(A) Case Number: BOA 12-100190**

Name of Applicant: Suzanne F. Quincy

Property Address: 736 6<sup>th</sup> Avenue North

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-337(e)(1)d, for no garage or carport in lieu of a one car garage or carport required.**

Miscellaneous Info & Description: One previous variance request.

Notes: \_\_\_\_\_  
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Board of Adjustment Agenda –  
Wednesday, January 2, 2013

**(B) Case Number: BOA 12-100192**

Name of Applicant: Corner Lot Custom Homes  
Name of Owner: Peter Scott  
Property Address: 225 41<sup>st</sup> 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; 34-336(e)(1)c.3, for a 20 foot rear yard in lieu of 30 feet required; and 34-363(e)(1)e, for 50% lot coverage in lieu of 35% maximum to allow for a single family dwelling.

Miscellaneous Info & Description: One previous variance request.

Notes: \_\_\_\_\_  
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**(C) Case Number: BOA 12-100193**

Name of Applicant: Corner Lot Custom Homes  
Name of Agent: Ossi Development, Inc.  
Property Address: 235 41<sup>st</sup> 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; 34-336(e)(1)c.3, for a 20 foot rear yard in lieu of 30 feet required; and 34-363(e)(1)e, for 50% lot coverage in lieu of 35% maximum to allow for a single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

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Board of Adjustment Agenda –  
Wednesday, January 2, 2013

**(D) Case Number: BOA 12-100194**

Name of Applicant: Ossi Development, Inc.

Property Address: 4110 Ponce de Leon Boulevard

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 yards in lieu of 10 feet required; 34-336(e)(1)c.3, for a 25 foot rear yard in lieu of 30 feet required; and 34-363(e)(1)e, for 47% lot coverage in lieu of 35% maximum; Conditioned that above includes the Avalon Neighborhood Architectural Guidelines as shown and submitted all to allow for a new single family home.

Miscellaneous Info & Description: No previous variance requests.

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**(E) Case Number: BOA 12-100195**

Name of Applicant: Ossi Development, Inc.

Property Address: 4142 Ponce de Leon Boulevard

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 yards in lieu of 10 feet required; 34-336(e)(1)c.3, for a 25 foot rear yard in lieu of 30 feet required; and 34-363(e)(1)e, for 47% lot coverage in lieu of 35% maximum; Conditioned that above includes the Avalon Neighborhood Architectural Guidelines as shown and submitted all to allow for a new single family home.

Miscellaneous Info & Description: No previous variance requests.

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Board of Adjustment Agenda –  
Wednesday, January 2, 2013

(F) **Case Number:** BOA 12-100196

Name of Applicant: Ossi Development, Inc.

Property Address: 245 41<sup>st</sup> 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; 34-336(e)(1)c.3, for a 20 foot rear yard in lieu of 30 feet required; and 34-363(e)(1)e, for 50% lot coverage in lieu of 35% maximum; Conditioned that above includes the Avalon Neighborhood Architectural Guidelines as shown and submitted ; all to allow for a new single family home.

Miscellaneous Info & Description: No previous variance requests.

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**8. BUILDING DEPARTMENT REPORT:** The next scheduled meeting is **Tuesday, January 15, 2013.**

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.*