

Minutes of Board of Adjustment Meeting
held Tuesday, December 16, 2014, 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 Chairman Buck.

Roll Call

Tom Buck, Chairman
Joseph Loretta
John Moreland
Sylvia Osewalt
Scott Cummings

Alternates:
Jeff Truhlar
Francis Reddington

Ex parte Communications

There were no ex parte communications disclosed by the Board members.

Approval of Minutes

There were no minutes to approve.

Correspondence

There was correspondence that would be reviewed during the case in which it pertained.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

(A) Case Number: BOA 14-100176

Name of Applicant: Robert and Heather Reber

Property Address: 663 Great Abaco Court

Motion to Approve: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve a request for a rear yard of 10 feet in lieu of 15 feet required to allow for an unenclosed pool accessory structure/addition to a single family dwelling.

Applicant:

Heather and Robert Reber, 663 Great Abaco Court, stated that this is an odd shaped property. Ms. Reber stated that this will require an additional five feet for the pool structure.

Mr. Buck asked if this is the minimum needed. Ms. Reber stated that they need this to build a nice pool area.

Mr. Loretta confirmed that the only air conditioned area is the rest room. Mr. Reber agreed.

Mr. Reber stated that they had the verbal approval of the HOA. They were told to come back once they received approval from the Board of Adjustment. Mr. Reber stated that the house is situated and the lot is such that they will have greater than 15 feet on one side and need the variance for the other side of the lot.

Public Hearing:

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

Seeing no one who wished to address the Board, Mr. Buck closed the public hearing.

Discussion:

Mr. Loretta noted that they have received letters in favor of the application. He stated that it is an odd shaped lot.

Roll call vote: Ayes – Buck, Moreland, Loretta, Osewalt, and Cummings.
Motion carried unanimously.

(B) Case Number: BOA 14-100177

Name of Applicant: Peter and Paige Smith

Property Address: 918 13th Avenue North

Motion to Approve: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve a request for 41% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to a single family dwelling.

Applicant:

The applicants, Peter and Paige Smith, 918 13th Avenue North, were present.

Mr. Buck asked if they considered less deck coverage. Mr. Smith responded that they eliminated pool decking on the back side of the pool. He stated that this will allow them to keep the pool decking between the pool and the house.

Mr. Buck noted that this was an undersized lot.

Mr. Moreland added that they would not need the variance if this was a regulation sized lot.

Public Hearing:

Mr. Buck opened the public hearing and asked if anyone wished to speak in favor or in opposition to the application.

Seeing no one who wished to address the Board, Mr. Buck closed the public hearing.

Discussion:

Mr. Buck stated that there was no opposition from neighbors.

Roll call vote: Ayes – Buck, Moreland, Loretta, Osewalt and Cummings.
Motion carried unanimously.

(C) Board Nominations

Mr. Moreland made a motion to nominate Ms. Osewalt as the Chairperson and Mr. Cummings as the Vice Chairperson beginning January 1, 2015, seconded by Mr. Loretta. Motion passed unanimously.

Building Department Report: The next scheduled meeting is Tuesday, January 6, 2015.

Adjournment

There being no further business coming before the Board, Mr. Buck adjourned the meeting at 7:10 P.M.

Submitted by: Amber Maria Lehman
Staff Assistant

Approval:

/S/ Scott Cummings
Chairman

Date: January 21, 2015