

**Minutes of Board of Adjustment Meeting
Held Tuesday, January 17, 2007 at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairperson Hall.

Roll Call

Keith Hall (*Chairperson*)
Bobby Jolley *Absent*
Terry McGill *Absent*
John Moreland (*Vice Chairperson*)
Joseph Loretta
Josh Corey

John Hays, Building Official was also present.

Mr. Hall read the following statement into the record:

“These variance applications are before the Board of Adjustment for public hearing and consideration. A variance is an approved deviation from the terms of the LDC that will not be contrary to the public interest when owing to special circumstances or conditions where the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Under the laws of the State of Florida, a public hearing for a zoning variance application is handled as a “*quasi-judicial*” proceeding. A quasi-judicial proceeding means that the decision-making group is functioning in a manner similar to a court with the voting members sitting as impartial decision makers hearing testimony and questioning presenters, who are to provide substantial and competent evidence to support their side of the issue under consideration. It is the duty of the Board of Adjustment to arrive at sound decisions. This includes receiving citizen input regarding the effect of the variance on the neighborhood, especially where the input is fact-based and not a simple expression of opinion.

It is the applicant’s burden to demonstrate that their application is consistent with the Land Development Code and Comprehensive Plan. If the applicant is successful in showing consistence, then it is up to the Board of Adjustment to produce competent, substantial evidence of record to the contrary, if the application is to be denied. The Board of Adjustment’s decision on a variance application is to be based on the criteria contained in Section 34-286 of the Land Development Code. Each member of the Board of Adjustment has been provided a copy of the criteria. In addition, the Board of Adjustment has received a copy of the application being presented.”

“Before opening the meeting and requesting a motion on any of the applications before us this evening, beginning with myself, each of the members is requested to indicate for the record both the names of

the persons and the substance of any ex-parte communications regarding any of the applications. An ex-parte communication refers to any meeting or discussion with person or citizen who may have an interest in this decision, which occurred outside of public hearing process.”

There were no ex-parte communications by the board.

Approval of Minutes

It was moved by Mr. Moreland, seconded by Mr. Loretta, and passed, to approve the December 6, 2006, minutes as presented.

Correspondence

There was no correspondence.

OLD BUSINESS:

None.

NEW BUSINESS:

Case: BOA 06-100272

Location: 1600 South 6th Street

Applicant: Matt Robertson

Motion: It was moved by Mr. Moreland, seconded by Mr. Loretta to approve for 48% lot coverage in lieu of 43% maximum to allow for improvements to a single family dwelling.

The applicant, Doug Lamb, stated that his hardship was that his home is far too small for his family of 5. He would like to add a bedroom so that his children will have a more space

Mr. Hall opened the public hearing and asked if anyone wished to speak in favor of or against the application.

Seeing no one who wished to address the board, Mr. Hall closed the public hearing.

Amended Motion: It was moved by Mr. Moreland, seconded by Mr. Lorretta, to approve a request for 44.5% lot coverage in lieu of 43% maximum to allow for improvements to a single family dwelling.

Roll call vote: Ayes –Hall, Moreland, Loretta, and Corey. Motion carried unanimously.

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Case: BOA 06-100288

Location: 2663 St. Johns Blvd.

Applicant: Thomas E. Cochrane

Motion: It was moved by Mr. Moreland, seconded by Mr. Loretta to approve a request for 44% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

The applicant, Thomas Cochrane, stated that his hardship was that his lot size was smaller than 7500 square feet.

Mr. Hall opened the public hearing and asked if anyone wished to speak in favor of or against the application.

Seeing no one who wished to address the board, Mr. Hall closed the public hearing.

Roll call vote: Ayes –Hall, Moreland, Loretta, and Corey. Motion carried unanimously.

Adjournment

There being no further business coming before the Board, Mr. Hall adjourned the meeting at 7:20 P.M.

Submitted by: Amber Maria Lehman

Approval:

/s/Keith Hall

Chairperson

Date: February 20, 2007