



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach,

Agenda

Board of Adjustment

Tuesday, February 21, 2017

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

John Moreland (Chairperson), Sylvia Osewalt (Vice-Chairperson), Scott Cummings, Thomas Buck, Jeff Truhlar,

Alternates: Francis Reddington, Chase Sams

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES December 20, 2016 and January 3, 2017

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number:** **BOA 17-100001**
Applicant/Owner: Michael Klamm
Agent: Thomas J. Minich
Property Address: 2704 South 2nd Street
Parcel ID: 180689-0010
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 setback of 12 feet in lieu of 25 feet required; 34-336(e)(1)c.2., for a southerly side yard of 8 feet in lieu of 10 feet required; 34-336(e)(1)c.3., for a rear yard setback of 18 feet in lieu of 30 feet required, to allow construction of a new single-family home for property **legally described** as a portion of Lot 13, together with a portion of Lot 14, Block 24, as shown on map of Replat Unit Number 1, *Atlantic Shores*.

Miscellaneous Info: One previous variance request (BOA #16-100182).

Notes: _____

- b. **Case Number:** **BOA 17-100002**
Applicant/Owner: Jackie Stewart
Property Address: 728 Holly Drive
Parcel ID: 177860-0000
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 7 feet in lieu of 10 feet required; to allow separation of adjacent lot currently under single ownership for property **legally described** as Lots 5 and 6, Block 11, *Pine Grove Unit 2 Subdivided*.

Miscellaneous Info: No previous variance requests.

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, March 21, 2017**. There are 4 scheduled cases. There are no scheduled cases for **Tuesday, March 7, 2017**.

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.

**Minutes of Board of Adjustment Meeting
held Tuesday, December 20, 2016, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairman Scott Cummings.

Roll Call

Tom Buck
Jeff Truhlar (*absent*)
John Moreland (Vice-Chairman)
Sylvia Osewalt
Scott Cummings (Chairman)

Alternates:
Francis Reddington
Chase Sams

Ex-parte Communications

None

Approval of Minutes

None

Correspondence

Mr. Cummings noted that there was correspondence that would be referred to during the item addressed.

OLD BUSINESS:

(A) Case Number: BOA 16-100182

Name of Applicant: Michael Klamm

Property Address: 2704 South 2nd Street

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a front yard setback of 20 feet in lieu of 25 feet required, and for a rear yard setback of 11.5 feet, in lieu of 30 feet required, to allow for construction of a new single-family dwelling.

Applicant: The applicant, Mr. Michael Klamm, 115 9th Avenue South, Jacksonville Beach, stated that the lot is substandard and difficult to build on.

Mr. Moreland asked how this is different than last time it was presented. Mr. Klamm answered that he has now provided elevation showing windows and the house has been redesigned to bring the back of the house away from the borderline.

Public Hearing:

Mr. Cummings read a letter into the record from Misti Stephens, 2609 Madrid Street, stating she would like to possibly have a 15-foot setback in lieu of 25 feet.

Dan McCarthy, 1679 Seminole Road, Atlantic Beach, owner of Better Homes Lifestyles Realty, stated he had reviewed the plans and they seemed fair.

Wade Olszewski, 124 28th Avenue South, Jacksonville Beach, is in support of the agenda item but did not wish to speak.

Thomas Mnich, 3618 1st Street South, Jacksonville Beach, stated he had worked with the Klamms on this plan for a few months. He commented that the lot coverage is under 35%. He added the 31 palm trees along the property line will be retained for privacy.

Allen Skipper, 2607 Madrid Street, Jacksonville Beach, stated at the meeting of December 6, 2016, he commented that the setback reduction of 62% and building a three-story structure only 11 feet from his property line was unacceptable. He is concerned with loss of home value. He added he has seen the renderings of the updated plans; however, there is only a 2.5-foot difference in the setback request. He requested the Board grant a rear setback of 20 feet.

D. Randall Briley, 2215 South 3rd Street, Jacksonville Beach, attorney for Allen Skipper, stated prior similar variances granted could not apply. Every variance stands on its own. He commented that the proposed footage between houses is 44 feet and it should be 60 feet. He stated there was a similar triangular lot at 2601 Madrid Street with a larger house than is proposed; therefore, there is no hardship. He requested the Board deny the application.

Mr. Klamm stated the triangular lot at 2601 Madrid Street had a much larger area to build on. He presented the calculations for his lot at the last meeting and showed that with no variances there is no way to build the house. He added he would like to build the house and is willing to find a solution.

Discussion:

Mr. Moreland stated the lot size and shape meet the criteria of hardship and he is inclined to support this application.

Ms. Osewalt commented that since a house can be built on the property it is not as much of a hardship.

Mr. Reddington stated he had concerns regarding the proposed three-story house.

Roll Call Vote: Ayes – Cummings and Moreland.

Nays – Buck, Osewalt, and Reddington.

The motion was denied by a 3-2 vote.

(B) Case Number: BOA 16-100196

Name of Applicant: John Atkins and Timothy Millard

Property Address: 1818 Foss Lane and 1888 Foss Lane

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for exterior unit side yards of five feet, each in lieu of 10 feet required; for accessory structure setbacks of one foot, in lieu of five feet along side property lines, to allow for construction of a new three-unit townhouse structure.

Applicant: The applicant, John Atkins, 286 South 1st Street, Jacksonville Beach, stated the hardship for the properties is the substandard lot width of 49 feet. There is a five-foot side setback variance already in place for both. He is asking to build three single-family style homes rather than two duplexes. He added that the Land Development Code does not address the issue of going from two duplexes to a three-unit multifamily dwelling.

Public Hearing:

Mr. Cummings read a letter into the record a letter from Maureen and Gregg Modrack, 1809 North 1st Street, Unit 303, opposing the variance.

Corey Haag, 1633 North 3rd Avenue, Jacksonville Beach, filled out a speaker card opposing the agenda item, but did not wish to speak.

Mr. Cummings stated that Serena Point Condominiums, located at 1809 1st Street North, are directly west of the subject property.

Ken Filip, 1809 North 1st Street, Unit 702, Jacksonville Beach, submitted photographs to the Board. [on file] He stated that the current structure on the property is blighted and has been a problem for years. He requested putting a contingency on the variance to have the existing structure demolished no later than July 1, 2017.

Ms. Osewalt questioned the Board of Adjustment's purview to state a demolition contingency.

Bill Mann, Planning and Development Director, answered that it is not an

unreasonable condition if it is germane to the request. It can be included if the applicant is amenable to it.

Thomas Franklin, 1809 North 1st Street, Jacksonville Beach, requested the status of the approval from the Department of Environmental Protection regarding the previous variances granted for these properties.

Mr. Mann replied that both properties require a coastal permit due to the coastal construction control line. The viewshed and quality of construction are factors that the Department of Environmental Protection considers. He briefly explained both the state and local permitting process.

Mr. Franklin stated he supported Mr. Filip's request regarding the contingency for a deadline of July 1, 2017, to demolish the existing structure.

Ryan Wetherhold, 19 South 12th Street, Jacksonville Beach, stated he is in favor of the agenda item.

Beth Acheson, 1824 North 1st Street, Jacksonville Beach, is in support of the agenda item but did not wish to speak.

Bryan Green, 3810 Tropical Terrace, Jacksonville Beach, is in support of the agenda item but did not wish to speak.

Jon McGowan, 5 North 17th Avenue, Unit 401, Jacksonville Beach, stated the Board should not approve the variance as the applicant has applied as a townhouse and not mutlifamily, which is a different section of the Land Development Code.

