



Call to Order

The meeting was called to order by Chairman Osewalt.

Roll Call

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

Alternates:

Jeff Truhlar
Francis Reddington

Ex parte Communications

Mr. Loretta reported he had one email regarding the JWB cases. There were no other reports of ex parte communications.

Approval of Minutes

There were no minutes for approval.

Correspondence

There was no correspondence.

OLD BUSINESS:

There was no old business.

(A) **Case Number:** **BOA#15-100042**

Applicant: Keith & Cara Potter

Owner: Randall DeLoach

Property Address: 325 33rd Avenue South

Parcel ID: 180573-0000

Current Zoning: RS-1

Motion to Approve: It was moved by Mr. Cummings, seconded by Mr. Loretta, to approve a request for an easterly side yard of 5 feet and a westerly side yard of 7 feet in lieu of 10 feet required, and for 45% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as Lot 11, Block 12, Replat of Atlantic Shores, Unit 1.**

Miscellaneous Info: No previous variance requests.

Applicant:

Cara and Keith Potter took the floor to address the Board, stating their plans are to build a home with a two car garage. Mrs. Potter explained there were existing encroachments on the west and the east sides of the property which resulted in a loss of 2 feet on the west, and a loss of .9 feet on the east, and the front width of the lot has been reduced by 2 feet. Mrs. Potter said the encroachment included a fence, a shed, and gas lines that had to be moved. These issues have created the hardship.

Mr. Hays stated there have been three different surveying companies that have submitted three different surveys on this property.

Public Hearing:

Ms. Osewalt opened the public hearing and stated there was one speaker card submitted to address the Board.

Randy Deloach, 59 34th Avenue South, addressed the Board, stating he is the owner of this lot. He explained that he is working with his neighbors to reconfigure the lot and they are processing the necessary changes by quit claim agreement. Mr. Deloach stated the hardship is the lot size, and the variances they are asking for are consistent with recent variances granted in this same area.

Discussion:

There was a brief discussion acknowledging the hardship due to lot size.

Roll Call Vote: Ayes – Buck, Cummings, Loretta, Moreland, and Osewalt; motion carried unanimously.

(B) Case Numbers: BOA#15-100049

Applicant: JWB Construction Group, LLC.

Agent: Alex Sifakis

Owners: Mary Ann McGruder et al

Property Addresses: 116 South 10th Street

Parcel IDs: 177316-0000

Current Zoning: RM-1

Motion to Approve: It was moved by Mr. Cummings, seconded by Mr. Loretta, to approve a request for side yards of 5 feet in lieu of 10 feet required, and for 48% lot coverage in lieu of 35% maximum to allow for a new two family dwelling **for property legally described as A part of Government Lot 7.**

Miscellaneous Info: No previous variance requests.

Applicant:

Jessica Wilson, 7563 Phillips Hwy. #109, Jacksonville, took the floor to address the Board. Ms. Wilson stated that Alex Sifakis was unable to attend this meeting and she provided written authorization, submitted for the record, that stated she will represent Mr. Sifakis.

Ms. Wilson stated the plans are to build a new two family dwelling, which is the permitted use per the zoning code, on this existing non-conforming lots. She said the hardship is the lot size of 40 feet wide X 150 feet deep; current zoning requires a 60 feet width.

Discussion ensued about the two driveways facing 10th Street which would add to the existing traffic issues from the school located on 10th Street.

Public Hearing:

Ms. Osewalt opened the public hearing and stated there was one speaker card submitted to address the Board.

Sam Thomas, 2249 South Beach Parkway, addressed the Board, stating he owns property in the area. Mr. Thomas stated traffic was already heavy on 10th Street just from the school drop-off and pick-up times and having two driveways onto this street would just be adding to the problems.

Discussion:

Discussion ensued about the traffic issues, and possibility of building for single family instead of multifamily.

Ms. Wilson offered a change to the plans in order to alleviate concerns about the traffic problems. She stated they would be willing to flip unit on the lot so that the front would face 11th Street South, with the driveways facing 11th Street.

Ms. Wilson explained that their company prefers to utilize the existing zoning codes for projects and reiterated that this property is zoned for multifamily use. A single family dwelling would require a conditional use approval process as well as a variance approval.

Amended motion: An amended motion was made by Mr. Loretta, seconded by Mr. Moreland, to approve a request for side yards of 5 feet in lieu of 10 feet required, and for 48% lot coverage in lieu of 35% maximum to allow for a new two family dwelling, with the lot frontage on 11th Street South, as shown and discussed.

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

NOTE:

The following two cases are identical requests for two separate address by the same applicant. The Board agreed to hear both at one time and under one vote.

(C) **Case Number: BOA 15-100051**

Minutes Board of Adjustment Meeting –
Held Tuesday, April 21, 2015

Applicant: JWB Construction Group, LLC.

Agent: Alex Sifakis

Owner: Mary Ann McGruder et al

Property Address: 132 South 10th Street

Parcel ID: 177320-0000

Current Zoning: RM-1

Motion to Approve: It was moved by Mr. Cummings, seconded by Mr. Loretta, to approve a request for side yards of 5 feet in lieu of 10 feet required, for a rear yard of 14.9 feet in lieu of 30 feet required, and for 57% lot coverage in lieu of 35% maximum to allow for a two family dwelling **for property legally described as A part of Government Lot 7.**

Miscellaneous Info: No previous variance requests.

(D) **Case Number: BOA 15-100052**

Applicant: JWB Construction Group, LLC.

Agent: Alex Sifakis

Owner: Mary Ann McGruder et al

Property Address: 124 South 10th Street

Parcel ID: 177318-0000

Current Zoning: RM-1

Motion to Approve: It was moved by Mr. Cummings, seconded by Mr. Loretta, to approve a request for side yards of 5 feet in lieu of 10 feet required, for a rear yard of 14.9 feet in lieu of 30 feet required, and for 57% lot coverage in lieu of 35% maximum to allow for a two family dwelling **for property legally described as A part of Government Lot 7.**

Miscellaneous Info: No previous variance requests.

Applicant:

Ms. Wilson stated the plans are to build a new two family dwelling on each existing non-conforming lot, which is the permitted use per the zoning code. She said the hardship is the lot size being 40 feet wide X 85 feet deep for each lot; current zoning requires a 60 feet width. Each duplex would consist of a 15 ft. wide unit.

Discussion ensued about the driveways facing 10th Street which would add to the existing traffic issues from the school located on 10th Street.

Public Hearing:

Ms. Osewalt opened the public hearing and stated there was one speaker card submitted to address the Board.

Minutes Board of Adjustment Meeting –
Held Tuesday, April 21, 2015

Sam Thomas, 2249 South Beach Parkway, addressed the Board, stating he owns property in the area. Mr. Thomas stated traffic was already heavy on 10th Street just from the school drop-off and pick-up times and having two driveways onto this street would just be adding to the problems.

Discussion:

Discussion ensued about the traffic issues, overbuilding on the small lots, and the current zoning allowing multifamily use.

Ms. Wilson explained that their company prefers to utilize the existing zoning codes for projects and reiterated that this property is zoned for multifamily use.

Roll Call Vote: Nays - Loretta, Moreland, Osewalt, Buck, Cummings; motion denied for both requests by unanimous vote.

Building Department Report

The next scheduled meeting is Tuesday, May 5, 2015. There are five cases.

Adjournment

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 7:55 PM.

Submitted by: Nancy J. Pyatte
Assistant City Clerk

Approval:

/S/ Sylvia W Osewalt
Chairperson

Date: May 5, 2015