

**CITY OF JACKSONVILLE BEACH
FLORIDA**



TO: Members of the Board of Adjustment

DATE: Monday, April 13, 2015

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, April 21, 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#15-100042**

Applicant: Keith & Cara Potter

Owner: Randall DeLoach

Property Address: 325 33rd Avenue South

Parcel ID: 180573-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for an easterly side yard of 5 feet and a westerly side yard of 7 feet in lieu of 10 feet required and 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as** Lot 11, Block 12, *Replat of Atlantic Shores, Unit 1*.

Miscellaneous Info: No previous variance requests.

Notes: _____

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(B) **Case Numbers:** **BOA#15-100049**

Applicant: JWB Construction Group, LLC.

Agent: Alex Sifakis

Owners: Mary Ann McGruder et al

Property Addresses: 116 South 10th Street

Parcel IDs: 177316-0000

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 5 feet in lieu of 10 feet required and 34-339(e)(1)f, for 48% lot coverage in lieu of 35% maximum to allow for a new two family dwelling **for property legally described as A part of Government Lot 7.**

Miscellaneous Info: No previous variance requests.

Notes: _____

(C) **Case Number:** **BOA 15-100051**

Applicant: JWB Construction Group, LLC.

Agent: Alex Sifakis

Owner: Mary Ann McGruder et al

Property Address: 132 South 10th Street

Parcel ID: 177320-0000

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 5 feet in lieu of 10 feet required; 34-339(e)(1)c.3, for a rear yard of 14.9 feet in lieu of 30 feet required; and 34-339(e)(1)f, for 57% lot coverage in lieu of 35% maximum to allow for a two family dwelling **for property legally described as A part of Government Lot 7.**

Miscellaneous Info: No previous variance requests.

Notes: _____

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(D) **Case Number: BOA 15-100052**

Applicant: JWB Construction Group, LLC.

Agent: Alex Sifakis

Owner: Mary Ann McGruder et al

Property Address: 124 South 10th Street

Parcel ID: 177318-0000

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 5 feet in lieu of 10 feet required; 34-339(e)(1)c.3, for a rear yard of 14.9 feet in lieu of 30 feet required; and 34-339(e)(1)f for 57% lot coverage in lieu of 35% maximum to allow for a two family dwelling **for property legally described as A part of Government Lot 7.**

Miscellaneous Info: No previous variance requests.

Notes: _____

8. Building Department Report: The next scheduled meeting is Tuesday, May 5, 2015. There are five 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.