



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Tuesday, December 18, 2018

7:00 PM

Council Chambers

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#### **MEMORANDUM TO:**

Members of the Board of Adjustment  
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

#### **CALL TO ORDER**

#### **ROLL CALL**

Sylvia Osewalt (Chairperson), Jeff Truhlar (Vice-Chairperson), John Moreland, Scott Cummings, Francis Reddington

Alternates: Lucas Snyder  
Gary Cater

#### **EX-PARTE COMMUNICATION**

#### **APPROVAL OF MINUTES**

December 4, 2018

#### **CORRESPONDENCE**

None

#### **OLD BUSINESS**

None

#### **NEW BUSINESS**

- a. **Case Number:** BOA 18-100198  
**Applicant/Owner:** Rob and Nancy Martin  
**Agent:** Mike Farnsworth  
**Property Address:** 467 Lower 8<sup>th</sup> Avenue South  
**Parcel ID:** 176380-0000  
**Current Zoning:** RS-2  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
 34-337(e)(1)e., for 42% lot coverage, in lieu of 35% maximum; to allow a pool and paver patio addition to an existing single-family dwelling, for property **legally described** as Lot 15, Block 3, *Oceanside Park*.

Miscellaneous Info: No previous variance requests.

Notes:

- b. **Case Number:** BOA 18-100201  
**Applicant/Owner:** Jill Reyman  
**Property Address:** 1687 Roberts Drive  
**Parcel ID:** 179459-1028  
**Current Zoning:** RS-3  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
 34-338(e)(1)c.3, for a rear yard setback of 19 feet in lieu of 30 feet required; and 34-338(e)(1)e., for 47.5% lot coverage, in lieu of 35% maximum; to allow replacement of a screen room at an existing single-family dwelling, for property **legally described** as Lot 14, *Seabreeze Square*.

Miscellaneous Info: No previous variance requests.

Notes:

**PLANNING DEPARTMENT REPORT** The next scheduled meeting is **Wednesday, January 2, 2019.**

There are six (6) scheduled cases.

**ADJOURNMENT****NOTICE**

*In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. 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. These forms are available at the entrance of the City Council Chambers for your convenience.*

*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 City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.*

**Minutes of Board of Adjustment Meeting  
held Tuesday, December 4<sup>th</sup>, 2018 at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER**

Chairperson Sylvia Osewalt called the meeting to order.

**ROLL CALL**

*Chairperson:* Sylvia Osewalt  
*Vice-Chairperson:* Jeff Truhlar  
*Board Members:* Scott Cummings                      Francis Reddington                      John Moreland  
*Alternates:* Lucas Snyder                                  Gary Cater

Building Official George Knight was also present.

**EX-PARTE COMMUNICATION:** *None*

**APPROVAL OF MINUTES:**

It was moved by Mr. Moreland, seconded by Mr. Reddington, and passed unanimously, to approve the following minutes:

- November 20, 2018

**CORRESPONDENCE:** *None*

**OLD BUSINESS:** *None*

**NEW BUSINESS:**

**(A) Case Number: BOA 18-100190**

**Applicant/Owner:** Bonnie McGinnis-Kelly  
**Agent:** Keith Tomerson, Esq.  
**Property Address:** 1867 McClure Lane

**City of Jacksonville Beach Land Development Code Section(s)** 34-338(e)(1)c.2, for a southerly side yard setback of 3 feet in lieu of 5 feet required; and 34-338(e)(1)e., for 43.7% lot coverage, in lieu of 35% maximum; for the addition of a screen porch over existing stone pavers, for property located at 1867 McClure Lane, legally described as Lot 14, Block O, *Williams Addition to South Pablo*.

**Agent:** Keith Tomerson, 822 A1A South, Ponte Vedra Beach, stated the lot is small for its size and nonconforming. He added the room to be constructed is within the same line of the existing home, but the Board pointed to conflicting information on the survey. It was later understood there is an error in the survey. Mr. Tomerson explained there is no need for the 3-foot side yard setback that was requested in the variance.

The owner, Ms. McGinnis-Kelly, approached the Board and clarified this variance request is solely for covering the area over the pavers. The currently-existing, additional pavers that would require the 3 feet side yard setback, in lieu of 5 feet, will not remain, which will make the property in compliance with Code. She is asking to bring an existing, nonconforming lot into Code to allow for the addition of a screen room.

