



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, December 19, 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 5, 2017

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number:** BOA 17-100196
Applicant/Owner: Aimee Thranhardt
Agent: Glenn Layton, Glenn Layton Homes
Property Address: 230 St. Augustine Boulevard
Parcel ID: 180670-0000
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 15.5 feet, in lieu of 25 feet required; 34-336(e)(1)c.2., for an easterly side yard of 5.2 feet, in lieu of 10 feet required; 34-336(e)(1)c.3., for a rear yard setback of 18.5 feet, in lieu of 30 feet required; 34-336(e)(1)e., for 46.2% lot coverage, in lieu of 35% maximum, to allow construction of a single-family dwelling for property legally described as Lot 14, Block 22, Replat Unit No. 1 Atlantic Shores.**

Miscellaneous Info: No previous variance requests.

Notes:

- b. **Case Number:** BOA 17-100205
Applicant/Owner: Keith Frazier
Agent: Frank Malle
Property Address: 15 North 16th Avenue
Parcel ID: 174745-0000
Current Zoning: RM-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(3)c.1., for a front yard setback of 1.5 feet in lieu of 20 feet required; 34-340(e)(3)e., for lot coverage of 72% in lieu of 65% maximum to allow improvements to an existing multi-family dwelling for property legally described as the East 12.0 feet of the South 43.0 feet, 8 inches of Lot 4, Block 171, Pablo Beach North.**

Miscellaneous Info: Four previous variance requests (BZA# 275-83, BOA# 97-99, BOA# 82-2001, and BOA# 04-100331).

Notes:

c. **Case Number:** BOA 17-100206
Applicant/Owner: Henry Coleman
Property Address: 436 South 4th Avenue
Parcel ID: 175908-0000
Current Zoning: RM-1 (SF)
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.2., for a corner side yard setback of 11 feet, in lieu of 20 feet required; to allow a garage addition to an existing legal nonconforming single-family dwelling, per Sec 34-338 RS-3 standards, for property legally described as Lots 5 and 6, Block 45, Pablo Beach South.**

Miscellaneous Info: No previous variance requests.

Notes:

d. **Case Number:** BOA 17-100207
Applicant/Owner: Jason and Janet Dyer
Property Address: 522 North 7th Avenue
Parcel ID: 174268-0000
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 setback of 18.5 feet, in lieu of 20 feet required; 34-337(e)(1)c.2., for an easterly side yard of 7.4 feet in lieu of 7.5 feet required, and for side yards totaling 14.9 feet in lieu of 15 feet required; 34-337(e)(1)c.3., for a rear yard setback of 20.1 feet in lieu of 30 feet required; 34-337(e)(1)e., for 47% lot coverage, in lieu of 35% maximum; 34-373(d), for parking area setback of 2.5 feet in lieu of 5 feet required, to allow improvements to an existing single-family dwelling, for property legally described as Lot 4, Block 76, Pablo Beach North Replat.**

Miscellaneous Info: No previous variance requests.

Notes:

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, January 2, 2018**. There is 1 (one) scheduled case.

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.

DATE: 12/11/17

PLAN REVIEW CORRECTIONS REPORT
City of Jacksonville Beach
11 NORTH 3RD STREET
PH(904)247-6235 FAX 247-6107
JACKSONVILLE BEACH FL 32250

PAGE 1

APPLICATI ON NBR . . . : 17-00002255
ADDRESS : 815 S 3RD ST
APPLICATI ON DATE . . . : 11/29/17
APPLICATI ON TYPE . . . : SIGNS

OWNER : FIRST STREET INVESTMENTS INC
4600 MIDDLETON PARK CIR E
APT A730
JACKSONVILLE FL 32224

CONTRACTOR : B & S SIGNS, INC
2764 S COLLINS AVE
FAX (904)829-0216
ST AUGUSTINE FL 32084

AGENCY NAME: PLANNING & ZONING
DATE ACTION

ACTION BY

12/01/17 PLANS ROUTED YODERS, DEANNA

12/11/17 DISAPPROVED SENIOR PLAN. IRELAND, HEATHER
MAXIMUM BASE HEIGHT IS 36 INCHES, PER SECTION 34-445(2) OF
THE SIGN CODE. SHOW LOCATION OF NEW MONUMENT SIGN TO SCALE
ON THE SURVEY, COMPLETELY OUT OF THE 20 FOOT SIGHT
TRIANGLE.