Rita McAndrews Giblin, 1901 North 1st Street, Jacksonville Beach, expressed her opposition to the application.

Mr. Atkins requested the Board grant the variance and agreed to have the existing structure demolished by July 1, 2017.

Discussion:

Mr. Buck stated by reducing the number of units, setbacks and lot coverage will help the parking situation.

Mr. Moreland remarked that this is the best proposal for use of the property that has been presented.

Amended Motion: It was moved by Ms. Osewalt and seconded by Mr. Moreland, to approve a request for exterior unit side yards of five feet, each in lieu of 10 feet required; for accessory structure setbacks of one foot, in lieu of five feet along side property lines, to allow for construction of a new three-unit townhouse structure,

contingent upon building on the northerly lot (#1888) being demolished by July 1, 2017.”

Roll Call Vote on Amended Motion: Ayes – Cummings, Moreland, Osewalt, Reddington, and Buck.
The motion was approved unanimously.

NEW BUSINESS:

(A) Case Number: BOA 16-100202

Deferred by applicant to a future meeting.

(B) Case Number: BOA 16-100203

Name of Applicant: Vanessa White

Property Address: 3839 Poinciana Boulevard

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a rear yard setback of 17.5 feet, in lieu of 30 feet required and for 44% lot coverage in lieu of 35% maximum to allow a screen room addition to an existing single-family dwelling.

Applicant: The applicant’s agent, James Couturier, 2216 Saye Drive E., Jacksonville, stated the hardship is that based on the present setbacks required, the applicant is unable to have any structure added. The surrounding neighbors have far greater lot coverage and greater proximity to the property line.

Public Hearing:

There was no one present to speak in favor of or in opposition to the proposed variance.

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

(C) Case Number: BOA 16-100204

Name of Applicant: Kevin Smith

Property Address: 4068 Palm Way

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a northerly side yard of nine feet, in lieu of 10 feet required; and for lot coverage of 43%, in lieu of 35% maximum; to allow the development of Lot 2,

Block 13, Ocean Terrace Subdivision, and to ratify nonconformities created on Lot 1, Block 13, Ocean Terrace Subdivision.

Applicant: The applicant's agent, Andrew Bell, 1236 3rd Street South, Jacksonville Beach, stated the applicant would like to be able to separate the lots and is willing to remove the existing screened-in porch and the concrete that connects the driveway to that part of the home.

Mr. Bell confirmed that the lot is being subdivided into two lots. Lot 1 is 55 feet and Lot 2 is 50 feet. The owner purchased the property "as is" and wants to live in the house on Lot 1 and sell Lot 2.

Mr. Mann explained that demolition of existing conditions is required to reach the resulting 43% lot coverage being requested on Lot 1. Lot 2 would be totally vacant with no structures.

Mr. Mann advised adding the condition that the indicated demolition occur before the subdivision of the properties.

Public Hearing:

There was no one present to speak in favor of or in opposition to the proposed variance.

Amended Motion: It was moved by Mr. Moreland and seconded by Ms. Osewalt, to approve a northerly side yard of nine feet, in lieu of 10 feet required; and for lot coverage of 43%, in lieu of 35% maximum; to allow the development of Lot 2, Block 13, Ocean Terrace Subdivision, and to ratify nonconformities created on Lot 1, Block 13, Ocean Terrace Subdivision, contingent upon the demolition of the structures as shown on the application.

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

(D) Case Number: BOA 16-100205

Name of Applicant: JWB Construction Group, LLC

Property Address: 421 South 11th Street

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve side yard setbacks of 7.5 feet, in lieu of 10 feet required; for a rear yard setback of 20 feet, in lieu of 30 feet required; and for lot coverage of 45% in lieu of 35% maximum; to allow construction of a new two-family dwelling.

Applicant: The applicant's agent, Alex Sifakis, 440 7th Avenue South, Jacksonville Beach, stated the hardship for this application is that it is a nonconforming lot of

record. Mr. Sifakis submitted handouts to the Board [on file].

Mr. Moreland stated he had concerns with the safety issue due to the proximity to an elementary school as the number of cars is going to increase.

Ms. Osewalt stated she agreed with Mr. Moreland regarding the safety issue near the elementary school.

Public Hearing:

Augusta B. Ziegler, 414 South 11th Street, Jacksonville Beach, stated his concern is that the street is not a through street and adding this type of dwelling would cause even more congestion. He added that the 12 existing houses are single-family homes and the proposed dwelling is multifamily.

Tony Komarek, 533 11th Avenue South, Jacksonville Beach, submitted photographs and a handout to the Board. [on file] He stated there are issues with the density and size of the structure. He requested the Board deny the request due to the impact on the surrounding community, traffic, schools, safety, and the neighbors.

Kay Odom, 402 South 11th Street, Jacksonville Beach, stated she agreed with Mr. Komarek's comments and opposes the agenda item.

Shandy Thompson, 522 3rd Avenue South, Jacksonville Beach, remarked about the already existing traffic situation at the elementary school. She added that the addition of this multifamily dwelling would bring more traffic to the narrow street.

Mr. Sifakis responded that area is zoned for multifamily. He added they are trying to fit more in by building two side by side duplexes.

Discussion:

Mr. Buck stated even though the area is zoned RM-1, he cannot approve building a duplex for that property.

Mr. Reddington stated his main concern is the street is small and only one block.

Mr. Cummings commented that he would like to come to a resolution regarding approval of variances and he cannot support this.

Ms. Osewalt stated this structure would be the only two-story building on the street and it is not consistent with the neighborhood.

Roll Call Vote: Nays - Reddington, Buck, Cummings, Moreland, and Osewalt.
The motion was denied unanimously.

(E) Case Number: BOA 16-100210

Name of Applicant: Jana Andrews

Property Address: 135 North 17th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a front yard setback of 6.3 feet in lieu of 20 feet required; for a rear yard setback of 15 feet in lieu of 30 feet required; and for lot coverage of 50% in lieu of 35% maximum, to allow for construction of a new single-family dwelling.

Applicant: The applicant's agent, Bryan Green, 3810 Tropical Terrace, Jacksonville Beach, stated the hardship is the lot is conforming in square footage and width. He stated there was a mathematical error in the first variance request, BOA 16-100183. He reviewed the process by which the applicant will be able to build a single-family home based on square footage. He submitted an aerial photograph to the Board. [on file] He added they are alleviating the parking issue by providing ample parking.

Ms. Osewalt questioned the six-car parking designation in front of the home with 6.5 feet to the property line. Mr. Green explained it is the same footprint as the existing house now.

Public Hearing:

Darla Buck, 136 North 17th Avenue, Jacksonville Beach, is in support of the agenda item but did not wish to speak.

Joe and Judy Lewis, 1020 Girvin Road, Jacksonville, are in support of the agenda item but do not wish to speak.

Lee Buck, 136 North 17th Avenue, Jacksonville Beach, stated there is a two-car garage with room for two additional cars. He commented the house could not be built without the requested setback.

Discussion:

Mr. Buck commended Mr. Green on his presentation for this variance and he has no issue with the setback request.

Ms. Osewalt stated he had concerns regarding the 6.5 feet of parking outside the garage.

Amended Motion: It was moved by Mr. Moreland, and seconded by Mr. Reddington, to approve a request for a front yard setback of 6.3 feet in lieu of 20

feet required; for a rear yard setback of 15 feet in lieu of 30 feet required; and for lot coverage of 49.9% in lieu of 35% maximum, to allow for construction of a new single-family dwelling.