**Public Hearing:**

The following were in favor of the variance request, but chose not to speak:

- Dan Schreurs, 3787 Valverde Circle, Jacksonville

Ms. Osewalt closed the public hearing.

**Discussion:**

There was no discussion by Board Members regarding this application.

**Motion:**

It was moved by Mr. Moreland, and seconded by Mr. Truhlar, to approve BOA# 18-100190, as presented and discussed, with the modification that the request for 34-338(e)(1)c.2, for a southerly side yard setback of 3 feet in lieu of 5 feet required, is eliminated.

**Roll Call Vote:**

Ayes – Scott Cummings, John Moreland, Francis Reddington, Jeff Truhlar, and Sylvia Osewalt  
The motion was approved unanimously.

**(B) Case Number: BOA 18-100191**

**Applicant/Owner:** Jeff and Jacqueline Ball  
**Agent:** Devany Noblit  
**Property Address:** 616 South 7<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-337(e)(1)e., for 42% lot coverage, in lieu of 35% maximum; to allow a pool and deck addition to be added to an existing single-family dwelling. Previous variance for 40% was exceeded, for property located at 616 South 7<sup>th</sup> Avenue, legally described as Lot 8, Block 7, *Oceanside Park*.

**Agent:** Devany Noblit, 3709 San Pablo Road South, Jacksonville, stated the hardship is the lot's nonconformance. She explained upon receiving the approval of the previous variance for 40% lot coverage and the building of the decking, it was noted that the lot coverage maximum was exceeded. She added that according to zoning laws, the lot is allowed up to 7,500 square feet lot coverage, and the current lot coverage is only 5,000 square feet. She explained it was an error on behalf of Surfside Pools, as there was a miscalculation with a 2% margin of error.

Ms. Osewalt stated it was unfair to the residents of Jacksonville Beach if this variance was approved.

**Public Hearing:**

The following spoke in favor of the variance request:

- Gary Carlee, 1129 Sebago Avenue South, Atlantic Beach, explained the miscalculation was not a contractor's error, but from using two different methods of measuring. He added BOA #18-100191 and BOA #18-100192 would be the last two cases presented before the Board with this issue.

Board members questioned Mr. Carlee regarding the steps required to create the survey and construct the pool to better understand how this error was made. Mr. Knight added this type of miscalculation was rectified and will not appear before the Board again.

When questioned by Mr. Truhlar, Ms. Noblit explained this lot would have been nonconforming with or without the pool addition. Mr. Truhlar concluded the pool, in this case, is not the question at hand.

Ms. Osewalt closed the public hearing.

**Discussion:**

Mr. Moreland stated he understands the issue and thinks it is a reasonable request.

**Motion:** It was moved by Mr. Moreland, and seconded by Mr. Truhlar, to approve BOA# 18-100191, as written and discussed.

**Roll Call Vote:** Ayes – John Moreland, Francis Reddington, Jeff Truhlar, and Scott Cummings  
Nays – Sylvia Osewalt

The motion was approved by a vote of 4-1.

**(C) Case Number: BOA 18-100192**

**Applicant/owner:** Mark and Taryn Hannah  
**Agent:** Devany Noblit  
**Property Address:** 1213 North 10<sup>th</sup> Street

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)e., for 47.9% lot coverage, in lieu of 35% maximum, and 34-336(e)(1)g., for an accessory structure setback of 4 feet, in lieu of 5 feet required; to allow an existing pool and patio addition to remain. Existing variance for 46% lot coverage was exceeded, for property located at 1213 North 10<sup>th</sup> Street, legally described as Lot 11, Block 12, *Beach Homesites Unit 2*.

**Agent:** Devany Noblit, 3709 San Pablo Road South, Jacksonville, stated the hardship is the lot's non-conformance and that, according to zoning laws, the lot size should be a minimum of 10,000 square feet, but it is currently 7,500 square feet. She explained this variance request resembles BOA #18-100191 and is the result of a miscalculation error. The survey was off by 1.9%. She also clarified that the accessory structure discussed in this case is only the paver decking.

Ms. Noblit stated Surfside Pools was not trying to cheat the system, but simply made an error that they take responsibility for. Ms. Osewalt stated she is concerned this variance extends what was requested to begin with; she does not like precedents being set by the Board. Mr. Truhlar questioned Mr. Knight regarding pavers placed into the easement, and Mr. Knight explained since it is a utility easement, then a permit would be required.