12/11/17 INITIAL REVIEW COMPLETED IRELAND, HEATHER

AGENCY NAME: PLANS REVIEWER
DATE ACTION

ACTION BY

11/29/17 INFORMATION RECEIVED YODERS, DEANNA
RECVD APPL, SIGN CHECK LIST, RECORDED NOC, LETTER OF
AUTHORIZATION, DEED, PHOTO OF CURRENT SIGN, TWO SETS OF
PLANS: PLAN SHEET SIZE SEALED BOUNDARY SURVEY, SIGN DETAIL
AND ENGINEERING

12/01/17 PLANS ROUTED YODERS, DEANNA

12/06/17 APPROVED PLAN REVIEWER KNIGHT, GEORGE

12/06/17 INITIAL REVIEW COMPLETED KNIGHT, GEORGE

12/11/17 FAXED COMMENTS MEDFORD, CHANDRA

Minutes of Board of Adjustment Meeting
held Wednesday, December 5, 2017, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida



CALL TO ORDER

DRAFT

Vice-Chairwoman Sylvia Osewalt called the meeting to order.

ROLL CALL

Chairman: John Moreland
Vice-Chairwoman: Sylvia Osewalt
Board Members: Thomas Buck 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. Trular, seconded by Mr. Cummings, and passed unanimously, to approve the following minutes:

- November 21, 2017

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

(A) Case Number: BOA 17-100189

Name of Applicant: DNA Investments Florida, LLC

Property Address: 122 South 9th Street

City of Jacksonville Beach Land Development Code Section(s)) 34-339(e)(4)c.2., for side yard setbacks and a corner side yard setback of 7.5 feet in lieu of 10 feet required; 34-339(e)(4)h., for accessory structure setbacks of 2.2 feet, in lieu of 5 feet required; 34-373(d), for parking area setback of 2.2 feet, in lieu of 5 feet required; to allow construction of two three-unit townhouse structures, for property located at 122 South 9th Street, legally described as Lots 7 and 8, Block 20, *Pablo Beach South*.

Applicant: David Palaj, 12480 Arrowleaf Lane, Jacksonville, FL 32225

Mr. Palaj submitted three documents just prior to the start of the hearing for discussion with the Board Members, (*attached*). He began describing his project by stating that the zoning prevents him from building because of the RM-2 requirements. The zoning allows an 8-unit apartment building, but he said his plans are for a two, three-unit townhomes. He explained by allowing him to build the townhome project, he would be under building the land. His request is most importantly for the side yard, setback requests, as well as asking for 5% less lot coverage (from 65% to 60%). He pointed out that the town homes would be sold to separate individuals, and bring less traffic and residents than a rental apartment building would produce. Mr. Palaj explained that there would be more green space, better drainage, and disposal of storm water would be more efficient because of fewer residents.

Mr. Moreland asked why he did not move the two buildings together. Mr. Palaj stated pushing the buildings together actually are more costly to construct. He also feels the building would not be as attractive as one structure and his goal is to improve the aesthetics of the neighborhood, and would allow for a higher purchase price.

Ms. Osewalt stated that without a variance, he would not be able to build the six units, but she wanted him to state a true hardship. She did not feel he had one, and to make more money was not a hardship. Mr. Truhlar ask about the traffic and parking on 9th Street and 2nd Street. The traffic and driveway entrances and exits on both streets was discussed. Mr. Truhlar asked about the right-of-way and the distance that he has on the 2nd Avenue South. Mr. Palaj said that the addresses would be on the 2nd Avenue South. He talked about the side yard setbacks he requested. Mr. Moreland stated if he built the units 19 feet wide instead of twenty feet, he would not have to have a variance. Mr. Palaj stated it would not be possible, and if the side yard accessory structures (sidewalks) were not approved, he could redesign and do without the sidewalks. Dialog continued regarding the pros and cons of Mr. Palaj building apartment units without a variance or having a variance, for his town home project. The questions of right-of-way distance were asked and explained, and Ms. Osewalt and Mr. Truhlar both asked for an explanation of his hardship. Mr. Palaj answered more questions about the design of the town homes and repeated his project description supporting his case.

