



Agenda

Board of Adjustment

Tuesday, August 2, 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

- a. Regular Board of Adjustment Meeting Held July 5, 2016

CORRESPONDENCE

OLD BUSINESS

a. Case Number: **BOA 16-100093**

Applicant/ Owner: Adrian H. Faulkner

Property Address: 3318 South 1st Street

Parcel ID: 181541-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.1, for a front yard of 15 feet in lieu of 25 feet required and 34-336(e)(1)c.2, for a northerly side yard of 4.6 feet in lieu of 10 feet required, both to allow a front porch addition/relocation for an existing single-family residence **for property legally described as** Lot 2, Block 6, *Atlantic Shores*.

Miscellaneous Info: No previous variance requests.

Notes: _____

b. Case Number: **BOA 16-100100**

Applicant: David Palaj

Owner: Denali Enterprises of Jacksonville, Inc.

Property Address: 3881 Poincianna Boulevard

Parcel ID: 181320-0180

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.1, for a front yard of 20 feet in lieu of 25 feet required and 34-336(e)(1)c.2, for side yards of 7.5 feet each in lieu of 10 feet required to allow for construction of a new single family dwelling **for property legally described as** Lot 18, Block 8, *Ocean Terrace*.

Miscellaneous Info: No previous variance requests.

Notes: _____

NEW BUSINESS

a. Case Number: BOA 16-100110

Applicant: John Atkins
 Owner: Atkins Builders, Inc.
 Property Address: 1888 North Oceanfront aka 1888 Foss Lane
 Parcel ID: 174785-0000
 Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-340(e)(1)c.2, for 5 foot side yards in lieu of 10 feet required; 34-340(e)(1)f, for 61.3% lot coverage in lieu of 35% maximum; and 34-340(e)(1)h, for accessory structure setbacks of 1 foot in lieu of 5 feet required to allow for construction of a new two-family dwelling **for property legally described as Lot 5, Foss's Replat.**

Miscellaneous Info: One previously approved variance request (BZA# 44-91).

Notes: _____

b. Case Number: BOA 16-100113

Applicant: John Denneen
 Owner: Double D. Construction, LLC.
 Property Address: 139 South 37th Avenue
 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 side yards of 7.5 feet each in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard of 18 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 44.9% lot coverage in lieu of 35% maximum to allow for construction of a new single family dwelling on Lot 15 **for property legally described as** Lots 13, 14 and 15, Block 3, *Atlantic Shores Ocean Front Section Division A.*

Miscellaneous Info: No previous variance requests for specific lot.

Notes: _____

- c. **Case Number:** BOA 16-100114
 Applicant/ Owner: Ivan and Ann Richter
 Property Address: 1147 Osceola Avenue
 Parcel ID: 179916-0010
 Current Zoning: RS-2
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-337(e)(1)e, for 44% lot coverage in lieu of 35% maximum to allow for construction of a new single family dwelling **for property legally described as Lots 6 and 7, Block 9, Williams Coastal Boulevard Heights.**
 Miscellaneous Info: No previous variance requests.

Notes: _____

- d. **Case Number:** BOA 16-100115
 Applicant: Joe Macaluso
 Agent: Paul Frase
 Owner: Nancy Sue Eckstein
 Property Address: 112 South 12th Avenue
 Parcel ID: 176219-0010
 Current Zoning: RM-2 (per RS-3 standards)
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-338(e)(1)e, for 43.1% lot coverage in lieu of 35% maximum to allow for construction of a new single family dwelling **for property legally described as the west 45 feet and the east 5 feet of the south ¼ of Lot 2, Block 122, Pablo Beach South.**
 Miscellaneous Info: One previously approved conditional use request (PC#10-15).

Notes: _____

- e. **Case Number:** BOA 16-100117
 Applicant/Owner: Bottom Line Ventures, Inc.
 Property Address: 1818 Foss Lane
 Parcel ID: 174786-0000
 Current Zoning: RM-2
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-340(e)(1)c.2, for 5 foot side yards in lieu of 10 feet required; 34-340(e)(1)f, for lot coverage of 61.7% in lieu of 35% maximum; and 34-340(e)(1)h, for accessory structure setbacks of 1 foot in lieu of 5 feet required to allow for construction of a new two-family dwelling **for property legally described as Lot 6, Foss's Replat.**
 Miscellaneous Info: One previously approved variance request (BOA# 11-100021).

Notes: _____

- f. **Case Number:** BOA 16-100118
 Applicant: Atkins Builders, Inc.
 Agent: John Atkins
 Owner: Nola Mayfield
 Property Address: 1017 North 2nd Street
 Parcel ID: 173960-0000
 Current Zoning: RM-2
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-340(e)(1)c.3, for a rear yard of 20 feet in lieu of 30 feet required and 34-340(e)(1)f, for 47% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling **for property legally described as the west 100 feet of Lots 73 and 74, Flagler Tract.**
 Miscellaneous Info: One previously approved variance request (BOA# 90-2002).

Notes: _____

- g. **Case Number:** BOA 16-100119
 Applicant/Owner: Alicia (Lynn McCarthy) Nevin
 Property Address: 217 Evans Drive
 Parcel ID: 179997-7160
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-336(e)(1)c.3, for rear yard of 6 feet in lieu of 19 feet required to allow for
 a screened room addition in the rear yard of an existing single family dwelling
for property legally described as, Lot 1, Block 2, Oakbreeze Cove.
 Miscellaneous Info: One previously approved variance request (BZA#38-91).

Notes: _____

- h. **Case Number:** BOA 16-100120
 Applicant: New Atlantic Builders, Inc.
 Agent: Stephen B. Williams c/o Edgewater Companies
 Owner: Blanche Cassandra Shedrick
 Property Address: 817 South 10th Avenue
 Parcel ID: 176649-0000
 Current Zoning: RS-3
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-338(e)(2)c.2, for side yards of 7.5 feet in lieu of 10 feet required and 34-
 338(e)(2)f, for 44% lot coverage in lieu of 35% maximum to allow for
 construction of a new two-family dwelling **for property legally described**
as, Lot 10, Block 99, Oceanside Park.
 Miscellaneous Info: One previously denied variance request (BOA#16-100055).

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, August 16, 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.