

**CITY OF JACKSONVILLE BEACH
FLORIDA**



TO: Members of the Board of Adjustment

DATE: Tuesday, May 12, 2015

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Wednesday, May 20, 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#15-100062**

Applicant: Hoose Homes & Investments, LLC.

Agent: Alex Sifakis

Owner: Pioneer Property Holdings, LLC.

Property Address: 422 South 10th Street

Parcel ID: 177342-0000

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 22 feet in lieu of 30 feet required; and 34-339(e)(1)f, for 51% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling **for property legally described as Lot 4, Block 12, Beach Heights.**

Miscellaneous Info: One previously denied variance request (BOA# 14-100189).

Notes: _____

Board of Adjustment Agenda –
Wednesday, May 20, 2015

(B) **Case Numbers: BOA#15-100067**

Applicant/Owner: Frank Subjinski

Property Addresses: 229 33rd Avenue South

Parcel IDs: 180646-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 49% lot coverage in lieu of 45% maximum to allow for improvements to a single family dwelling **for property legally described as Lot 17 and Part of Lot 18, Block 20, Replat of Unit No. 1 Atlantic Shores.**

Miscellaneous Info: Two previously variance requests (BZA# 37-93 and BOA# 09-100020).

Notes: _____

(C) **Case Number: BOA 15-100068**

Applicant/Owner: Tommy Stone

Property Address: 585 10th Avenue South

Parcel ID: 176620-0100

Current Zoning: RS-3

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(2)c.1, for a southerly front yard of 15.4 feet in lieu of 20 feet required and 34-338(e)(2)f, for 41% lot coverage in lieu of 35% maximum to allow for an addition to a two-family dwelling **for property legally described as Lot 7, together with the west 5 feet of Lot 8, together with the east one-half of Sixth Street (now closed), Block 96, Oceanside Park.**

Miscellaneous Info: No previous variance requests.

Notes: _____

(D) **Case Number: BOA 15-100069**

Applicant/Owner: Salt Air Homes, Inc.

Agent: Oliver Kraut

Property Address: 416 5th Avenue South

Parcel ID: 175982-0000

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 7.6 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 Lot 3, Block 55, Pablo Beach South.**

Miscellaneous Info: No previous variance requests.

Notes: _____

(E) **Case Number: BOA 15-100070**

Applicant/Owner: James Simmons

Property Address: 244 32nd Avenue South

Parcel ID: 180635-0000

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 7.2 feet in lieu of 25 feet required and 34-336(e)(1)c.2, for an easterly side yard of 5.3 feet in lieu of 10 feet required to ratify the existing non-conformities on a single family dwelling **for property legally described as Lot 6, Block 20, Replat Unit No. 1 Atlantic Shores.**

Miscellaneous Info: No previous variance requests.

Notes: _____

(F) **Case Number: BOA 15-100071**

Applicant/Owner: JWB Real Estate Capital

Agent: Alex Sifakis

Property Address: 260 40th Avenue South

Parcel ID: 180425-0000

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 13.69 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for an easterly side yard of 5.98 feet and a westerly side yard of 5 feet in lieu of 10 feet required; and 34-336(e)(1)c.3, for a rear yard of 15 feet in lieu of 30 feet required to allow for a new single family dwelling **for property legally described as Lot 6 (Except part in State Road), Block 1, Avalon Unit No. 2.**

Miscellaneous Info: Two previous variance requests (BOA#13-100190 and BOA#15-100004).

Notes: _____

(G) **Case Number: BOA 15-100073**

Applicant/Owner: Tyler Brown

Agent: Dean Russell

Property Address: 2904 1st Street South

Parcel ID: 181650-0000

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 14 feet in lieu of 25 feet required and 34-336(e)(1)e, for 37% lot coverage in lieu of 35% maximum to allow for improvements to a new single family dwelling **for property legally described as Lot 13, Block 7, Replat part of Division “C” of Atlantic Shores.**

Miscellaneous Info: No previous variance requests.

Notes: _____

(H) **Case Number: BOA 15-100074**

Applicant: JWB Construction Group, LLC.

Agent: Alex Sifakis

Owner: Linda B & David Arnold

Property Address: 131 North 13th Avenue

Parcel ID: 173984-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(1)c.2, for a side yard and corner side yard of 5 feet in lieu of 10 feet required; 34-340(e)(1)c.3, for a rear yard of 20 feet in lieu of 30 feet required; 34-340(e)(1)f, for 56% lot coverage in lieu of 35% maximum; and 34-340(e)(1)(h), for accessory structures (walks) 2 feet to a property line in lieu of 5 feet minimum to allow for a new two-family dwelling **for property legally described as Lot 102, Flagler Tract.**

Miscellaneous Info: One previous variance request (BZA#54-89).

Notes: _____

8. Building Department Report: The next scheduled meeting is Tuesday, June 16, 2015. There are nine (9) 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.