Roll Call Vote: Ayes - Buck, Cummings, Moreland, and Reddington.
Nays – Osewalt.
The motion, as modified, was approved by a 4-1 vote.

It was moved and seconded to nominate Mr. Moreland as Chairperson and Ms. Osewalt as Vice-Chairperson beginning January 1, 2017. The motion passed unanimously.

ADJOURNMENT

There being no further business coming before the Board, Mr. Cummings adjourned the meeting at 9:15 P.M.

Submitted by: Catherine Ponson
Assistant City Clerk

Approval:

Chairman

Date: _____

**Minutes of Board of Adjustment Meeting
held Tuesday, January 3, 2017, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairman John Moreland.

Roll Call

Tom Buck
Jeff Truhlar (*absent*)
John Moreland (Chairperson)
Sylvia Osewalt (Vice-Chairperson)
Scott Cummings

Alternates:

Francis Reddington
Chase Sams (*absent*)

Ex-parte Communications

None

Approval of Minutes

None

Correspondence

Mr. Moreland noted that there was correspondence that would be referred to during the item addressed.

OLD BUSINESS:

(A) Case Number: BOA 16-100197

Name of Applicant: TH&R, LLC

Property Address: 320 South 5th Avenue

Motion to Approve: It was moved by Ms. Osewalt, seconded by Mr. Buck, to approve a request for side yards of 7.5 feet, each in lieu of 10 feet required; and for 45% lot coverage in lieu of 35% maximum, to allow construction of a new two-family dwelling.

Applicant: The applicant's agent, John Denneen, 1254 Neck Road, Ponte Vedra Beach, stated the hardship is a nonconforming lot.

Public Hearing:

Mal Washington, 554 Jacksonville Drive, Jacksonville Beach, is in favor of the agenda item, but did not wish to speak.

Mary Cutter, 330 5th Avenue South, Jacksonville Beach, questioned would residential properties be surrounded by commercial properties in this area.

Bill Mann, Planning and Development Director, stated if this application is approved then that would be the case.

Tony Komarek, 533 11th Avenue South, Jacksonville Beach, submitted a handout to the Board. [on file] He requested the Board deny the application due to the traffic and parking situation.

Kay Odom, 402 11th Street South, is opposed to the agenda item, but did not wish to speak.

Mr. Denneen stated the units were designed for two vehicles in the garage and two cars in the driveway so there would not be parking in the right-of way.

Discussion:

Mr. Cummings stated that south of Beach Boulevard and west of 3rd Street is getting more difficult to walk along as cars are parking on the sidewalk.

Ms. Osewalt stated she had concerns with the 45% lot coverage.

Roll Call Vote: Nays – Buck, Cummings, Moreland, Osewalt, and Reddington.
The motion was denied unanimously.

(B) Case Number: BOA 16-100198

This item was withdrawn from consideration.

(C) Case Number: BOA 16-100199

This item was withdrawn from consideration.

NEW BUSINESS:

(A) Case Number: BOA 16-100206

Name of Applicant: Robert O. and Lorene R. Johnson

Property Address: 115 South 36th Avenue

Motion to Approve: It was moved by Ms. Osewalt, seconded by Mr. Buck, to approve a front yard setback of 20 feet in lieu of 25 feet required; for an easterly side yard of 9.9 feet, in lieu of 10 feet required; and for 47% lot coverage, in lieu of 35% maximum, to allow an addition to an existing single-family dwelling.

Applicant: The applicant, Robert and Lorene Johnson, 115 South 36th Avenue, stated the house was built in 1975. Mr. Johnson wants to construct a fully-equipped handicap accessible bathroom downstairs.

Mr. Mann confirmed it is a nonconforming lot of record. It is under 6,200 square feet and the minimum lot size for RS-1 zoning is 10,000 square feet.

Mr. Buck stated the 11-foot addition is not going to hinder the view as the house already sits back from the other houses on the street.

Public Hearing:

There was no one present to speak in favor of or in opposition to the proposed variance.

Discussion:

Mr. Cummings agreed with Mr. Buck that the addition would not obstruct the neighbors' view and he has no issue with the variance

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

(B) Case Number: BOA 16-100207

Name of Applicant: Jonathan Beckham

Property Address: 3244 Pullian Court

Motion to Approve: It was moved by Ms. Osewalt, seconded by Mr. Buck, to approve 52% lot coverage in lieu of 35% maximum; (43% lot coverage approved via prior variance, BOA 06-100024) to allow a pool and pool deck addition to an existing single-family dwelling.

Applicant: The applicant, Jonathan Beckham, 3244 Pullian Court, stated the lot is undersized. He stated other nearby lots have been approved for larger variances, the drainage will not be an issue and his yard is a certified "Florida-Friendly" yard.

Ms. Osewalt stated that the 43% lot coverage granted to this property compensates for the smaller lot and Mr. Beckham is only asking for lot coverage.

Mr. Mann confirmed that aboveground or inground swimming pools are allowable as detached accessory structures in the rear yard and only have to be five feet from the property line.

Mr. Moreland asked Mr. Beckham what would be the least amount of lot coverage he could manage.

Mr. Beckham stated he applied for 52% but would be willing to negotiate.

Mr. Buck asked if Mr. Beckham had spoken with the neighbors. Mr. Beckham stated both of his neighbors have pools and was not aware of any opposition.

Public Hearing:

There was no one present to speak in favor of or in opposition to the proposed variance.

Discussion:

Mr. Reddington stated he had concerns with the 52% lot coverage.

Amended Motion: It was moved by Mr. Cummings and seconded by Mr. Reddington, to approve 49.9% lot coverage in lieu of 35% maximum; (43% lot coverage approved via prior variance, BOA 06-100024) to allow a pool and pool deck addition to an existing single-family dwelling.

Roll Call Vote: Ayes – Moreland, Reddington, Buck, and Cummings
Nays – Osewalt.

The motion, as modified, was approved by a 4-1 vote.

(C) Case Number: BOA 16-100208

Name of Applicant: Brian Phillips

Property Address: 335 South 5th Avenue

Motion to Approve: It was moved by Ms. Osewalt, seconded by Mr. Buck, to approve a front yard setback of 14 feet in lieu of 20 feet required; for 7.5 feet side yards, in lieu of 10 feet required; for 50% lot coverage in lieu of 35% maximum; and for accessory structure setback of 2.5 feet, in lieu of five feet required, to allow construction of a new two-family dwelling

Applicant: The applicant, Brian Phillips, 1639 Beach Boulevard, Jacksonville Beach, stated the hardship is the substandard lot. There was a conditional use approval for a duplex to be built on the lot. He stated the lot coverage is being reduced. He stated he did not ask for the 2.5-foot accessory structure setback.

Mr. Mann confirmed the accessory structure setback is the sidewalk and required to be five feet from the property line.

Mr. Moreland questioned the 14-foot front yard setback. Mr. Phillips stated that was flexible and was giving more room in the back.

Mr. Cummings asked about the parking situation.

Mr. Phillips stated that there were 14-foot garages proposed and there would always be parking problems due to the beach.

Public Hearing:

Tony Komarek, 533 11th Avenue South, Jacksonville Beach, pointed out that there were no previous variances granted for this property and it should be used in the way it was originally zoned.

Mr. Mann reminded the audience that the City of Jacksonville Beach requires two parking spaces per dwelling unit and added that the applicant meets that requirement and is not asking for a parking variance.