Public Hearing:

A letter of opposition was submitted by Amy Juall, 852 South 2nd Street, Jacksonville Beach, 32250. Ms. Osewalt read the letter on her behalf. (*attached*)

Mr. Palaj was asked to step forward and provide his rebuttal. He began by explaining because of his plan to under build; all of Ms. Juall's concerns would be addressed, and would not be an issue. His proposed project would allow more trees and lawn, the townhomes will have a one-car garage with driveways long enough to accommodate a second car. Mr. Palaj said his proposed project is much more

reasonable than the other building projects that Ms. Juall referred to in her letter.

Motion: It was moved by Ms. Osewalt, and seconded by Mr. Cummings, to deny the application, for side yard setbacks and a corner side yard setback of 7.5 feet in lieu of 10 feet required; 34-339(e)(4)h., for accessory structure setbacks of 2.2 feet, in lieu of 5 feet required; 34-373(d), for parking area setback of 2.2 feet, in lieu of 5 feet required; to allow construction of two three-unit townhouse structures,

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Scott Cummings, Jeff Truhlar, Frances Reddington, and Chase Sams.
Nays – Thomas Buck

Motion was denied, with a 4 (four) to 1 (one) vote.

(B) Case Number: BOA 17-100197

Name of Applicant: Paige Sreenan

Property Address: 3115 South 1st Street

City of Jacksonville Beach Land Development Code Section(s) 34336(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 northerly side yard setback of 5 feet, in lieu of 10 feet required, and a southerly corner side yard of 12 feet, in lieu of 16 feet required; 34-336(e)(1)c.3., for a rear yard setback of 12.6 feet, in lieu of 30 feet required; 34-336(e)(1)e., for 56% lot coverage, in lieu of 35% required; 34-373(f) for open cell pavers, in lieu of paving for driveway, to allow construction of a single-family dwelling, with pool, for property located at 3115 South 1st Street, legally described as Lot 8, together with the West 20 feet of lot 7, Block 3, *Atlantic Shores Oceanfront Section Division B*.

Applicant: Mr. Chuck Horn, Horn Builders, Inc., 119 Margaret Street, Neptune Beach, FL 32266

Mr. Horn began by explaining the plans are to build a two-story home with a detached garage so it is more attractive than the three-story boxes currently being built around the beach. Mr. Buck and Ms. Osewalt asked about the lot coverage, rear yard setbacks and asked if he could build less than 56%, he is asking for. Mr. Buck also asked if they could do with less back patio. Mr. Horn discussed with the board the rear yard setback, and said that they would like to keep the patio as presented to accommodate a summer kitchen. Mr. Moreland asked if the driveway would take away a public parking space, which Mr. Horn explained the driveway is in between the public parking spaces in the road, and discussed the cellblock product he intends to use for the driveway. He said he could rearrange the driveway and patio with the cellblock to reduce the lot coverage. He presented the board a photograph of what the design option he drew for a 50% lot coverage structure

(attached). Mr. Buck noted the new house is the same footprint as the current house there. It was asked if Mr. Horn could go to 49% lot coverage, which he replied he could find 1% reduction of the plan. Mr. Moreland wanted to know if they could take more of the patio away, and could he get down to 47%. Mr. Horn explained it is a small patio and was trying to give as much space for outdoor living as possible. More discussion took place about reducing the lot coverage. Mr. Moreland's concern is the drainage, as it is already an issue on this street. He is concerned it might worsen with more lot coverage taken up by larger structures. Mr. Horn said he would like to build an attractive two-story home, at approximately 3000 sq. ft., the same footprint as the existing structure, currently is, only with a second story and a garage.

Public Hearing:

Two Speaker Cards were submitted for this case.

Stephen Jensen, 27 South 32nd Avenue, Jacksonville Beach, FL 32250

Mr. Jensen said he is the neighbor immediately to the east and spoke in favor of the project. It feels it will be a nice addition to the neighborhood.

