

Minutes of Board of Adjustment Meeting
held Tuesday, June 2, 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 (absent)

Alternates:
Jeff Truhlar
Francis Reddington

Ex parte Communications

Mr. Loretta stated that he had a conversation concerning the first case.

Approval of Minutes

There were none.

Correspondence

There was no correspondence.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

(A) Case Number: BOA 15-100071

Name of Applicant: JWB Real Estate Capital

Property Address: 260 40th Avenue South

Motion to Approve: It was moved by Mr. Loretta, seconded by Mr. Moreland, to approve a front yard of 13.69 feet in lieu of 25 feet required; for an easterly side yard of

5.98 feet and a westerly side yard of 5 feet in lieu of 10 feet required, for a rear yard of 15 feet in lieu of 30 feet required, to allow for a new single family dwelling.

Applicant: The applicant, Alex Sifakis, 7583 Philips Highway, Jacksonville, stated that the lot was non-conforming. He stated that the original variance included a drawing that did not make sense and presented the new plan. He provided pictures of other houses on the street with the same type of garage.

Ms. Osewalt asked if they were asking for less of a front yard variance than previously. Mr. Sifakis stated that they were. He explained how this request differed from the previous one.

Public Hearing:

Ms. Osewalt opened the public hearing and asked if anyone was present to speak in favor or in opposition to the request. There was no one present to speak in favor or in opposition.

Discussion:

Mr. Loretta stated that he agreed that there is a hardship with the size of the lot and it would be hard to build the model of house. Mr. Moreland agreed that this was an irregularly shaped lot.

Roll Call Vote: Ayes – Moreland, Truhlar, Osewalt and Loretta
Nays – Reddington
Motion approved with a 4 to 1 vote.

(B) Case Number: BOA 15-100074

Name of Applicant: JWB Real Estate Capital

Property Address: 131 North 13th Avenue

Motion to Approve: It was moved by Mr. Loretta, seconded by Mr. Moreland, to approve a side yard and corner yard of 5 feet in lieu of 10 feet required; for a rear yard of 20 feet in lieu of 30 feet required; for 56% lot coverage in lieu of 35% maximum; and for accessory structures (walks) 2 feet to a property line in lieu of 5 feet minimum to allow for a new two-family dwelling.

Applicant: The applicant, Alex Sifakis, 7583 Philips Highway, Jacksonville, stated that the variance they are asking for is the same one that has been granted to other lots in the area. He stated that other two-family dwelling units were closer to the street than this one proposed.

Mr. Moreland stated that they were very hesitant to approve over 50% lot coverage and asked how they could bring it under 50%. Mr. Sifakis responded that there were other

lots that got greater than 50% lot coverage, and that this is a very small lot and it is tough to do a duplex with less than 50% coverage. Mr. Sifakis discussed the percentage lot coverage of the current building and how this design was the best for this lot.

Public Hearing:

Ms. Osewalt opened the public hearing and asked if anyone was present to speak in favor or in opposition to the request.

Sally McAtee, 222 14th Avenue, North, stated her opposition to the proposal. She expressed concerns about losing the green greenery along the sidewalk as a result of the walkway and the height of a structure that would impede her view. She also expressed concerns about impacts to drainage and property values.

Sara Wallace, 221 13th Avenue North, Unit 214, expressed concern about traffic at the intersection close to the Kangaroo. Mr. Loretta clarified the intent of the variance. Ms. Wallace also expressed concerns about drainage.

Mr. Sifakis noted that the new building will be further back from street and sidewalk than the current building. He also stated that the new building will be better for traffic because it will be a better sightline than is existing. He stated that there will be grass between the house and road which should help address the drainage issue, because now there is concrete there.

Mr. Loretta asked if there was a way to make the building smaller. Mr. Sifakis noted that this would make it less functional.

Mr. Reddington felt that the building could work if it was smaller.

Discussion:

Mr. Moreland stated that he thought they did a nice job with the modifications but thought 50% lot coverage was more reasonable.

Amended Motion: An amended motion was made by Mr. Moreland, seconded by Mr. Loretta, to approve a side yard and corner yard of 5 feet in lieu of 10 feet required; for a rear yard of 20 feet in lieu of 30 feet required; for 50% lot coverage in lieu of 35% maximum; and for accessory structures (walks) 2 feet to a property line in lieu of 5 feet minimum to allow for a new two-family dwelling.

Roll Call Vote: Ayes – Moreland, Truhlar, and Loretta
Nays – Osewalt, Reddington
Amended motion approved with a vote of 3 to 2.

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Adjournment

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 7:36 P.M.

Submitted by: Amber Maria Lehman
Staff Assistant

Approval:

/s/ Sylvia Osewalt
Chairman

Date: August 18, 2015