Discussion:

Mr. Cummings commended the applicant on his presentation and added he still had concerns regarding the parking issue.

Roll Call Vote: Nays - Osewalt, Reddington, Buck, Cummings, and Moreland
The motion was denied unanimously.

(D) Case Number: BOA 16-100211

Name of Applicant: Starfish Group Properties

Property Address: 1304 North 4th Street

Motion to Approve: It was moved by Ms. Osewalt, seconded by Mr. Cummings, to approve a request for a rear yard setback of 10 feet in lieu of 30 feet required; for accessory structure (driveways) setbacks of 2.5 feet, in lieu of 5 feet required; to allow construction of a new three-unit townhouse development.

Applicant: The applicant's agent, Andy Cromer, 11628 Aspen Creek Drive, Fort Worth, Texas, submitted a handout to the Board. [on file] Mr. Cromer stated the hardship is that the City's setback requirements create a narrow configuration of the lot. The rear setback variance requested gives the design more depth.

Mr. Cromer stated the previous variance requested that was denied was for four units. It is being presented this time with three units for a better layout and reduce

parking spilling over.

Ms. Osewalt questioned why another two-unit dwelling could not be built like the one existing on the property now. Mr. Cromer stated it would be an odd configuration and the three-unit design is consistent with what is on the block now.

Mr. Cummings stated if the driveway was on 12th Avenue North and a duplex was proposed, a variance would not be needed.

Public Hearing:

Tony Komarek, 533 11th Avenue South, Jacksonville Beach, stated the City of Jacksonville Beach Municipal Code requires a rear yard setback of 30 feet and the applicant is asking for 10 feet. He requested the Board adhere to that Code.

Mr. Cromer commented there is ample parking and they are providing for the demand for living space in Jacksonville Beach.

Discussion:

Ms. Osewalt stated there is already a duplex on the lot and a duplex could be built on the lot with no variances needed.

Mr. Reddington agreed with Ms. Osewalt.

Mr. Cummings commented there is a large commercial district one block south that creates parking on the right-of-way in that neighborhood. He added that the lot is nice in size and the Board should take the density issue into consideration.

Roll Call Vote: Nays - Reddington, Buck, Cummings, Moreland, and Osewalt.
The motion was denied unanimously.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 8:30 P.M.

Submitted by: Catherine Ponson
Assistant City Clerk

Approval:

Chairman

Date: _____



APPLICATION FOR VARIANCE

BOA No. 17-100001HEARING DATE 2-21-2017

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

JAN - 9 2017

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Michael Klamm Telephone: 9046129061
 Mailing Address: 115 9th Avenue South E-Mail: mkhongk@me.com
Jacksonville Beach, FL 32250
 Agent Name: Thomas J. mnich Telephone: 9045368268
 Mailing Address: 3618 1st Street South E-Mail: tjm32250@aol.com
Jacksonville Beach, FL 32250
 Landowner Name: --- Telephone: ---
 Mailing Address: --- E-Mail: ---

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and/or Real Estate Number: 2104 2nd Street South, 32250
 Legal description of property (Attach copy of deed): 14-39 09-35-29E lot 13 ATLANTESHORE
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). THE PROPERTY IS NON-CONFORMING DUE TO TRIANGULAR SHAPE AND SMALL FOOTPRINT. FRONT YARD 12'-0", SIDE YARD 8'-0" AND REAR YARD 18'-0" requested

Re # 180689-0010

Applicant's Signature: [Signature] Date of Application: 1/7/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: ---
 CODE SECTION (S): LDC Sec 34-336(e)(1) c-1 for a front yard setback of 12', in lieu of 25';
34-336(e)(1) c-2 for a southerly side yard of 8' in lieu of 10';
34-336(e)(1) c-3 for a rear yard setback of 18', in lieu of 30';
to allow construction of a new single-family home

orig

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100001

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	triangular shape of lot & lot size requires adjustments of set backs
Special circumstances and conditions do not result from the actions of the applicant.	yes	OWNER purchased lot WITH INTENTION OF BUILDING A HOUSE
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	REQUEST IS minimal REQUIRED TO BUILD A MODEST HOUSE
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	WOULD RESTRICT THE ABILITY TO BUILD A HOME
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	HOUSE & LOCATION OF LOT MINIMIZES IMPACT TO NEIGHBORHOOD
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	REQUEST IS CONSISTENT WITH SIMILAR NON-CONFORMING LOTS.



CERTIFIED MAIL# 7016 2140 0000 5138 5058

December 21, 2016

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

Thomas J. Mnich
3618 South 1st Street
Jacksonville Beach, FL 32250

RE: BOA# 16-100182
2704 South 2nd Street
(Lot 13, *Atlantic Shores*)

Dear Mr. Mnich,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, December 20, 2016, to consider Mr. Klamm's application for a variance from the requirements of the Land Development Code.

As indicated in the application, the request was for the following:

- 34-336(e)(1)c.1., for a front yard setback of 20 feet, in lieu of 25 feet required;
- 34-336(e)(1)c.3., for a rear yard setback of 11.5 feet, in lieu of 30 feet required;

To allow for the construction of a new single-family dwelling.

The Board *denied* the request.

Please remove the public hearing notice posted on your property. If you have any questions, please feel free to call me at (904) 247-6235.