Carla & Ken Lewis, 3105 South 1st Street, Jacksonville Beach, FL 32250

Mrs. Carla Lewis spoke in opposition to only one part of the proposed plan. She and Mr. Lewis do not agree with the 5ft. side yard setback request, and asked the Board Members to keep the 10 ft. required setback. Mr. Cummings asked if she could work with them and agree to 7.5 ft., she said they still prefers the 10 ft. Mrs. Lewis said she did not want ill feelings with her new neighbor, but felt as they went out of their way when building their home by having a larger space between neighbors. Mrs. Lewis said she hoped Mr. Horn and Ms. Sreenan to extend the same courtesy.

Mr. Horn was asked to step forward and provide his rebuttal. He explained to the Board Members he could not give up the 5 ft., as it would detract from the look and style of the house, and said that the garage would be the structure facing the Lewis's home, providing them certain privacy.

Motion:

It was moved by Mr. Buck, and seconded by Mr. Cummings, 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 northerly side yard setback of 7 feet, in lieu of 10 feet required, and a southerly corner side yard of 10 feet, in lieu of 16 feet required; 34-336(e)(1)c.3., for a rear yard setback of 12.6 feet, in lieu of 30 feet required; 34-336(e)(1)e., for 49% lot coverage, in lieu of 35% required; 34-373(f) for open cell pavers, in lieu of paving for driveway, to allow construction of a single-family dwelling.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Scott Cummings, Thomas Buck, Jeff Truhlar, Frances Reddington and Chase Sams.

Motion was approved, as discussed, and modified, unanimously.

Adjournment

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:50 P.M.

Submitted by: Catherine Martinich
Permit Specialist

Approval:

Chairman

Date: December 5, 2017



APPLICATION FOR VARIANCE

BOA No. 17-100196
HEARING DATE 12-8-2017

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
OCT 18 2017

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: AMIEE THRAUNHAIZDT Telephone: 904-662-0183
 Mailing Address: 9 SELANIA RD. E-Mail: AMIEETHRAUNHAIZDT@HOTMAIL.COM
ROUTE VEDIZH BCH., FL 32082
 Agent Name: GLENN LAYTON Telephone: 904-651-1976
 Mailing Address: 4314 PABLO OAKS CT. JACKSONVILLE FL 32224 E-Mail: KATRIWA@GLENNLAYTON.COM
 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 230 St Augustine Blvd Ret# 180670-0000

Street address of property and/or Real Estate Number: 230 ST. AUGUSTINE BLVD. JACKSONVILLE BEACH, FL 32082
 Legal description of property (Attach copy of deed): LOT 14 BLOCK 22 UNIT NO 1 ATLANTIC SHORES
 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 IS TOO SMALL TO COMPLY WITH RS-1 SETBACKS AND LOT COVERAGE. DUE TO LOCATION NEEDS DETACHED FRONT GARAGE IN NARROW LOT. IT IS A SUBSTANDARD LOT 50X120 TOTAL OF 5966 SQFT. I WOULD LIKE FRONT YARD 15 FT IN LIEU OF 25' NORTH EAST SIDE YARD 5 IN LIEU OF 10. REAR YARD 10 IN LIEU OF 20 AND 45% LOT COVERAGE IN LIEU OF 35%.

Applicant's Signature: [Signature] Date of Application: 10/18/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: NIA
 CODE SECTION(S): 34-336 (EX) 1X-1 for a front yard setback of 15'-5", in lieu of 25' required;
(EX) 1X-2 for an easterly side yard of 5'-2", in lieu of 10' required;
(EX) 1X-3 for a rear yard setback of 18'-5", in lieu of 30' required;
(EX) 1X-4 for 46.2% in lieu of 35% maximum, to allow construction of a single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100196

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	SUBSTANDARD LOT SIZE 50X120. LIGHTS AND SOUND FROM 3 RD STREET AND GAS STATION. RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	YES	OCT 18 2017 PRE EXISTING PLANNING & DEVELOPMENT
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	LOT NEXT DOOR HAS SAME SETBACKS AND LOT COVERAGE. SOME OCEAN FRONT LOTS HAVE DETACHED FRONT GARAGE.
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	COST OF BREEZING AND ADDED LOT COVERAGE OF ADDITIONAL STRUCTURE.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	YES, THE HOUSE IS IN KEEPING WITH THE AREA ABOUT 2400 SQFT. I'M TRYING TO KEEP AS MUCH EXTERIOR AREA AS I CAN WHILE KEEPING MY PRIVACY AND SAFETY.
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	MOST HOUSES IN THE AREA HAVE A GARAGE ON THE FRONT OF THE HOUSE AND NON RS-1 SETBACKS.

