

**CITY OF JACKSONVILLE BEACH  
FLORIDA**



**TO: Members of the Board of Adjustment**

**DATE: Monday, April 27, 2015**

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, May 5, 2015**, held in the Council Chambers located at 11 North 3<sup>rd</sup> Street, Jacksonville Beach, Florida.

**AGENDA**

1. Call to Order
2. Roll Call: Sylvia Osewalt, Chair, Scott Cummings, Vice Chair, Thomas Buck, Joseph Loretta, John Moreland

Alternates: Jeff Truhlar, Francis Reddington

3. Ex parte Statement:
4. Approval of Minutes: April 21, 2015
5. Correspondence:
6. Old Business: None
7. New Business:

(A) **Case Number: BOA#15-100048**

Applicant/Owner: Michael and Valoree McLean

Property Address: 835 Gonzales Avenue

Parcel ID: 176503-0000

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 12 feet in lieu of 20 feet required; 34-337(e)(1)c.2, for an easterly side yard of 1 foot in lieu of 5 feet required; and 34-337(e)(1)e, for 37% lot coverage in lieu of 35% maximum to allow for a improvements to a non-conforming two family dwelling for property legally described as Lot 12, Block 9, *Oceanside Park*.**

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_

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(B) **Case Numbers:**      **BOA#15-100050**

Applicant:                      JWB Construction Group, LLC.

Agent:                              Alex Sifakis

Owners:                            Hoose Homes and Investments, LLC.

Property Addresses:      813 2<sup>nd</sup> Avenue South

Parcel IDs:                        175646-0000

Current Zoning:                RM-1

Motion to Approve:      **City of Jacksonville Beach Land Development Code Section(s):**  
34-339(e)(1)c.2, for side yards of 7.5 feet in lieu of 10 feet required  
and 34-339(f), for 46% lot coverage in lieu of 35% maximum to  
allow for a new two-family dwelling **for property legally**  
**described as** the East 25 feet of Lot 7, Block 19 and the West 25  
feet of the East 50 feet of Lot 7, Block 19, *Pablo Beach South*.

Miscellaneous Info:      No previous variance requests.

Notes: \_\_\_\_\_

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(C) **Case Number:**      **BOA 15-100054**

Applicant/Owner:              Michael Stanton

Property Address:              1047 Osceola Avenue

Parcel ID:                         179907-0035

Current Zoning:                RS-2

Motion to Approve:      **City of Jacksonville Beach Land Development Code Section(s):**  
34-337(e)(1)e, for 49% lot coverage in lieu of 35% maximum to  
allow for a swimming pool addition to a single family dwelling **for**  
**property legally described as** Lots 5 & 6, Block 8, *Williams*  
*Coastal Boulevard Heights*.

Miscellaneous Info:      No previous variance requests.

Notes: \_\_\_\_\_

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- (D) **Case Number:** **BOA 15-100056**  
Applicant/Owner: Christopher Martin  
Agent: Call The Screen Guys  
Property Address: 1122 14<sup>th</sup> Avenue North  
Parcel ID: 175300-0000  
Current Zoning: RS-1  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.3, for a rear yard of 27.26 feet in lieu of 30 feet required to allow for an addition to a single family dwelling **for property legally described as** Lot 11, Block 11, *Beach Homesites Unit Three*.  
Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_

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- (E) **Case Number:** **BOA 15-100059**  
Applicant: John Atkins  
Owner: ARS Investors I LP 2011 Jax  
Property Address: 107 3<sup>rd</sup> Avenue South  
Parcel ID: 175671-0000  
Current Zoning: RM-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(1)c.1, for a front yard of 10 feet in lieu of 20 feet required for the two easterly units; 34-340(e)(1)c.2, for 4 foot side yards in lieu of 10 feet required; 34-340(e)(1)c.3, for 8 foot rear yards for the two westerly units and 4 foot rear yards for the two easterly units in lieu of 30 feet required; and 34-340(e)(1)(f), for 58% for the westerly units and 59% for the easterly units in lieu of 35% maximum lot coverage to allow for two, two-family dwellings **for property legally described as** South 80 feet of Lots 7 and 8, Block 22, *Pablo Beach South*.  
Miscellaneous Info: Two previous variance requests (reference BZA#32-92 and BOA#15-100017).

Notes: \_\_\_\_\_

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8. Building Department Report: The next scheduled meeting is Wednesday, May 20, 2015.  
There are eight cases.

**NOTICE**

*If a person decides to appeal any decision by the Board of Adjustment with respect to any matter considered at any meeting, such person may need a record of the proceedings, and, for such purpose, 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.*

*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 Planning and Development Department no later than 5:00 p.m. on the day preceding the meeting.*