



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, September 20, 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, Sylvia Osewalt, Jeff Truhlar,
Alternates: Francis Reddington, Chase Sams

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

a. Case Number: BOA 16-100152

Applicant: Christopher J. Danser

Owner: Christopher J. and Susan A. Danser

Property Address: 613 North 10th Avenue

Parcel ID: 174994-0000

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 5 feet in lieu of 10 feet required to allow for construction of a one and two story addition to a single family dwelling **for property legally described as** Lot 8, Block 3, *Beach Homestead, Unit One.*

Miscellaneous Info: No previous variance requests.

Notes: _____

b. Case Number: BOA 16-100153

Applicant: Joe Macaluso

Agent: Paul Frase

Owner: Nancy Sue Eckstein

Property Address: 112 South 12th Avenue

Parcel ID: 176219-0010

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)e, for 49.5% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as** the west 45 feet of Lot 2 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) and one previously approved variance request (BOA# 16-100115).

Notes: _____

- c. **Case Number:** BOA 16-100154
 Applicant: Green Room Brewing
 Owner: 228 3rd Street Residential Land Trust, Ermin, James G Jr.
 Property Address: 228 North 3rd Street
 Parcel ID: 173790-0000
 Current Zoning: C-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-342(e)(3)b, for a corner side yard of 2.5 feet in lieu of 10 feet required to allow for an addition (silo) to an existing commercial use property **legally described as** Lots 1 and 3, Block 24, *Atlantic Park*.

 Miscellaneous Info: Two previously approved conditional use requests (PC# 1-11 and PC#27-16).

Notes: _____

- d. **Case Number:** BOA 16-100156
 Applicant/Owner: Blanche Cassandra Shedrick
 Property Address: 811 South 10th Avenue
 Parcel ID: 176650-0000
 Current Zoning: RS-3
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1).e, for 36.7% lot coverage in lieu of 35% maximum to allow for an addition of a storage shed **for property legally described as** Lot 11, Block 99, *Oceanside Park*.

 Miscellaneous Info: One previously denied variance request (BOA# 72-99).

Notes: _____

PLANNING DEPARTMENT REPORT

The Tuesday, October 4, 2016 meeting is cancelled due to a lack of applications received. The next scheduled meeting is **Tuesday, October 18, 2016**. There are seven 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.