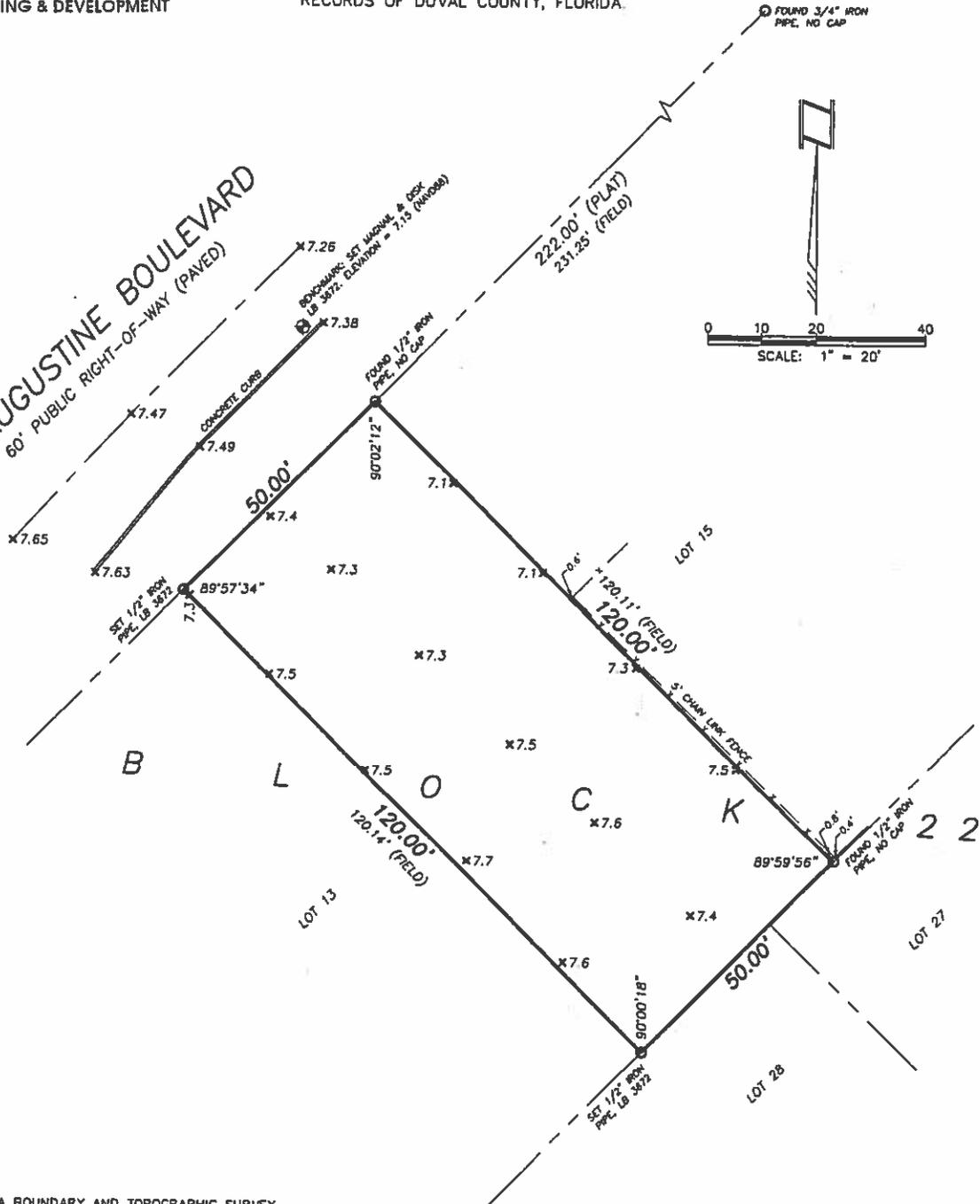
RECEIVED

OCT 18 2017
17-100196
PLANNING & DEVELOPMENT

MAP SHOWING SURVEY OF

LOT 14, BLOCK 22, UNIT NO. 1 ATLANTIC SHORES AS RECORDED IN
PLAT BOOK 14, PAGES 39 AND 40, OF THE CURRENT PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA.

