

**CITY OF JACKSONVILLE BEACH
FLORIDA**



TO: Members of the Board of Adjustment

DATE: Wednesday, September 10, 2014

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, September 16, 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: August 6, 2014
5. Correspondence:
6. Old Business:
7. New Business:

(A) **Case Number: BOA 14-100113**

Owner/Applicant: Dr. Tri & Mimi Dinh

Agent: Thomas Mnich

Property Address: 3622 1st Street South

Parcel ID: 181444-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for a southerly side yard of 8 feet in lieu of 10 feet required and 34-336(e)(1)e, for 43% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling, **for property legally described as** Lot 2 and the west 20 feet of South 1st Street closed and vacated by Ordinance No. 7530, Block 3, *Atlantic Shores Ocean Front Section Division 'A'*.

Miscellaneous Info: One previous variance request (BOA#05-100002).

Notes: _____

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(B) **Case Number:** **BOA 14-100114**

Applicant: Bottom Line Ventures Inc.

Owner: Castle Corp of Jacksonville

Property Address: 502 14th Avenue North

Parcel ID: 174920-0000

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 20 feet in lieu of 25 feet and 34-336(e)(1)c.3, for a rear yard of 18.4 feet in lieu of 30 feet required to allow for construction of a new single family dwelling **for property legally described as** Lots 14, Block 1, *Surf Park Unit 1 Replat*

Miscellaneous Info: No previous variance requests.

Notes: _____

(C) **Case Number:** **BOA 14-100115**

Owner/Applicant: Harry F. Thompson

Agent: Janelle Bales

Property Address: 912 19th Street North

Parcel ID: 179228-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-337(e)(1)g, for an existing accessory structure (shed) setback of 0.5 feet in lieu of 5 feet required on Lot 5, Block 100, to allow the sale of portions of the applicants property **legally described as** Lots 5 and 6, Block 100, *Section 'A' Jacksonville Beach.*

Miscellaneous Info: No previous variance requests.

Notes: _____

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(D) **Case Number: BOA 14-100116**

Owner/Applicant: Lisa Pope

Agent: Stanley Pools, Inc.

Property Address: 122 36th Avenue South

Parcel ID: 181447-0100

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)e, for 52% lot coverage in lieu of 35% maximum to allow
for a swimming pool addition to an existing home **for property legally**
described as Lot 6, Block 3, *Atlantic Shores Ocean Front Section*
Division 'A'.

Miscellaneous Info: One previous variance request (BOA#05-100160).

Notes: _____

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(E) **Case Number: BOA 14-100117**

Applicant: John Atkins

Owner: 201 6th Avenue North, LLC. & 720 2nd Street North, LLC.

Property Address: 201 6th Avenue North, 720 2nd Street North, and 728 2nd Street North

Parcel ID: 174268-0000, 174262-0010, 174262-0000

Current Zoning: C-1 (Per RM-1 via PC#18-14)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
For Lots 1 and 8: 34-339(e)(1)c.2, for side yards and corner side yards of 7.5 feet and 5 feet respectively, each in lieu of 10 feet required; 34-339(e)(1)c.3, for rear yards of 20 feet in lieu of 30 feet required; 34-339(e)(1)f, for lot coverage of 53% in lieu of 35% maximum; and 34-339(e)(1)h, for an accessory structure (walkway) setback of 1 foot in lieu of 5 feet required;

For Lots 2 and 7: 34-339(e)(1)c.2, for side yards of 5 feet and 7.5 feet respectively, each in lieu of 10 feet required; 34-339(e)(1)c.3, for rear yards of 20 feet in lieu of 30 feet required; 34-339(e)(1)f, for lot coverage of 53% in lieu of 35% maximum; and 34-339(e)(1)h, for an accessory structure (walkway) setback of 1 foot in lieu of 5 feet required;

All to allow construction of four new two-family dwellings **for properties legally described as** Lots 1, 2, 7, and 8 Block 73, *Pablo Beach Improvement Company Plat*.

Miscellaneous Info: No previous variance requests.
One previously approved conditional use request (reference PC#18-14).

Notes: _____

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(F) **Case Number:** **BOA 14-100119**

Owner/Applicant: Chris Morelan

Property Address: 849 North 22nd Street

Parcel ID: 178820-0050

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.3, for a rear yard setback of 26.50 in lieu of 30 feet
required to allow for construction of a new single family dwelling **for**
property legally described as the North 97 Feet of Lot 7, *Azalea Acres*.

Miscellaneous Info: No previous variance requests.

Notes: _____

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.