The owner, Mark Hannah, approached the Board and explained he purchased the home in November of 2017 for his family and wanted to provide a safe place for leisurely use, referring to his backyard.

He asked for mercy on behalf of his family and the contractor. He has been involved in this process for approximately ten months and would prefer this issue be resolved.

**Public Hearing:**

The following spoke in favor of the variance request:

- Gary Carlee, 1129 Sebago Avenue South, Atlantic Beach, explained that while the previous variance request was granted for this property, the lot coverage that was approved is less than requested; and even in that situation, he tried to be in compliance.

Mr. Knight commented this is one of the reasons why a change in the surveying policy was made, and now a survey is required before and after the variance to avoid similar miscalculations.

Ms. Osewalt closed the public hearing.

**Discussion:**

There was no discussion regarding this application.

**Motion:** It was moved by Mr. Moreland, and seconded by Mr. Truhlar, to approve BOA# 18-100192, as presented and discussed.

**Roll Call Vote:** Ayes – Francis Reddington, Jeff Truhlar, Scott Cummings, and John Moreland  
Nays – Sylvia Osewalt

The motion was approved by a vote of 4-1.

**(D) Case Number: BOA 18-100193**

**Applicant/owner:** Andrew Lane  
**Property Address:** 1206 North 18<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)e., for 37.6% lot coverage, in lieu of 35% maximum; to allow for a shed addition to an existing single-family dwelling, for property located at 1206 North 18<sup>th</sup> Avenue, legally described as Lot 8, Block 3, *San Pablo Terrace*.

**Owner:** Andrew Lane stated he has a nonconforming lot, measuring to approximately 7,300 square feet, and the minimum is 10,000 square feet according to zoning laws. He is requesting to add a 12x8 foot utility shed, which will increase the lot coverage to 37.6%. The Board thanked the owner for his compliance with Code.

**Public Hearing:**

No one came forward to speak about this case.

Ms. Osewalt closed the public hearing.

**Discussion:**

Board members agreed the lot is nonconforming.

**Motion:** It was moved by Mr. Reddington, and seconded by Mr. Cummings, to approve BOA# 18-100193, as presented and discussed.

**Roll Call Vote:** Ayes – Jeff Truhlar, Scott Cummings, John Moreland, Francis Reddington, and Sylvia Osewalt

The motion was approved unanimously.

**(E) Case Number: BOA 18-100194**

**Applicant/owner:** Rob Johnson  
**Agent:** Robert Esposito  
**Property Address:** 202 South 30<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet required; and for 34-336(e)(1)c.2, for corner side yard setback of 8 feet, in lieu of 10 feet required; and for 34-336(e)(1)e., for 38.8% lot coverage, in lieu of 35% maximum; and 34-336(e)(1)g., for an accessory structure setback of 0 feet, in lieu of 5 feet required; to allow for substantial improvement to an existing single-family dwelling, for property located at 202 South 30<sup>th</sup> Avenue, legally described as Lot 14, Block 21, *Replat Unit 1 Atlantic Shores*.

**Agent:** Robert Esposito, 1530 Beluthahatchee Road, Saint Johns, stated there are nonconformance problems with the property. Ms. Osewalt added it is nonconforming by approximately 4,000 square feet. Mr. Esposito commented he is confused about section 34-336(e)(1)c.2, for corner side yard setback of 8 feet, in lieu of 10 feet required, in the variance; because the stairs on the property that would require a variance would be removed. He added he met with Heather from Planning and Development at length and discussed the changes to be made. It was later noted that section 34-336(e)(1)g., for an accessory structure setback of 0 feet, in lieu of 5 feet required, is also not required, because the owner already removed the wood deck that would be considered an accessory structure.

Mr. Esposito stated the improvements would be within the existing building lines. The Board agreed to disregard sections 34-336(e)(1)c.2 and 34-336(e)(1)g., from the variance request. When discussion ensued about lot coverage, Mr. Knight clarified that 38.8% includes the stairs and wooden deck that was to be removed, which would decrease the coverage by 112 square feet. The Board chose to maintain the request because the owner would be making further changes that might require the lot coverage.

**Public Hearing:**

No one came forward to speak about this case.  
Ms. Osewalt closed the public hearing.

