



Agenda

Board of Adjustment

Tuesday, June 7, 2016

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Board of Adjustment
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

CALL TO ORDER

ROLL CALL

Scott Cummings (Chairperson), John Moreland (Vice-Chairperson), Thomas Buck, Joseph Loretta, Sylvia Osewalt
Alternates: Jeff Truhlar, Francis Reddington

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

Regular Board of Adjustment Meeting Held April 19, 2016

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

(A) Case Number: BOA 16-100061

Applicant/Owner: William Robert and Kelly D. Baxley

Property Address: 139 37th Avenue South

Parcel ID: 181452-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.2, for an easterly side yard of 7.5 feet in lieu of 10 feet required and a westerly corner side yard of 12.33 feet in lieu of 13.6 feet required; 34-336(e)(1)c.3, for a rear yard of 5 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as** Lots 13 and 14, Block 3, *Atlantic Shores Ocean Front Section Division A*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(B) Case Number: BOA 16-100062

Applicant/Owner: Joel M. and Jennifer B. Carignan

Property Address: 831 11th Avenue South

Parcel ID: 176701-0000

Current Zoning: RS-3

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-338(e)(1)e, for 51% lot coverage in lieu of 35% maximum to allow for a swimming pool and decking addition **for property legally described as** Lot 9, Block 109, *Oceanside Park*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(C) **Case Number: BOA 16-100063**

Applicant/Owner: Sharon Stewart
Property Address: 808 8th Street North
Parcel ID: 174402-0100
Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-337(e)(1)c.1, for a front yard of 16.7 feet in lieu of 20 feet required and
34-337(e)(1)e, for 47% lot coverage in lieu of 35% maximum to allow for an
addition to a single family dwelling **for property legally described as** Lot 7,
Block 89, *Pablo Beach Improvement Company's Plat of Part of Northern
Portion of Pablo Beach.*

Miscellaneous Info: One previously approved variance request (reference BOA#12-100082).

Notes: _____

(D) **Case Number: BOA 16-100064**

Applicant/Owner: Helena Helms
Property Address: 40 Millie Drive
Parcel ID: 179477-0000
Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-337(e)(1)e, for 39% lot coverage in lieu of 35% maximum to allow for
improvements to a single family dwelling **for property legally described as**
Lot 17, Block 3, *Hannah Terrace.*

Miscellaneous Info: No previous variance requests.

Notes: _____

(E) Case Number: BOA 16-100068

Applicant: JWB Construction Group, LLC.

Agent: Alex Sifakis

Owner: BECL 5, LLC.

Property Address: 435 5th Avenue South

Parcel ID: 175909-0000

Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-340(e)(1)c.2, for side yards of 7.5 feet in lieu of 10 feet required and 34-340(e)(1)f, for 45% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling **for property legally described as Lot 7, Block 45, Pablo Beach South.**

Miscellaneous Info: One previously approved conditional use and one previously approved variance request (PC#25-03 and BOA#89-2003) both are not applicable to this request.

Notes: _____

(F) Case Number: BOA 16-100069

Applicant/Owner: Maxine S. Richmond

Agent: Herbert Sands

Property Address: 3410 1st Street South

Parcel ID: 181491-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum; 34-373(d), for parking/vehicle use area 2.67 feet to a property line in lieu of 5 feet minimum; and 34-373(f), for turf block in lieu of paving for driveway, all to allow for improvements to a single family dwelling **for property legally described as Lot 4, together with that portion of the 20 foot wide strip of right of way of South 1st Street, as vacated by Ord No. 7530 lying easterly of, contiguous and adjacent thereto, Block 7, Atlantic Shores Ocean Front Section Division 'A'.**

Miscellaneous Info: No previous variance requests.

Notes: _____

(G) Case Number: BOA 16-100071

Applicant: Chris Sorensen
 Owner: 3321 Ocean Drive South, LLC.
 Property Address: 3321 Ocean Drive South
 Parcel ID: 181756-0000
 Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-336(e)(1)c.2, for a northerly side yard of 8.25 feet and a southerly side yard of 7.5 feet in lieu of 10 feet required and 34-336(e)(1)e, for 52% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as part of Government Lot 1.**

Miscellaneous Info: One previously approved variance request (BOA#07-100062).

Notes: _____

(H) Case Number: BOA 16-100072

Applicant/Owner: Kevin and Cathy Determan
 Property Address: 134 11th Avenue South
 Parcel ID: 176186-0010
 Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-340(e)(1)f, for 48% lot coverage in lieu of 35% maximum to allow for improvements to the westerly half of a two-family dwelling **for property legally described as Lot 5, Block 112, Pablo Beach South.**

Miscellaneous Info: One previously denied variance request (BZA#34-86).

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday June 21, 2016.** There are eight scheduled cases.

ADJOURNMENT

NOTICE

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.