Sincerely,

Heather Ireland, AICP
Senior Planner

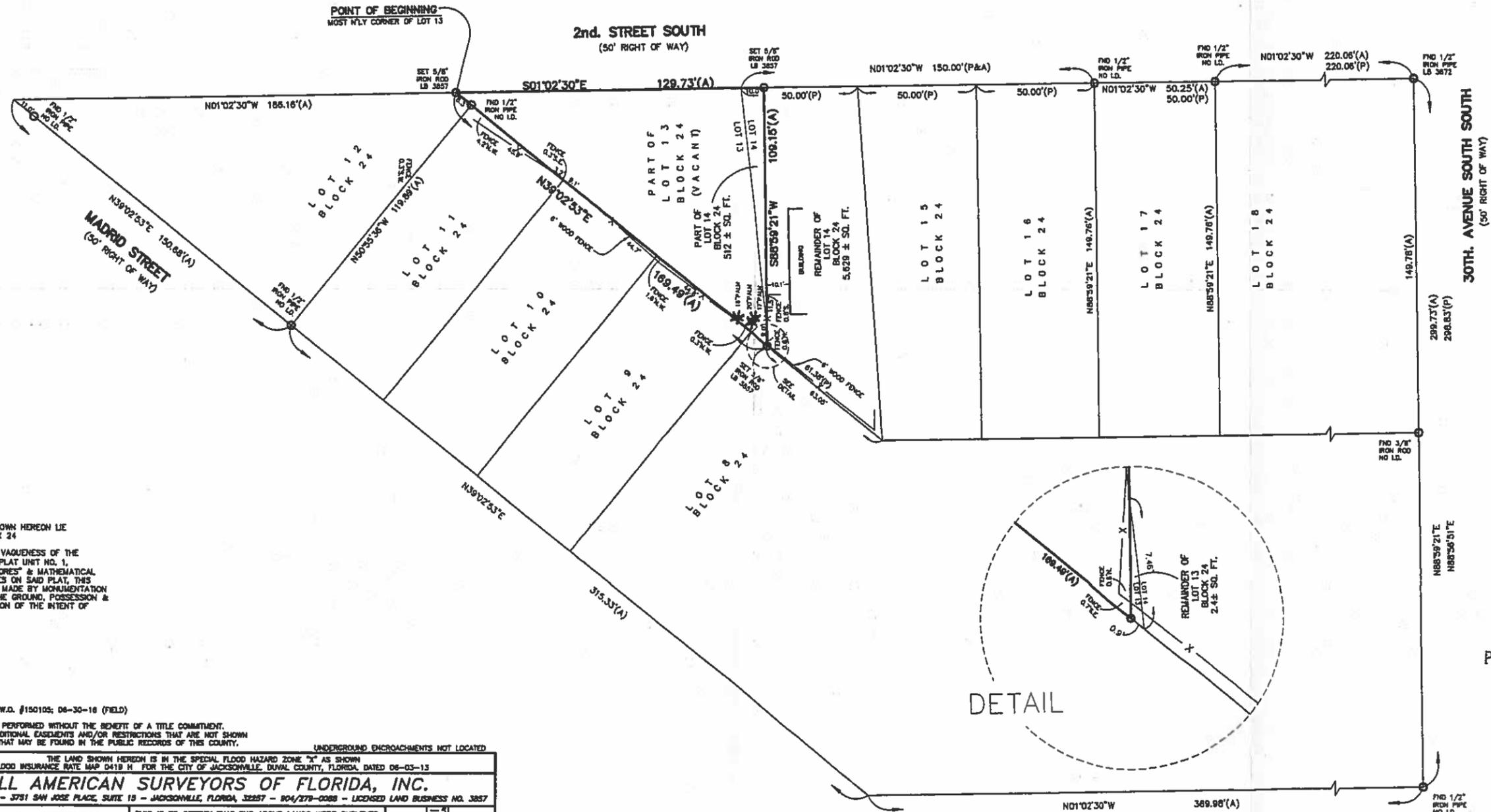


MAP SHOWING BOUNDARY & TREE SURVEY OF

A PORTION OF LOT 13, TOGETHER WITH A PORTION OF LOT 14, BLOCK 24, AS SHOWN ON MAP OF REPLAT UNIT NUMBER 1, ATLANTIC SHORES, AS RECORDED IN PLAT BOOK 14, PAGE 39 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE MOST NORTHERLY CORNER OF SAID LOT 13, SAID CORNER ALSO BEING SITUATE IN THE WESTERLY RIGHT-OF-WAY LINE OF 2ND STREET SOUTH, (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 01° 02' 30" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 129.73 FEET; THENCE SOUTH 88° 59' 21" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 109.15 FEET TO A POINT SITUATE ON THE NORTHWESTERLY LINE OF SAID LOT 13; THENCE NORTH 39° 02' 53" EAST, ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 169.49 FEET TO A POINT SITUATE IN SAID WESTERLY RIGHT-OF-WAY LINE OF 2ND STREET SOUTH AND THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 0.16 ACRES, MORE OR LESS.

CERTIFIED TO: MARCUS PROM



NOTES:

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 24

DUE TO THE VAGUENESS OF THE PLAT OF "REPLAT UNIT NO. 1, ATLANTIC SHORES" & MATHEMATICAL IMPOSSIBILITIES ON SAID PLAT, THIS SURVEY WAS MADE BY MONUMENTATION FOUND ON THE GROUND, POSSESSION & INTERPRETATION OF THE INTENT OF SAID PLAT.

BOUNDARY; TREE; W.D. #150105; 06-30-18 (FIELD)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0419 H FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, DATED 06-05-13

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

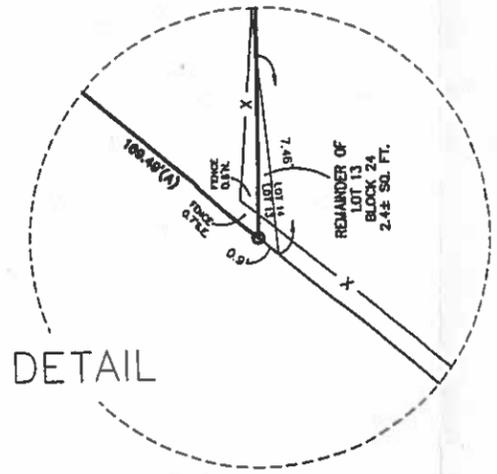
LAND SURVEYORS - 3731 SAN JOSE PLACE, SUITE 19 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend	
BL	BOUNDARY LINE
BR	BOUNDARY REFERENCE
CL	CORNER
CR	CORNER REFERENCE
DL	DEED LINE
EL	EASEMENT LINE
FL	FENCE
GL	GRASS
HL	HIGHWAY
IL	IRON PIPE
KL	KICK
LL	LINE
ML	MOUND
NL	NORTH
OL	ORIGIN
PL	POINT
QL	QUARTER
RL	RIGHT
SL	SOUTH
TL	TYPICAL
UL	UNDERGROUND
VL	VARIABLE
WL	WATER
XL	WOOD
YL	YARD
ZL	ZONING

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 81017-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
 JAMES D. HARRISON, JR., No. 2847
 BOB L. FITTMAN, No. 4827

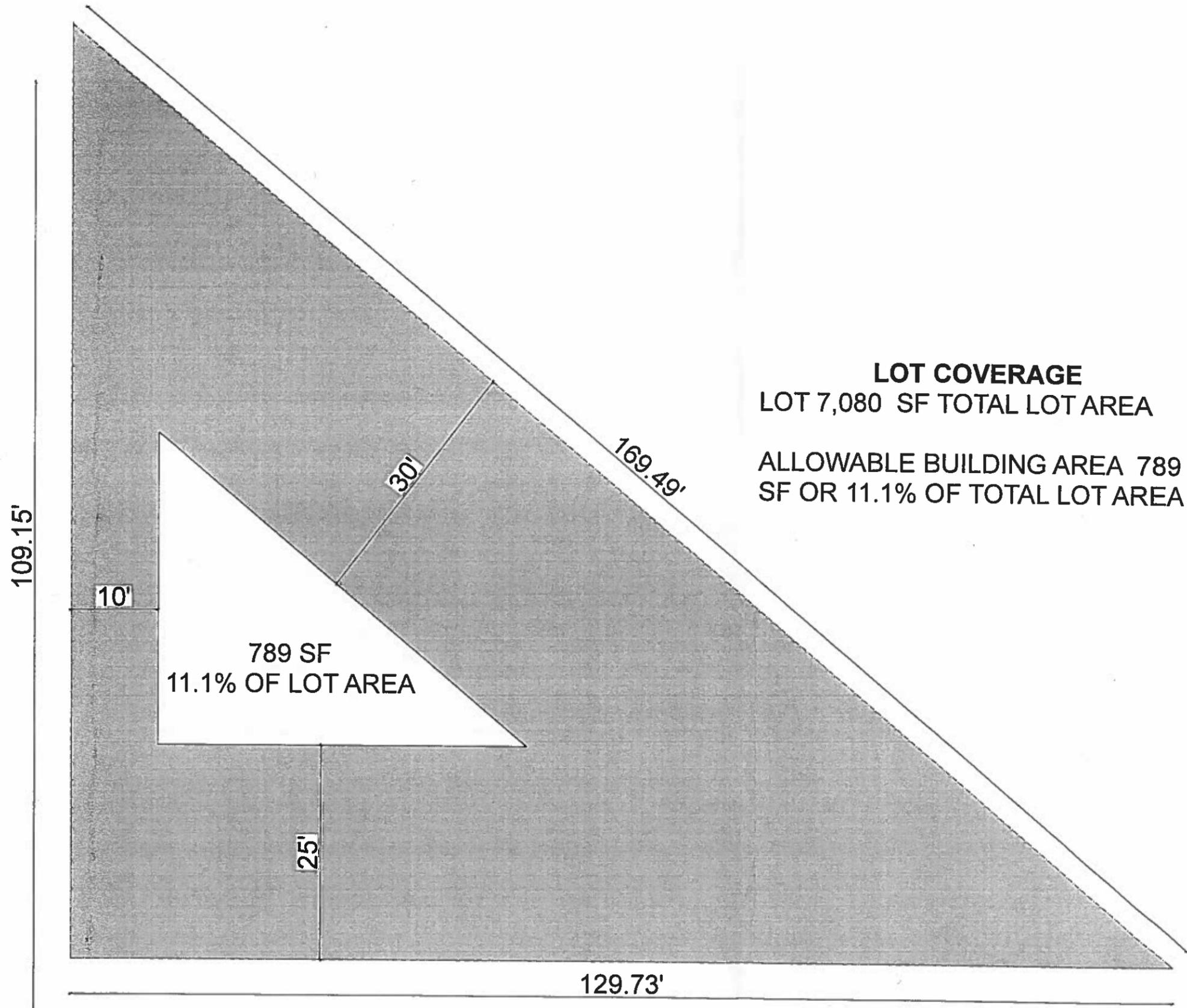
SCALE 1"=30'
 DATE 7-2-02
 J. L. HARRISON 7-01-02
 FLORIDA REGISTERED SURVEYOR AND MAPPER