**Discussion:**

Board members agreed the variance request is reasonable.

**Motion:**

It was moved by Mr. Cunnings, and seconded by Mr. Truhlar, to approve BOA# 18-100194, for sections 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet required; and for 34-336(e)(1)e., for 38.8% lot coverage, in lieu of 35% maximum; to allow for substantial improvement to an existing single-family dwelling, for property located at 202 South 30<sup>th</sup> Avenue, legally described as Lot 14, Block 21, *Replat Unit 1 Atlantic Shores*; as written and discussed.

**Roll Call Vote:** Ayes – Scott Cummings, John Moreland, Francis Reddington, Jeff Truhlar, and Sylvia Osewalt  
The motion was approved unanimously.

**OPEN FLOOR**

Gerhard Paetaw, 725 Bonaire Circle, Jacksonville Beach, approached the Board to discuss the issue of lot coverage. He stated many applications for variance are being approved, and that will increase the impervious surface of lots and lead to issues in the future, like drain water runoff. He questioned how this is rectified with the stormwater management in the City. Ms. Osewalt clarified this Board is concerned with variance applications, and anything pertaining Land Development Code is discussed and imposed by the City. Mr. Knight commented stormwater management is being taken under consideration by the City with a reviewing process.

The Board also discussed every case must be looked at individually. They have encountered many lots that are too small in accordance with zoning laws, and variances would be needed. After further discussion with Mr. Paetaw, Ms. Osewalt stated there are specific criteria the Board has to refer to when making decisions, and altering Land Development Code is not their duty. Mr. Knight reiterated there are already stormwater improvement operations in the City, and the Board added if Mr. Paetaw wants to address this issue, he needs to speak before the City Council.

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is **Tuesday, December 18, 2018**. There are two (2) scheduled cases.

**ADJOURNMENT**

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 8:00 P.M.

Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

5. Completed application.

RECEIVED

150A#18-100170  
12-18-2018

OCT 29 2018

**APPLICANT INFORMATION**

Applicant Name: Rob and Nancy Martin Telephone: 904-472-8298  
 Mailing Address: 467 Lower 8th Ave, S E-Mail: martins8298@gmail.com  
Jacksonville Beach, FL 32250

Agent Name: Mike Farnsworth PLANNING & DEVELOPMENT Telephone: 904-226-1183  
 Mailing Address: 1922 Felch Avenue E-Mail: info@cascadeoutdoordesign.com  
Jacksonville, FL 32207

Landowner Name: Rob and Nancy Martin Telephone: 904-472-8298  
 Mailing Address: 467 Lower 8th Ave, S E-Mail: martins8298@gmail.com  
Jacksonville Beach, FL 32250

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

**VARIANCE DATA**

Street address of property AND Real Estate Number: 467 Lower 8th Ave, S; 17203 (RE: 176380-0000)  
 Legal description of property (Attach copy of deed): Lot 15, Block 3, Oceanside Park  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
We would like to increase our lot coverage from 41% to 42%; This property was sold to us in 2017 under the pretense that we would be able to install a pool; we are just asking for less than 1% more to install the pool. Our lot is 5,000 sq. feet, well below the minimum lot area for a single family dwelling unit, as indicated on form RS-2. Existing Driveway to be removed and replaced with Tire strips.

**AFFIDAVIT**

I, Robert Martin, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Robert Martin  
APPLICANT SIGNATURE

Robert Martin  
PRINT APPLICANT NAME

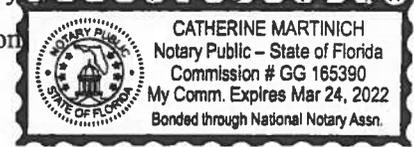
10-29-18  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 29th day of October, 2018 by Robert Martin who is personally known to me or has produced FL DL as identification

Catherine Martinich  
NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH  
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S): Section 34-337(e) for 42% lot coverage IAO 35% maximum to allow a pool and paver patio addition to an existing single family dwelling

Existing L.C. 41.3%

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100198

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

**RECEIVED**

**Section 34-281. Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

PLANNING & DEVELOPMENT

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	No	We do not believe that anything would distinguish us from others in our area whom have installed pools, though our lot size might be smaller.
Special circumstances and conditions do not result from the actions of the applicant.	No	The current coverage of 41% was approved prior to us moving in; we have done nothing to modify that number.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	We are not asking for more than anyone else has.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Others have been given similar variances, and we are only asking for less and a 1% increase.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We do not need more than the requested 1%.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Our actions will not affect our neighbors in any negative way.

Existing

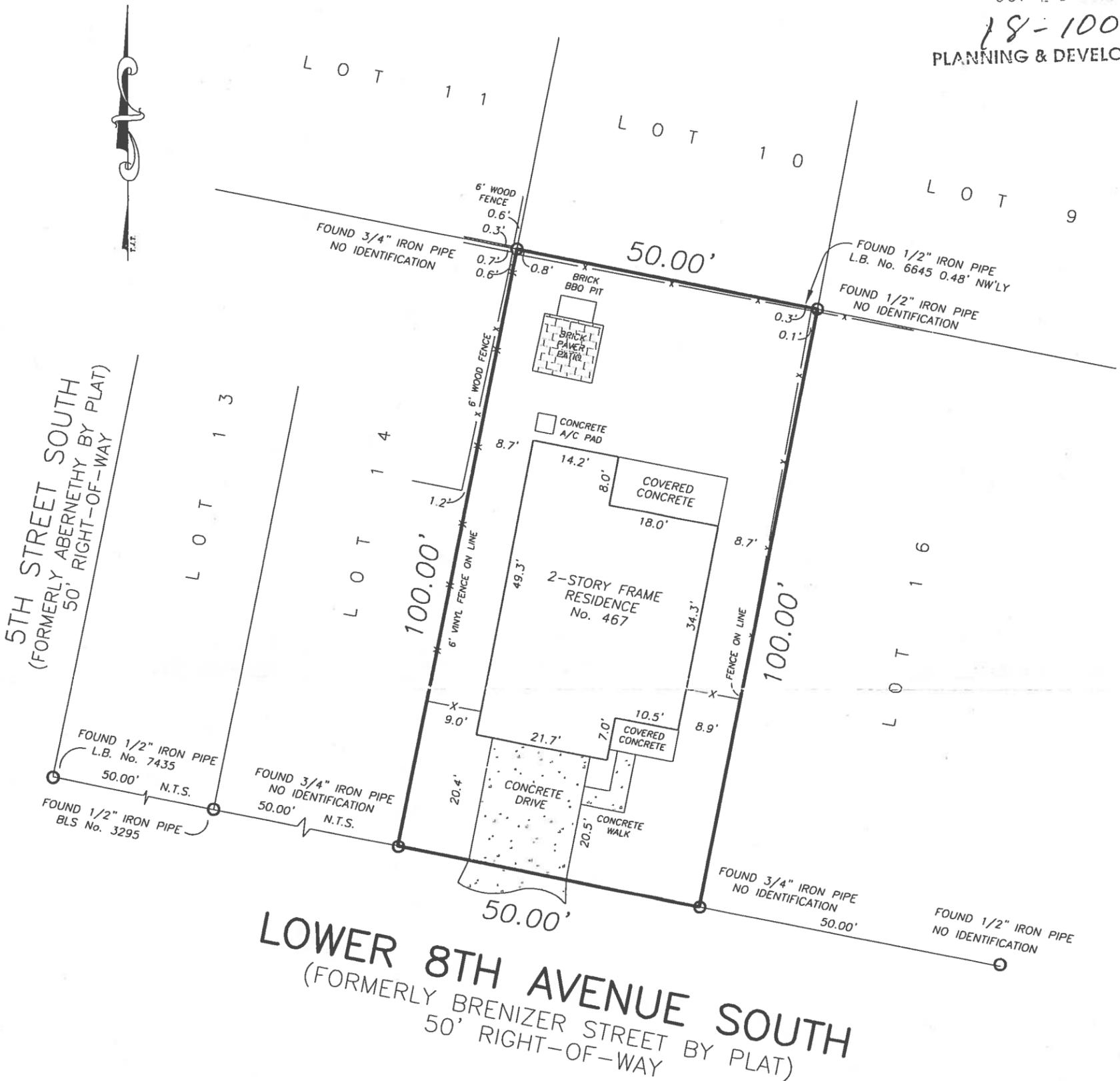
# MAP SHOWING BOUNDARY SURVEY OF:

