

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



CALL TO ORDER

Chairman John Moreland called the meeting to order.

ROLL CALL

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

Ex-parte Communications

No ex-parte communications were received by the Board members.

Approval of Minutes

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

- July 18, 2017

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

(A) Case Number: BOA 17-100167

Name of Applicant: Mark Inman
Property Address: 523 North 17th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1 for front yard setback of 14 feet, in lieu of 25 feet required; 34-336(e)(1)c.2 for a westerly side yard of 7 feet, in lieu of 10 feet required; to allow addition to an existing new single-family dwelling for property legally described Lot 7, Block 7, Surf Park Unit One.

Applicant: The agent for the applicant, Mr. Richard Henderson, 12567 Sweetwater Lane, Jacksonville, stated that the residents desired bath and garage additions to their home.

Mr. Cummings asked why they wanted a garage larger than required. Mr. Henderson stated that is what he recommended to the residents if they wished to park larger vehicles in the garage. Mr. Cummings expressed his design concerns in regards to the line of site and the aesthetics of the neighborhood.

Mr. Moreland asked if the side yard request was to address an existing setback. Mr. Henderson reported that this was a continuation of the 7 feet that already exists. Discussion followed on how the garage could be redesigned to be less of a front yard setback variance request. Senior Planner, Heather Ireland, brought to the Board's attention that in order for the garage to qualify as a parking space, the structure should be a minimum of 9' x 17'.

Public Hearing:

No one wished to speak at this time about the application.

Motion: It was moved by Mr. Sams, and seconded by Mr. Cummings, to approve the application, for a front yard setback of 21' feet in lieu of 25' required, and to keep the westerly side yard at 7' in lieu of the 10' required.

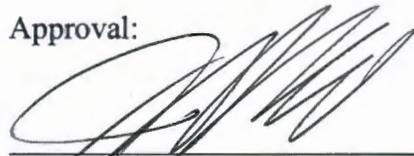
Roll Call Vote: Ayes – Truhlar, Reddington, Sams, Cummings, and Moreland
Motion to approve the application as amended, was approved unanimously.

Adjournment

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:20 P.M.

Submitted by: Amber Maria Lehman
Staff Assistant

Approval:



Chairman

Date:

11/7/2017