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JAN - 9 2017
 17-100001
 PLANNING & DEVELOPMENT

Closing

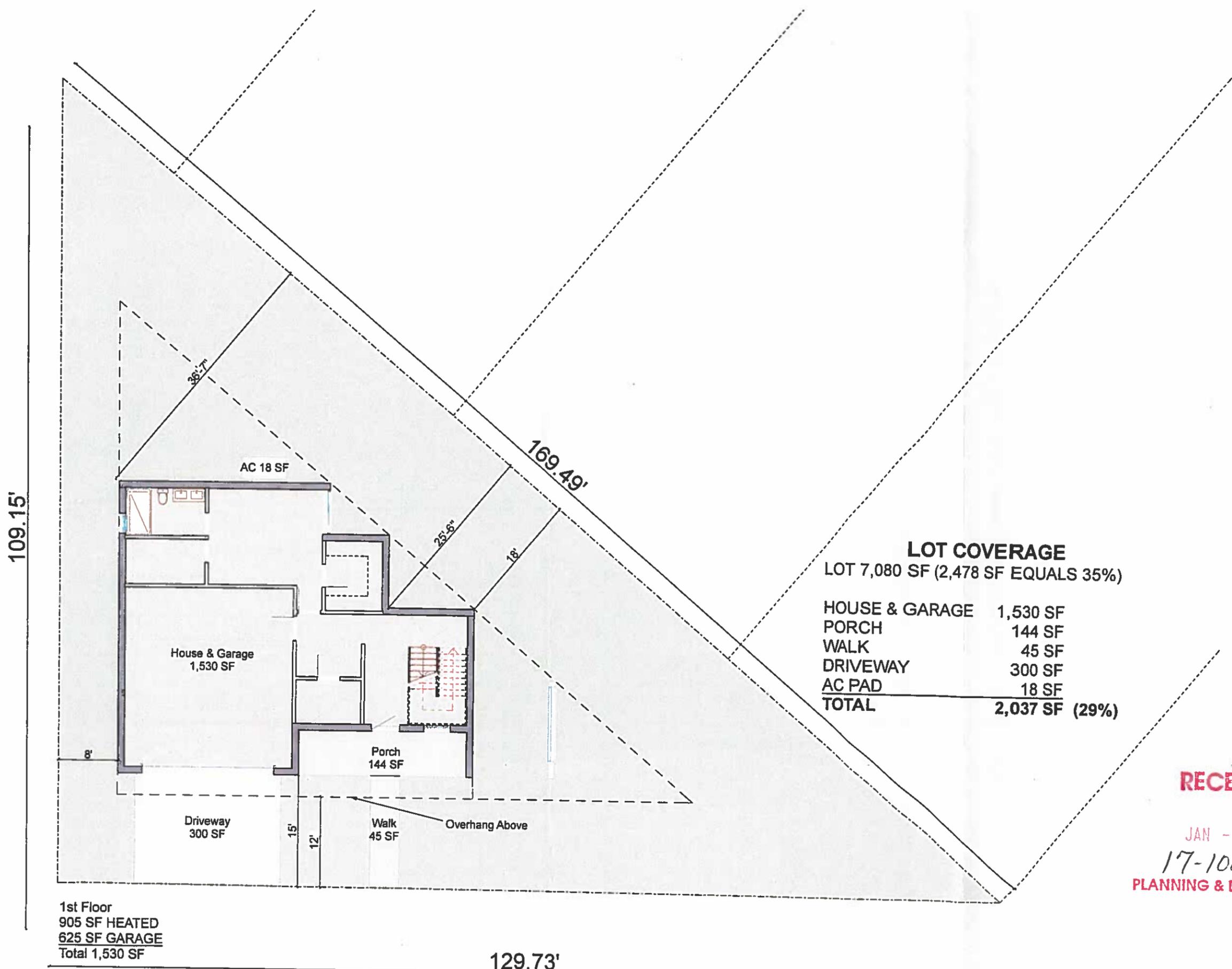


LOT COVERAGE
LOT 7,080 SF TOTAL LOT AREA
ALLOWABLE BUILDING AREA 789
SF OR 11.1% OF TOTAL LOT AREA

789 SF
11.1% OF LOT AREA

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109.15'

129.73'

169.49'

1st Floor
 905 SF HEATED
 625 SF GARAGE
 Total 1,530 SF

LOT COVERAGE
 LOT 7,080 SF (2,478 SF EQUALS 35%)

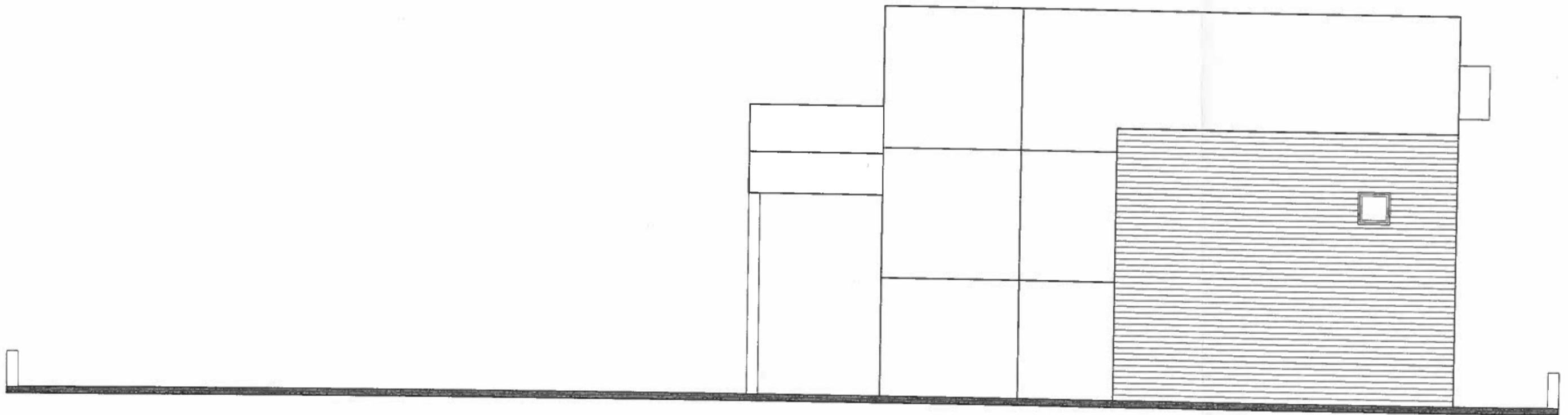
HOUSE & GARAGE	1,530 SF
PORCH	144 SF
WALK	45 SF
DRIVEWAY	300 SF
AC PAD	18 SF
TOTAL	2,037 SF (29%)

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JAN - 9 2017
 17-100001
 PLANNING & DEVELOPMENT

2704 2nd Street South
 1-2-2017





129.73'

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WEST ELEVATION
2704 2ND STREET SOUTH

JAN - 9 2017
17-100001
PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 17-100002

HEARING DATE 2-21-2017

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of **\$250.00** (due at the time of application submittal).
5. Completed application.

