

Minutes of Board of Adjustment Meeting
held Tuesday, March 3, 2015, 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 Osewalt.

Roll Call

Tom Buck *Absent*
Joseph Loretta
John Moreland
Sylvia Osewalt, Chairman
Scott Cummings, Vice-Chairman

Alternates:

Jeff Truhlar *Absent*
Francis Reddington

Ex parte Communications

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

Approval of Minutes

It was moved by Mr. Loretta, seconded by Mr. Moreland, and passed, to approve the meeting minutes from January 21, 2015 as presented.

Correspondence

There was no correspondence.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

(A) Case Number: BOA 15-100007

Name of Applicant: Jack & Meghan Dunn

Property Address: 3338 Isabella Boulevard

Motion to Approve: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve a request for side yards of 5 feet in lieu of 10 feet required, for a rear yard of 27.5 feet in lieu of 30 feet required, and

for 45% lot coverage in lieu of 35 %, for a new single family dwelling.

Applicant:

The agent for the applicant, Chris Wood, 12276 San Jose Blvd., Suite 120, Jacksonville, stated that the lot was originally platted in 1925 prior to the current zoning codes. He stated that given the current lot size, they are requesting 5-foot setback on the side and 27.5 foot rear setback.

Mr. Moreland asked if they would actually have 2.5 feet on either side. Mr. Wood responded no, that they would have 5 feet on either side.

Mr. Loretta asked if there was a floor plan for the proposed development. Mr. Wood responded that they did not want to draw one up until they knew that the variance was approved.

Mr. Reddington asked how the proposed lot and the changes would complement the neighborhood. Mr. Wood responded that on Isabella there are a number of older homes, and their plans to put in a two-story front porch will complement these homes nicely.

Public Hearing:

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

Mike Clements, 3390 Isabella Blvd., stated that he had concerns about the side yard setbacks.

John Linds, 3302 Isabella Blvd., stated that he was opposed to the proposal, expressing his concern with the side yard setbacks.

Mr. Wood responded to the opposition, stating that there will still be a lot in between lots 12 and 13, and a fence in the rear yard to help limit the impacts of the proposed setbacks.

Seeing no one else who wished to address the Board, Ms. Osewalt closed the public hearing.

Discussion:

Mr. Moreland stated that this was clearly a substandard lot. He added that since there were no specific plans it is possible to change the proposal to be more compatible with the neighboring homes.

Amended Motion: An amended motion was made by Mr. Moreland, seconded by Mr. Loretta, to approve a request for side yards of 8 feet in lieu of 10 feet required, for a rear yard of 27.5 feet in lieu of 30 feet required, and 45% lot coverage in lieu of 35%, for a new single family dwelling.

Roll Call Vote: Ayes – Cummings, Loretta, Osewalt, Moreland
Nay – Reddington
Amended motion passed with a 4 to 1 vote.

(B) Case Number: BOA 15-100008

Name of Applicant: John T. & Gloria Norman

Property Address: 2889 St. Johns Boulevard

Motion to Approve: It was moved by Mr. Cummings, 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 applicant, John Norman, 2889 St. Johns Blvd., Jacksonville, stated that the hardship is that when designing the home they decided that they wanted a pool, which required a variance to the lot coverage.

Mr. Moreland noted that this is a significantly oversized lot and did not understand what the hardship was. Mr. Norman responded that when he designed the house it included a driveway that was larger than normal.

Discussion:

Ms. Osewalt stated that this was a significantly oversized lot and did not see a hardship.

Amended Motion: An amended motion was made by Mr. Loretta 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 as shown and submitted. Amended motion seconded by Mr. Cummings.

Roll Call Vote: Ayes – Cummings, Loretta
Nays – Osewalt, Moreland, Reddington
Amended motion denied with a 3 to 2 vote.

Original Motion

Roll Call Vote: Ayes – Cummings, Loretta
Nays – Osewalt, Moreland, Reddington
Original motion denied with a 3 to 2 vote.

Adjournment

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 7:25 P.M.

Submitted by: Amber Maria Lehman
Staff Assistant

Approval:

s/s Sylvia W. Osewalt
Chairman

Date: April 7, 2015