

**Minutes of Board of Adjustment Meeting
held Tuesday, February 21, 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 Vice Chairperson Sylvia Osewalt.

Roll Call

Tom Buck
Jeff Truhlar
John Moreland (Chairperson) (*late, did not vote*)
Sylvia Osewalt (Vice Chairperson)
Scott Cummings

Alternates:

Francis Reddington
Chase Sams

Ex-parte Communications

None

Approval of Minutes

Mr. Mann noted that there should be a correction to the December 20, 2016 meeting minutes. He noted that the ayes should be changed to nays on the item that was denied; with the action being correct. Mr. Buck moved approval of the December 20, 2016 as amended and January 3, 2017 meeting minutes, seconded by Mr. Truhlar. The motion to approve the minutes was approved, as amended, unanimously.

Correspondence

Ms. Osewalt stated she would add them to the record during the case addressed.

NEW BUSINESS:

(A) Case Number: BOA 17-100001

Name of Applicant: Michael Klamm

Property Address: 2704 South 2nd Street

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for a front yard setback of 12 feet in lieu of 25 feet required; for

a southerly side yard of 8 feet in lieu of 10 feet required; and for a rear yard setback of 18 feet in lieu of 30 feet required to allow construction of a new single-family dwelling home.

Applicant: The applicant, Mr. Michael Klamm, 115 9th Avenue South, Jacksonville Beach, stated that the original variance request was for 11 feet in the backyard that they didn't get. He stated that all neighbors supported them except one, who suggested to move the house forward to increase the rear yard setback. The neighbor who opposed it now supports the new plan and has submitted a letter stating as such.

Mr. Sams asked how large the house was. Mr. Klamm stated the living area consisted of 2,500 square feet. Mr. Mann noted in response to a question that the minimum living area was 1,600 square feet in this zone.

Ms. Osewalt noted that they had received correspondence from Mr. Skipper, the neighbor that opposed the original request. Mr. Skipper expressed support of the variance as amended and as is being addressed at this meeting.

Public Hearing:

Ms. Leah Rogerson, 2802 South 2nd Street, Jacksonville Beach, stated that they were the next door neighbors and they had not been spoken to about this new variance. She stated that they are on the south side of the parcel where the 10-foot setback is being changed to eight feet. She then read her letter into the record.

Mr. Sams asked Ms. Rogerson if she had variances for her house. Mr. Mann stated that he would address it.

Mr. Klamm stated that they had not discussed this with the Rogersons. He noted that their landscaping goes into their yard and he would work with them to retain it. He added that they did have variance for their parcel.

Mr. Buck asked about the survey. Mr. Mann noted that was an adjustment to the formal plat.

Discussion:

Mr. Mann provided a hand out addressing the issues with the layout of the parcel. He provided a survey of the Rogerson property, noting that it has received setbacks and lot coverage variance approval. He then noted that Mr. Skipper and his neighbor have received side yard setback variances approved. Mr. Mann added that they are not affecting drainage because they are not asking for a variance to lot coverage requirements.

Ms. Osewalt added that the 18-foot setback is only for a portion of the property.

Mr. Buck agreed that there were improvements to the original request. He stated that the plans were done well for this parcel. Ms. Osewalt added that the request is not for more lot coverage. Mr. Cummings agreed with Ms. Osewalt that the lot was irregular and this was a fair plan to address that configuration.

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

(B) Case Number: BOA 17-100002

Name of Applicant: Jackie Stewart

Property Address: 728 Holly Drive

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for a northerly side yard setback of seven feet in lieu of 10 feet required and to allow separation of adjacent lot currently under single ownership.

Applicant: The applicant, Ms. Jackie Stewart, 728 Holly Drive, stated that the hardship is that she wants to sell the other lot.

Mr. Buck asked what is going to happen to what is on the other lot. Ms. Stewart stated that they will remove what is on that lot. Mr. Mann stated that if the buyer wanted to build around the pool than that could be done. Ms. Stewart noted that these were platted as two separate lots.

Public Hearing:

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

Discussion:

Mr. Buck asked if they were approving a seven-foot side yard for just one lot. Mr. Mann stated that they were just approving the variance for that one property and they wouldn't issue a building permit for anything unless the variance was granted.

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

Planning Directors Report

Mr. Mann noted that they did not have items for the March 7 agenda, and they were still working on the training, but a date had not yet been selected.

Mr. Reddington asked about the article in the paper. Mr. Mann stated that they were still looking at changes to the Land Development Code.

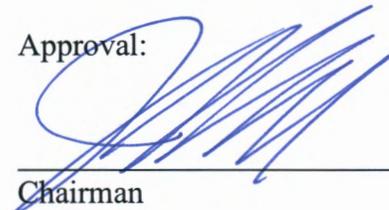
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Adjournment

There being no further business coming before the Board, Mr. Cummings adjourned the meeting at 7:30 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:



Chairman

Date: _____

4/4/17