

**Minutes of Board of Adjustment Meeting
Held Wednesday, October 17, 2017, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

Vice-Chairwomen Sylvia Osewalt called the meeting to order.

Roll Call

Chairman: John Moreland (*absent*)
Vice-Chairwoman: Sylvia Osewalt
Board Members: Thomas Buck Scott Cummings Jeff Truhlar (*absent*)
Alternates: Francis Reddington
Chase Sams

Ex-parte Communications

None.

Approval of Minutes

It was moved by Mr. Cummings, seconded by Mr. Reddington, and passed unanimously to approve the following minutes:

- August 1, 2017

Correspondence:

There was none.

Old Business:

There was none.

Old Business:

(A) Case Number: BOA 17-100174

Name of Applicant/Owner: Patrick and MacKenzie Welch

Property Address: 3847 Tropical Terrace

City of Jacksonville Beach Land Development Code Section(s) 34-336(e) (1)c.3., for a rear yard setback of 20 feet, in lieu of 30 feet required; 34-336(e)(1)e., 44% lot coverage, in lieu of 35% maximum required; to allow for a room addition to an existing single-family dwelling, for property **legally described** Lot 20, Block 4, Ocean Terrace.

Applicant: The applicant, Mr. Patrick Welch, 3847 Tropical Terrace, Jacksonville Beach, stated they needed additional space with the expansion of their family. Mr. Cummings noted the lot is substandard for that zoning district. He noted there were no adjacent parcels to the rear of the lot so neighbors would not be affected. Mr. Cummings asked about the wooden deck currently on the back of the house. Mr. Welch explained they would be removing the deck and building the room addition in its place.

Public Hearing:

There was no one from the public present to speak about the application.

Discussion:

Mr. Buck stated the request was minimal and with no one living behind him, there should be minimal impact on the adjacent parcels.

Mr. Cummings stated this request was similar to others in the neighborhood.

Motion: It was moved by Mr. Buck, and seconded by Mr. Cummings, to approve BOA 17-100174 as read into the record.

Roll Call Vote: Ayes – Cummings, Buck, Reddington, Osewalt, and Sams.
The motion was approved unanimously.

(B) Case Number: BOA 17-100175

Name of Applicant/Owner: Josh Spalten, SH Design, LLC

Agent: Matt Henson

Property Address: 3209 Horn Court

City of Jacksonville Beach Land Development Code Section(s) 34- 337(e) (l)e., for 42.7% lot coverage, in lieu of 35% maximum, to allow for a pool and patio addition to an existing single-family dwelling, for property **legally described** Lot 5, Block 12 Jacksonville Beach Heights.

Applicant: The agent, Mr. Matt Henson, 3157 Chapel Wood Lane, stated he is the construction manager for the applicant. He stated this was a substandard lot and they needed additional lot coverage for a pool and patio. He added they had taken steps to reduce coverage with their driveway and walkways. Mr. Buck asked if this was the minimal amount, they could request. Mr. Henson stated it was and it was in line with others in the neighborhood.

Mr. Reddington asked why they didn't apply for a variance when they first started construction. Mr. Henson stated midway through the project the new buyer wanted a pool.

Public Hearing:

There was no one from the public present to speak about the application.

Discussion:

Mr. Buck noted they had approved several pools in this area of substandard lots, and they had taken steps to minimize coverage. Mr. Cummings noted it is the norm of what is happening in the area already.

Motion: It was moved by Mr. Cummings, and seconded by Mr. Reddington, to approve BOA 17-100175 as read into the record.

Roll Call Vote: Ayes – Buck, Osewalt, Reddington, Sams, and Cummings.
The motion was approved unanimously.

(C) Case Number: BOA 17-100176

Name of Applicant: Peter & Ann Hill

Owner: Scott Parks

Property Address: 1816 North 2nd Street

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)c.2., for a northerly side yard of 5.6 feet and a southerly side yard of 5.7 feet, each in lieu of 10 feet required; 34-340(e)(1)h., for an accessory structure (sidewalk) setback of 1.5 feet, in lieu of 5 feet required; 34-340(e)(1)f., for lot coverage of 40%, in lieu of 35% maximum; to allow construction of a new two family dwelling; for property **legally described** Lot 12, Block 183, Elton Realty Company's Replat of Block 173,183,193, and 203, of Pablo Beach.

Applicant: The agent, Mr. Peter Hill, 1409 4th Avenue North, Jacksonville Beach, stated the lot was of substandard size. Ms. Osewalt asked if this was the least they could request. Mr. Hill responded with they had less width than was standard in this zoning category. He stated he requires the side setbacks to allow for two – 2-car garages for the dwelling. Mr. Hill stated they could replace the paved sidewalk with stepping stones if need be.

Mr. Buck stated there was a lot of property in the back and asked why they didn't move it back some allowing more room in the front. Mr. Hill responded saying the important issues are with the side yards. He added the other properties were about 20 feet off the front as well.

Mr. Cummings stated the side entryway was not the most pleasing and asked if it could be changed. Mr. Hill stated it would not fit in the front and this was the only option. Mr. Hill stated he could put stepping stones and not a sidewalk to address concerns with the sidewalk variance.

Public Hearing:

There was no one from the public present to speak about the application.

Motion: It was moved by Mr. Buck, and seconded by Mr. Reddington, to approve BOA 17-100176, to allow for a northerly side yard of 5.6 feet, and a southerly side yard of 5.7 feet; each in lieu of 10 feet required and for lot coverage of 40% lot coverage, in lieu of 35% maximum required; and, removing the accessory structure (sidewalk) setback of 1.5 feet, in lieu 5 feet required from the variance request.

Roll Call Vote: Ayes – Sams, Buck, Osewalt, and Reddington.

Nays – Cummings.

The motion to approve the application as amended carried 4-1.

Adjournment

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:25 P.M.

Submitted by: Amber Maria Lehman

Approval:

Sylvia W. Osewalt

Chairman:

11/21/2017

Date: