

**Minutes of Board of Adjustment Meeting
held Tuesday, April 18, 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 Chairperson John Moreland.

Roll Call

Tom Buck

Jeff Truhlar (*absent*)

John Moreland (Chairperson)

Sylvia Osewalt (Vice Chairperson) (*absent*)

Scott Cummings

Alternates:

Francis Reddington (*absent*)

Chase Sams (*absent*)

Ex-Parte Communications

Mr. Moreland noted that he had a conversation with the owner and general contractor on case 17-100039 during his site visit.

Approval of Minutes

It was moved by Mr. Buck, seconded by Mr. Cummings, and approved unanimously, to approve the following minutes, as presented:

- Board of Adjustment meeting held on March 21, 2017

Correspondence

Mr. Moreland noted that there was one letter that would be read when that agenda item was addressed.

NEW BUSINESS:

(A) Case Number: BOA 17-100036

Name of Applicant: DSM Renovation, LLC

Property Address: 11 North Pablo Circle

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Cummings, to approve a request for 7.7 feet side yards, each in lieu of 10 feet required; for a rear yard of 25 feet in lieu of 30 feet required; for no garage, in lieu of a required one-car garage; for one off-street parking space, in lieu of two required; to allow for substantial improvement and addition to an existing non-conforming single-family dwelling.

Applicant: The applicants, John McPherson, 1433 A1A South, Ponte Vedra Beach, and Ben Broadfoot, 1083 17th Street North, Jacksonville Beach, introduced themselves. Mr. Broadfoot noted that there was a mistake on one of the side yards that needed addressed to fit in a garage. Ms. Ireland noted that what she had differed than the exhibit referenced. Mr. Broadfoot pointed out where the rotted garage used to be.

Mr. Broadfoot noted that the 7.5-foot setbacks already existed. He described how the house will be rebuilt. Mr. Cummings confirmed with staff that because there is a garage, the request for the off-street parking was no longer necessary.

Public Hearing:

Ronald Pendleton, 1825 Live Oak Lane, Atlantic Beach, stated that he saw a 3,300-square foot house going in. Now he confirmed that there is a garage and the house is only 1,800 square feet. He stated with this new information he had no problems.

Catherine Bethea, 9 San Pablo Circle North, Jacksonville Beach, also thought that if the issue of the garage and on-street parking was addressed then she did not have a problem with it.

Discussion:

Mr. Buck stated that he had issues with the original proposal but stated that with an amended motion he should be satisfied.

Amended Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Cummings, to approve a request for 7.7 feet side yards, each in lieu of ten feet required; and for a rear yard of 25 feet in lieu of 30 feet required; allow for substantial improvement and addition to an existing non-conforming single-family dwelling.

Roll Call Vote on Amended Motion: Ayes → Cummings, Moreland, and Buck. The amended motion was approved unanimously.

(B) Case Number: BOA 17-100037

Name of Applicant: Benjamin Subercaseaux

Property Address: 512 Palm Tree Road

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Cummings, to approve a request for no garage in lieu of a required one-car garage for an existing single-family dwelling.

Applicant: The applicant, Benjamin Subercaseaux, 512 Palm Tree Road, Jacksonville Beach, explained that the hardship was that the garage is currently parallel to Palm Tree Road, making it very difficult to navigate into the garage.

Mr. Moreland stated that he thought there was enough space for parking. Mr. Subercaseaux confirmed that parking on the street was not common there. He added that it would not be aesthetically negative to approve the request.

Mr. Cummings stated that down the road there could be an issue with this proposal. Mr. Subercaseaux stated that he did have a storage shed in the back yard and stated that this road is not very narrow.

Public Hearing:

Paige Thomas, 1218 6th Avenue North, Jacksonville Beach, stated that the streets were very wide and there haven't been any problems with cars parking on the street. She added that the driveway is wider than normal at this house.

Mr. Buck stated that there is always the possibility that there will be an increase in number of vehicles at any residence. Ms. Thomas asked if they could change the application if possible. Ms. Ireland stated you could apply in a year or change 25%.

Discussion:

Mr. Cummings stated that there are examples of cars being parked on the street in his neighborhood and worried about what could happen in the future.

Mr. Buck noted that most people wouldn't have applied for a variance, and stated that he appreciated what was proposed.

Mr. Moreland stated that he was not concerned about this setting a precedent, and thought there was ample space for additional vehicles. Mr. Cummings noted that there was no hardship.

Roll Call Vote: Ayes – Buck and Moreland.
Nays – Cummings.
The amended motion was denied 1-2.

(C) Case Number: BOA 17-100038

Motion: It was moved by Mr. Buck, seconded by Mr. Cummings, and passed unanimously, to continue Case Number BOA 17-100038 to May 16.

(D) Case Number: BOA 17-100039

Name of Applicant: James C. Wallace, Jr. and Jennifer P. Wallace

Property Address: 807 South 15th Avenue South

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Cummings, to approve a request for 44% lot coverage in lieu of 35% maximum to allow a swimming pool and deck addition and driveway improvements to a single-family dwelling.

Applicant: The applicant, James Wallace, Jr., and Jennifer Wallace 1887-1 Beach Avenue, Atlantic Beach, stated that the lot is older and is only 6,200 square feet. They would not need the variance if the size was up to Land Development Code standards for the lot.

Mr. Cummings stated that it was pretty straightforward. Mr. Buck asked if they could live with any less lot coverage. Mr. Wallace responded that they thought the request was reasonable. Ms. Wallace stated that she did not want her kids playing in the street.

Public Hearing:

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

Discussion:

Mr. Cummings stated that if the lot was of size there would be no discussion, and he stated that the 44% requested was not unreasonable.

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

Planning Directors Report

None

Adjournment

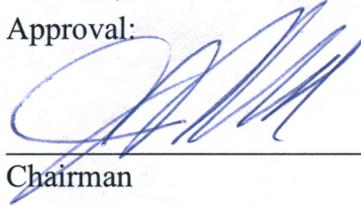
It was moved by Mr. Cummings, seconded by Mr. Buck, and passed unanimously, to adjourn the meeting.

Board of Adjustment Meeting
Tuesday, April 18, 2017

The meeting adjourned at 7:34 P.M.

Submitted by: Amber Maria Lehman
Staff Assistant

Approval:



Chairman

Date:

