

**CITY OF JACKSONVILLE BEACH
FLORIDA**



TO: Members of the Board of Adjustment

DATE: Tuesday, March 31, 2015

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, April 7, 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: February 17, 2015 March 3, 2015 and March 17, 2015
5. Correspondence:
6. Old Business:
7. New Business:

(A) **Case Number: BOA#15-100026**

Applicant: Christian Allen

Agent: Corner Lot Properties, LLC.

Owner: Joyce Arnold (Keith Hall, Durable Power of Attorney)

Property Address: 1805 South 1st Street

Parcel ID: 179361-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(2)c.2, for total side yards of 11 feet in lieu of 15 feet required; 34-340(e)(2)c.3, for a rear yard of 10 feet in lieu of 20 feet required; 34-340(e)(2)e, for open space separation of 10.8 feet and 11.1 feet in lieu of 15 feet between structures to the south and north respectively; and 34-340(e)(2)f, for 46% lot coverage in lieu of 35% maximum to allow for a new zero lot line single family dwelling **for property legally described as Lot 10, Block F, *Permenters Replat of South Pablo or Atlantic Camp Grounds.***

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Miscellaneous Info: No previous requests

Notes: _____

(B) **Case Number:** **BOA#15-100060**

Applicant: Christian Allen

Agent: Corner Lot Properties, LLC.

Owner: Joyce Arnold (Keith Hall, Durable Power of Attorney)

Property Address: 1805 South 1st Street

Parcel ID: 179361-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(2)c.2, for total side yards of 11.1 feet in lieu of 15 feet required; 34-340(e)(2)c.3, for a rear yard of 10 feet in lieu of 20 feet required; 34-340(e)(2)e, for open space separation of 11.1 feet in lieu of 15 feet and 8.6 feet between structures to the south and north respectively; and 34-340(e)(2)f, for 46% lot coverage in lieu of 35% maximum to allow for a new zero lot line single family dwelling **for property legally described as** Lot 9, Block F, *Permenters Replat of South Pablo or Atlantic Camp Grounds*.

Miscellaneous Info: No previous requests

Notes: _____

(C) **Case Numbers:** **BOA#15-100033**

Applicant: Christian Allen, Corner Lot Properties

Agent: Corner Lot Custom Homes, LLC.

Owner: Kenneth A Burriss, Sr.

Property Addresses: 432 14th Avenue North

Parcel IDs: 174793-0000

Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(4)c.3, for a rear yard of 10 feet in lieu of 30 feet required to

allow for a new six unit town house structure **for property legally described as** Lot 5, Block 1, *Surf Park Unit One*.

Miscellaneous Info: One previous withdrawn variance request (reference BOA# 06-100195).

Notes: _____

(D) **Case Number: BOA 15-100034**

Applicant/Owner: William Dopf

Property Address: 92 29th Avenue South

Parcel ID: 181635-0000

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 7 feet in lieu of 15 feet required; 34-336(e)(1)c.3, for a rear yard of 9 feet in lieu of 10 feet required; and 34-336(e)(1)c.2 for a corner side yard of 7.6 feet in lieu of 10 feet required to allow for improvements to a single family dwelling **for property legally described as** Lot 4, Block 6, *Perry & Perry's Replat of Atlantic Shores Ocean Front Section Division C*.

Miscellaneous Info: One previous variance request (reference BZA#52-89).

Notes: _____

(E) **Case Number: BOA 15-100035**

Applicant/Owner: Ronald Scott Carnes

Property Address: 153 34th Avenue South

Parcel ID: 181549-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for a corner side yard of 8 feet in lieu of 13 feet required; 34-336(e)(1)c.3, for a rear yard of 13 feet in lieu of 30 feet required; and 34-336(e)(1)e for 49% lot coverage in lieu of 48% lot coverage existing to allow for improvements to a single family dwelling **for property located at** 153 34th Avenue South, **legally described as** The West 65 feet of Lots 13 and 14, Block 6, *Atlantic Shores Ocean Front Section Division B*.

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Miscellaneous Info: Two previously approved variance requests (reference BOA#55-2002 and BOA#156-2002).

Notes: _____

- (F) **Case Number:** **BOA 15-100036**
Applicant: SH Design, LLC.
Owner: Kenneth & Lisa Harper
Property Address: 2120 Beach Boulevard
Parcel ID: 177729-8510
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for a pool deck and cabana addition to a single family dwelling **for property legally described as Lot 1, Channel Cove.**
Miscellaneous Info: One previously approved variance request (reference BOA#13-100081).

Notes: _____

- (G) **Case Number:** **BOA 15-100037**
Applicant/Owner: Mark “Casey” Conner
Property Address: 56 Evans Drive
Parcel ID: 179658-0640
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 required to allow for a new single family dwelling **for property legally described as Part of Lot 7, Mission Hills Unit No. 5.**
Miscellaneous Info: No previous variance requests.

Notes: _____

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- (H) **Case Number:** **BOA 15-100038**
Applicant: SH Design, LLC.
Agent: Steve Williams
Owner: Randy Deloach
Property Address: 471 South 33rd Avenue
Parcel ID: 180515-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.2, for side yards of 6.5 feet in lieu of 10 feet required and
34-336(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow
for a new single family dwelling **for property legally described as** Lot
11, Block 5, *Atlantic Shores Unit No. 1 Replat.*
Miscellaneous Info: No previous variance requests.

Notes: _____

8. Building Department Report: The next scheduled meeting is Tuesday, April 21, 2015. There are four 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.