

CITY OF JACKSONVILLE BEACH, FLORIDA



MEMORANDUM TO: Board of Adjustment Members

DATE: Monday, April 7, 2014

There will be a regular meeting of the Board on **Tuesday, April 15, 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, and Scott Cummings

Alternates: Jeff Truhlar, Francis Reddington

3. EX-PARTE STATEMENT:

4. **APPROVAL OF MINUTES:** March 18, 2014

5. CORRESPONDENCE:

6. **OLD BUSINESS:** None.

7. NEW BUSINESS:

(A) **Case Number:** **BOA 14-100041**

Applicant/Owner: Mercedes Premier Homes, LLC.

Property Address: 230 40th Avenue South

Parcel ID: 180422-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1: For a 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 rear yard of 20 feet in lieu of 30 feet required; 34-363(e)(1)e, for 50% lot coverage in lieu of 35% maximum and conditioned that the above includes the Avalon Neighborhood Architectural Guidelines to allow for a new single family home **for property legally described as** Lot 3 and the east ½ of Lot 4, Block 172, *Avalon Unit No. 2*.

Miscellaneous Info: No previous variance requests.

Notes: _____

**Board of Adjustment Agenda –
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- (B) **Case Number:** BOA 14-100042
Applicant: Ryan Wetherhold
Owner: RAM Properties General Partnership
Property Address: 779 10th Avenue South
Parcel ID: 176632-0000
Current Zoning: RS-3
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)c.2, for total side yards of 9 feet in lieu of 15 feet required and 34-338(e)(1)e, for 44% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as** the west ½ Lot 7, Block 98, *Oceanside Park*.
Miscellaneous Info: No previous variance requests.

Notes: _____

- (C) **Case Number:** BOA 14-100043
Applicant/Owner: Daryn W. Holty
Property Address: 924 13th Avenue South
Parcel ID: 176858-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 48% lot coverage in lieu of 35% maximum and 34-337(g), for accessory structures (walks and shed) 0 feet to a property line in lieu of 5 feet minimum to allow for improvements to a single family dwelling **for property legally described as** Lot 3, Block 140, *Oceanside Park*.
Miscellaneous Info: No previous variance requests.

Notes: _____

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- (D) **Case Number:** BOA 14-100044
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 7.5 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) and
one previously denied variance request (reference BOA#14-100014).

Notes: _____

8. BUILDING DEPARTMENT REPORT: The next scheduled meeting is **Tuesday, May 6, 2014**.
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.