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JAN 10 2017

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: JACKIE STEWART Telephone: 904-241-3955
 Mailing Address: 728 Holly Dr. E-Mail: _____
JACK BEACH 32250

Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: JACKIE STEWART Telephone: 904-241-3955
 Mailing Address: 728 Holly Dr. E-Mail: _____
JACK BEACH 32250

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and/or Real Estate Number: 728 Holly Drive RE# 177860-0000
 Legal description of property (Attach copy of deed): 17-18 38-25-29E Pine Grove Unit 2 S/D Lot 5 1/2 Blk 1
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). LOT WAS GRANDFATHERED IN AND SPLIT IN TWO - CURRENTLY THERE IS A 7 FT. SET-BACK I AM REQUESTING 3 FT.

Applicant's Signature: Jackie Stewart Date of Application: 1/10/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____
 CODE SECTION (S): 34-336 (e) (1) C2 For a northerly side yard of 7', in lieu of 10' required to allow separation of adjacent lots currently under single ownership.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100002

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	I own two adjacent non-conforming lots. I cannot physically move house.
Special circumstances and conditions do not result from the actions of the applicant.	YES	Lots were platted before land development code was adopted
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.		
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	SIMILAR OCCURRENCES have occurred in my neighborhood, most/all houses in my neighborhood are on single family lots
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">JAN 10 2017</p> <p style="text-align: right;">PLANNING & DEVELOPMENT</p>

This Warranty Deed

VOL 7304 PG 0479

OFFICIAL RECORDS

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JAN 10 17-100002

Made this 27th day of March A.D. 19 92 by Fred F. Pennington and Katie G. Pennington, his wife

hereinafter called the grantor, to Jackie L. Stewart, a single woman

RECORD AND RETURN TO:

whose post office address is: 728 Holly Drive Jacksonville Beach, Florida 32250

PLANNING & DEVELOPMENT

Grantees' SSN: [REDACTED]

hereinafter called the grantees.

(Whoever uses herein the term "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10,000 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Duval County, Florida, viz:

Lots 5 and 6, Block 11, FINE GROVE, UNIT 2, according to plat thereof recorded in Plat Book 17, page 18 of the current public records of Duval County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

92-0038722 FILED AND RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY FLA

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE APR. 27 11:46 AM '92 342.00 35479

Parcel Identification Number: 177860-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 91

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature] FRED L. AHERN, JR.

[Signature] Fred F. Pennington

[Signature] JOANNA METZ

[Signature] Katie G. Pennington 1400 Beach Boulevard Jacksonville Beach, FL 32250

State of Florida Duval

The foregoing instrument was acknowledged before me this 27th day of March, 19 92 by Fred F. Pennington and Katie G. Pennington, his wife

who is personally known to me or who has produced Florida Driver Licenses as identification and who did take an oath.

PREPARED BY: Fred L. Ahern, Jr.

Buschman, Ahern, & Persons 2215 S. 3rd St. Suite 101 Jacksonville Beach, FL 32250 File No: 92-291

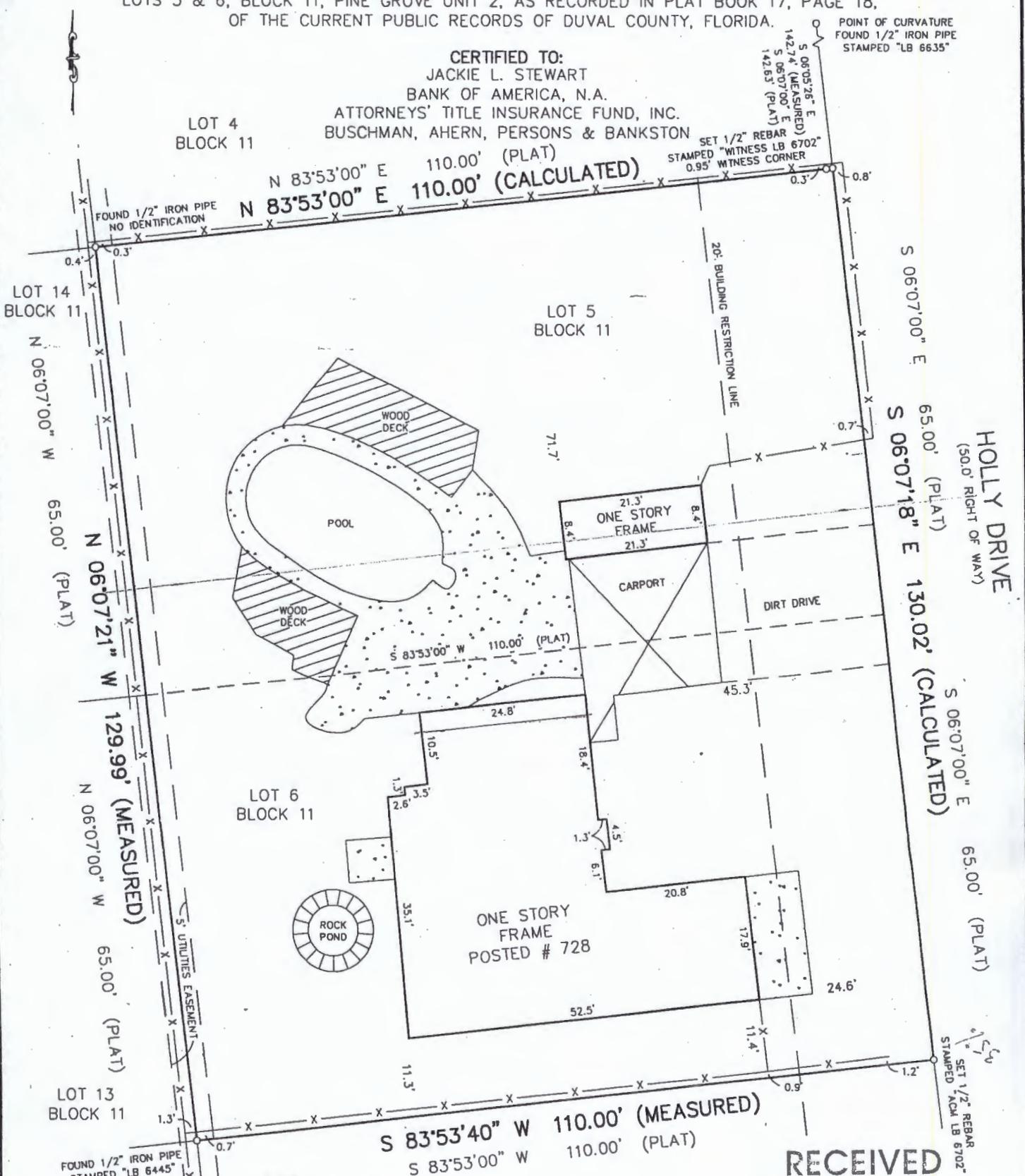
FRED L. AHERN, JR. Notary Public State of Florida My Commission Expires June 6, 1995 Commission No. 00107537