LOT 15, BLOCK 3, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

RECEIVED

OCT 29 2018

18-100198  
PLANNING & DEVELOPMENT



**LOWER 8TH AVENUE SOUTH**  
(FORMERLY BRENIER STREET BY PLAT)  
50' RIGHT-OF-WAY

**NOTES:**

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-H, REVISED JUNE 3, 2013

ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED

N.T.S. DENOTES NOT TO SCALE

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 3

-X- DENOTES 6' VINYL FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**CERTIFIED TO:**

ROBERT L. MARTIN AND NANCY MARTIN  
EVERBANK  
WESTCOR LAND TITLE INSURANCE COMPANY  
ST. JOHN'S TITLE, LLC

**DURDEN**  
SURVEYING AND MAPPING, INC.  
1825-B 3RD STREET NORTH  
JACKSONVILLE BEACH, FLORIDA 32250  
(904) 853-6822 FAX 853-6825  
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code.

*Bruce Durdan Jr.*  
FLORIDA REGISTERED SURVEYOR No. 4707  
H. BRUCE DURDEN, (JF)

**SURVEYOR'S NOTE:**

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

SIGNED JANUARY 4, 2017

SCALE: 1" = 20'

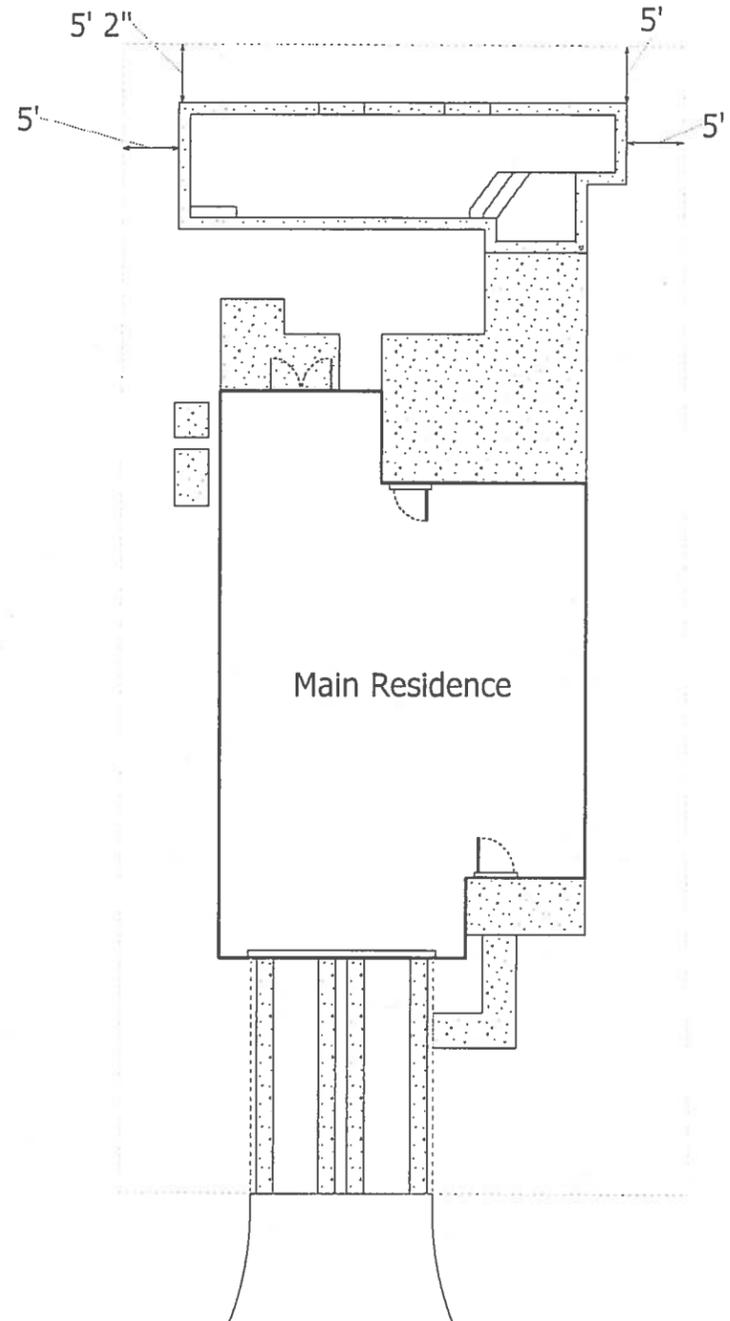
WORK ORDER NUMBER: 17004

B-8998

Proposed



COMPANY NAME: Cascade Outdoor Design, LLC  
ADDRESS: 1922 Felch Avenue, Jacksonville, FL 32207  
PHONE: 904-226-1183 | 904-469-8332  
EMAIL: info@cascadeoutdoordesign.com  
WEBSITE: www.cascadeoutdoordesign.com



RECEIVED

#18-100198

NOV - 1 2018

PLANNING & DEVELOPMENT

Lot Coverage:  
Total Lot: 5,000 s.f.  
Impervious Area:  
Existing: 2,040 s.f. / 41%  
Proposed: 2,084 s.f. / 42%  
Difference: 44 s.f. / 1%

----- Indicates area to be removed

Final Design 10/22/2018  
CLIENT NAME: Martin, Nancy and Rob  
ADDRESS: 467 Lower 8th Ave. S.  
CITY/STATE/ZIP: Jacksonville Beach, FL 32250

SCALE: 1/16" = 1'





# APPLICATION FOR VARIANCE

BOA No. 18-100201  
HEARING DATE 12-18-18

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

- ✓ 1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
- ✓ 2. Proof of ownership (copy of deed or current property tax notification).
- ✓ 3. If applicant is not owner, notarized written authorization from owner is required.
- ✓ 4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
- ✓ 5. Completed application.

## RECEIVED

NOV - 6 2018

PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: Jill Reyman Telephone: 904-249-3941  
 Mailing Address: 1687 Roberts Drive E-Mail: N/A  
Jax Bch, FL. 32250

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: same Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

### VARIANCE DATA

Street address of property AND Real Estate Number: 1687 Roberts Drive / 179459-1028  
 Legal description of property (Attach copy of deed): 41-23 04-35-29E Seabreeze Square Lot 14  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Replace existing screen enclosure with a new  
screen enclosure that is the same size.

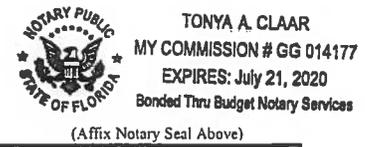
### AFFIDAVIT

I, Jill Reyman, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Jill H. Reyman APPLICANT SIGNATURE      Jill H. Reyman PRINT APPLICANT NAME      10/3/18 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:  
Sworn to and signed before me this 3 day of Oct, 2018 by Jill Reyman, who is personally known to me or has produced FLD# as identification.

Tonya A. Claar NOTARY PUBLIC SIGNATURE      Tonya A. CLAAR PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X  
 CODE SECTION (S): Section 34-338 (e) (1) C.3 for a rear yard setback of 19' ILO 30' required and (e) (1) e, for 47.5% lot coverage ILO 35% maximum to allow replacement of a screen room at an existing single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100201