MAP SHOWING BOUNDARY SURVEY OF

LOTS 5 & 6, BLOCK 11, PINE GROVE UNIT 2, AS RECORDED IN PLAT BOOK 17, PAGE 18,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
JACKIE L. STEWART
BANK OF AMERICA, N.A.
ATTORNEYS' TITLE INSURANCE FUND, INC.
BUSCHMAN, AHERN, PERSONS & BANKSTON

POINT OF CURVATURE
FOUND 1/2" IRON PIPE
STAMPED "LB 6635"



N 83°53'00" E 110.00' (PLAT)
N 83°53'00" E 110.00' (CALCULATED)

N 06°07'00" W 65.00' (PLAT)

N 06°07'21" W 129.99' (MEASURED)

N 06°07'00" W 65.00' (PLAT)

N 06°07'00" W 65.00' (PLAT)

S 83°53'00" W 110.00' (PLAT)

S 83°53'40" W 110.00' (MEASURED)
S 83°53'00" W 110.00' (PLAT)

S 06°07'00" E 65.00' (PLAT)

S 06°07'18" E 130.02' (CALCULATED)

S 06°07'00" E 65.00' (PLAT)

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NOTES:	ACCEPTED BY:
	JAN 10 2017
	17-100002
	PLANNING & DEVELOPMENT REVISIONS

- NOTES:
- BEARINGS ARE BASED ON THE PLAT BEARING OF N 83°53'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
 - BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED APRIL 17, 1989, COMMUNITY NUMBER 120078, PANEL 0001 D.
 - THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
 - THIS SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

DATE	DESCRIPTION

JOB # 16186 DATE OF FIELD SURVEY: 11-27-01 DATE OF ISSUE: 11-28-01 SCALE: 1" = 20'

2522 Oak Street
Jacksonville, Florida 32204
(Phone) 904-389-5989
(Fax) 904-389-6175

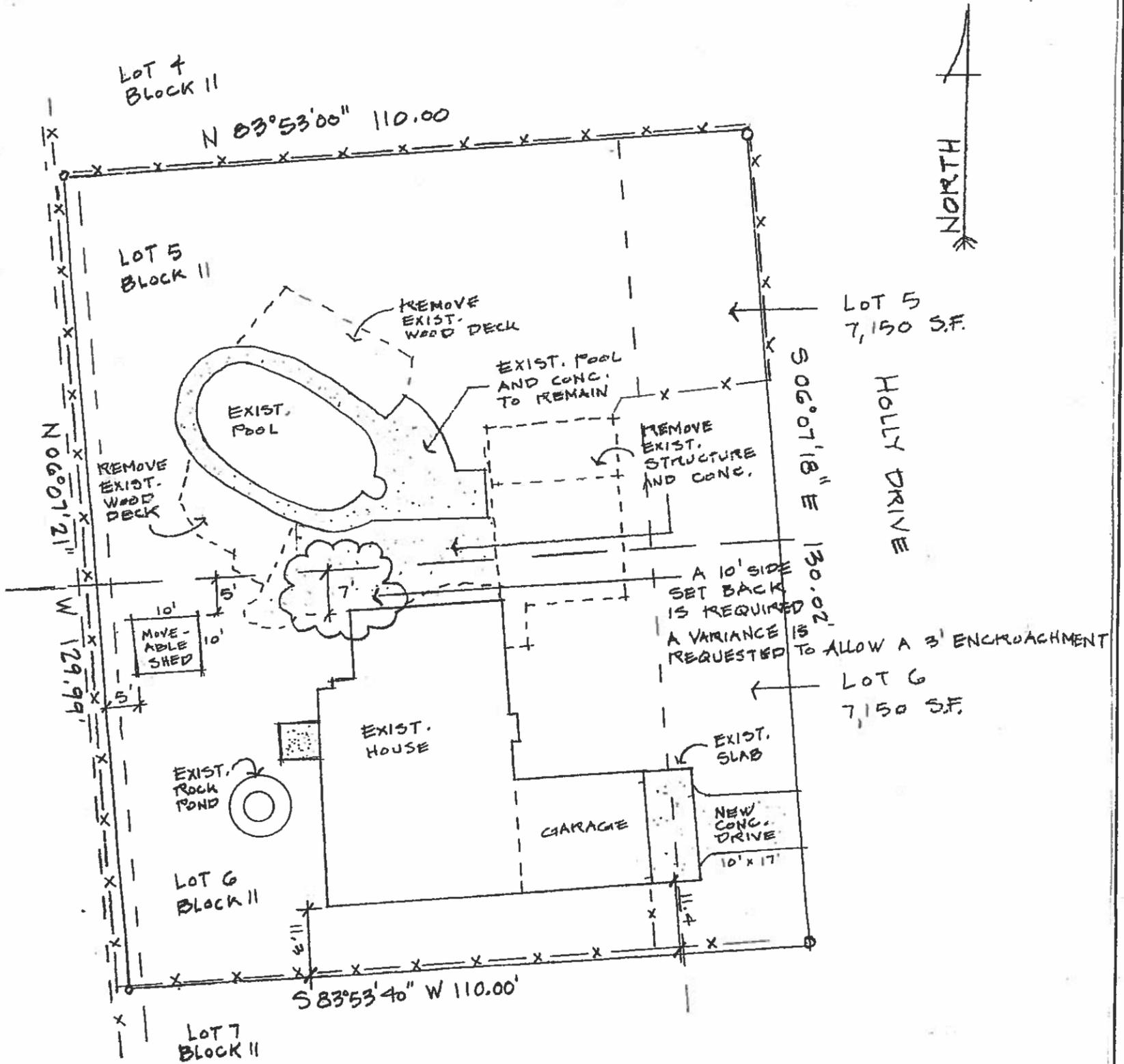
LICENSED BUSINESS # 6702

CERTIFICATE OF SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.072, FLORIDA STATUTES.

10,000

Michael J. Aiello
REGISTERED SURVEYOR AND MAPPER # 4879 STATE OF FLORIDA

LAND SURVEYS CONSTRUCTION SURVEYS SUBDIVISIONS



PROPOSED SITE PLAN
 @ 1" = 20'

PLEASE NOTE :
 THIS PROPOSED PLAN IS TO SHOW EXISTING CONDITIONS, AS WELL AS PROPOSED CONDITIONS TO ALLOW FOR THE SALE OF LOT 5 (SEE ABOVE)

A VARIANCE IS REQUESTED TO ALLOW FOR A 3' ENCROACHMENT ON THE NORTH SIDE OF LOTS WHERE THE EXISTING HOUSE IS CURRENTLY.

RECEIVED

JAN 17 2017
 17-100002

PLANNING & DEVELOPMENT

VERMEY ARCHITECT <small>428 S. THIRD ST. 246-1150 JACKSONVILLE BEACH, FLORIDA</small>	PROPOSED SITE PLAN @ 728 HOLLY DRIVE IN JACKSONVILLE BEACH FL, 32250		1 of 1
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