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

**Section 34-281. Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

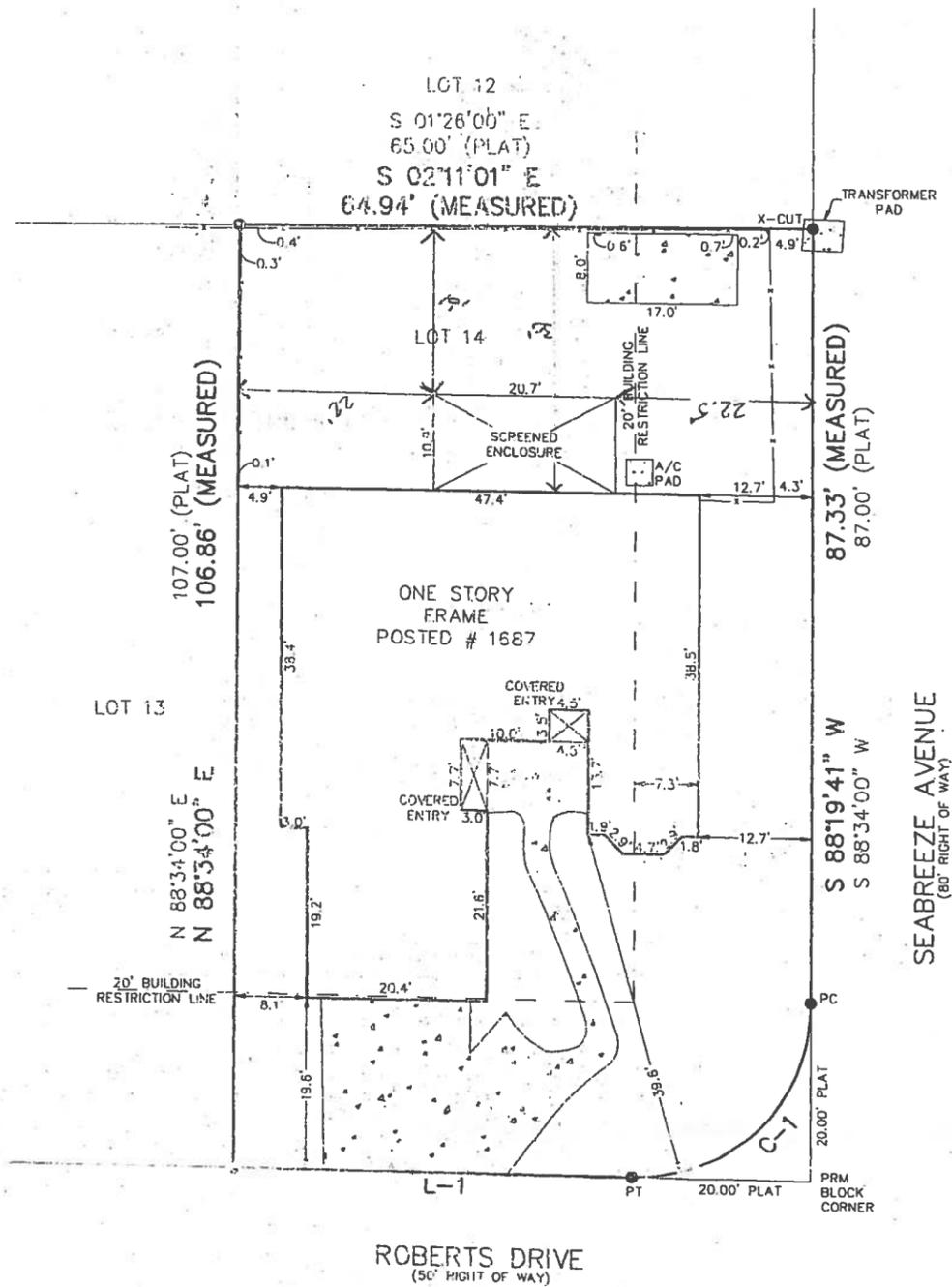
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	no	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">NOV - 6 2018</p>
Special circumstances and conditions do not result from the actions of the applicant.	no	<p style="text-align: center;">PLANNING &amp; DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	no	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	<p><i>Replacing an existing screen enclosure with updated building codes with new screen enclosure.</i></p>
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	

RECEIVED

NOV - 6 2018  
18-100201  
PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF  
LOT 14, SEABREEZE SQUARE, AS RECORDED IN PLAT BOOK 41,  
PAGE 23, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:



Acreage 0.157  
6856  
Gross 2111 A  
Enclosure 231 A  
Concrete 821 A  
Total 3163 A  
46.134 %

LEGEND:

- X- FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6:45
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE

C-1  
N 46°48'49" W  
28.61' (CHORD)  
(MEASURED)  
N 46°26'00" W  
28.28' (CHORD)(PLAT)  
R= 20.00' ~ L= 31.42'

L-1  
N 01°27'20" W  
45.21' (MEASURED)  
N 01°26'00" W  
45.00' (PLAT)

NOTES:

1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 88°34'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120078, PANEL 0419 H.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION

JOB # 36355

DATE OF FIELD SURVEY: 10-8-18

SCALE: 1" = 20'



**Ray Thompson**  
**SURVEYING, Inc.**

Going the DISTANCE for You

1825 University Boulevard West  
Jacksonville, Florida 32217  
(Phone) 904-448-5125  
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 409.07, FLORIDA STATUTES.

*Raymond Thompson*  
RAYMOND THOMPSON  
REGISTERED SURVEYOR AND APPRAISER #5146 STATE OF FLORIDA  
LICENSE BUSINESS #87469

LAND SURVEYS

○

CONSTRUCTION SURVEYS

○ SUBDIVISIONS