ST. AUGUSTINE BOULEVARD
60' PUBLIC RIGHT-OF-WAY (PAVED)



- NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
 2. INTERIOR ANGLES AS PER FIELD SURVEY.
 3. NORTH PROTRACTED FROM PLAT.
 4. NO BUILDING RESTRICTION LINE AS PER PLAT.
 5. ACCORDING TO FIELD SURVEY NO TREES ON THIS PROPERTY.
 6. BENCHMARK USED IS NORTH RIM OF TELEPHONE MANHOLE IN SIDEWALK, NORTHWEST INTERSECTION OF STATE ROAD A1A AND ST. AUGUSTINE BOULEVARD. ELEVATION = 9.09 (NAVD88)

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X"
(AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
AS WELL AS CAN BE DETERMINED FROM THE FLOOD
INSURANCE RATE MAP NUMBER 12031C0419H, REVISED
JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

"NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER."

Donn W. Boatwright
DONN W. BOATWRIGHT, P.S.M. & M.A.S.
FLORIDA LIC. SURVEYOR and MAPPER - NO. 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS EST. 1967

CHECKED BY: _____
DRAWN BY: DAF
FILE: 2016-1410

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: NOVEMBER 30, 2016
SHEET 1 OF 1

ALOT NEXT DOOR



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7012 2210 0002 4634 8204

October 10, 2014

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904 247 6231
Fax: 904 247 5197
Planning@jaxbchfl.net
www.jacksonvillebeachfl.org

Anne Biondo
103 37th Avenue South
Jacksonville Beach FL 32250

COPY

RE: BOA# 14-100108
234 St. Augustine Boulevard
(Lot 6, Block 82, Pablo Beach South.)

Dear Ms. Biondo,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, October 7, 2014, to consider your 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 of 15 feet in lieu of 25 feet required
- 34-336(e)(1)c 2, for a south easterly side yard of 5 feet required in lieu of 10 feet required
- 34-336(e)(1)c 3, for a rear yard of 10 feet in lieu of 30 feet required
- 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum

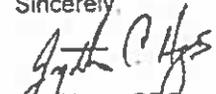
The Board *Amended* and *Approved* the request as follows:

- As shown and discussed including side entry garage.

To allow for a new single family dwelling.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235

Sincerely,


Jon Hays, CBO
Building Department
Jon Hays, CBO
Building Department



RECEIVED

OCT 18 2014
17-100196
PLANNING & DEVELOPMENT



December 11, 2014

Larry Rice
12 Ponte Vedra Circle
Ponte Vedra Beach FL 32082

COPY

RE: Case Number: BOA# 14-100169
Case Location: 234 St. Augustine Boulevard
Public Hearing: Tuesday, January 6, 2015

Dear Mr. Rice,

The City of Jacksonville Beach has received Anne Biondo's application for a variance from the requirements of the Land Development Code, more specifically:

LDC Section(s): 34-373(d), for a parking area setback of 1 foot in lieu of 5 feet minimum to a property line (northeast property line) and 34-336(e)(1)c.2, for clarification that the previously approved 5 foot side yard is located on the westerly side of the property as indicated in the application site plan to allow for a new single family dwelling for property legally described as Lot 13, Block 22, Replat of Unit No. 1, Atlantic Shores.

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Panning@jaxbchfl.net

Please review the above for any concerns you may have and contact this office if you have any discrepancies, corrections, or questions regarding your application. Enclosed is the filing fee receipt.

The Board of Adjustment for the City of Jacksonville Beach will meet and hold a public hearing on the date listed above at 7:00 p.m. in the Council Chambers, 11 North 3rd Street, Jacksonville Beach, to consider this application.

It is advised for you, or an authorized representative, to attend this meeting. If you are not present, the request may either be carried over to the next regularly scheduled meeting of the Board or be heard based solely upon the application.

If you have any questions, please contact our office at (904) 247-6231.

Sincerely,
Heather M Jacobs
Heather M Jacobs
Permit Specialist

cc: Anne Biondo

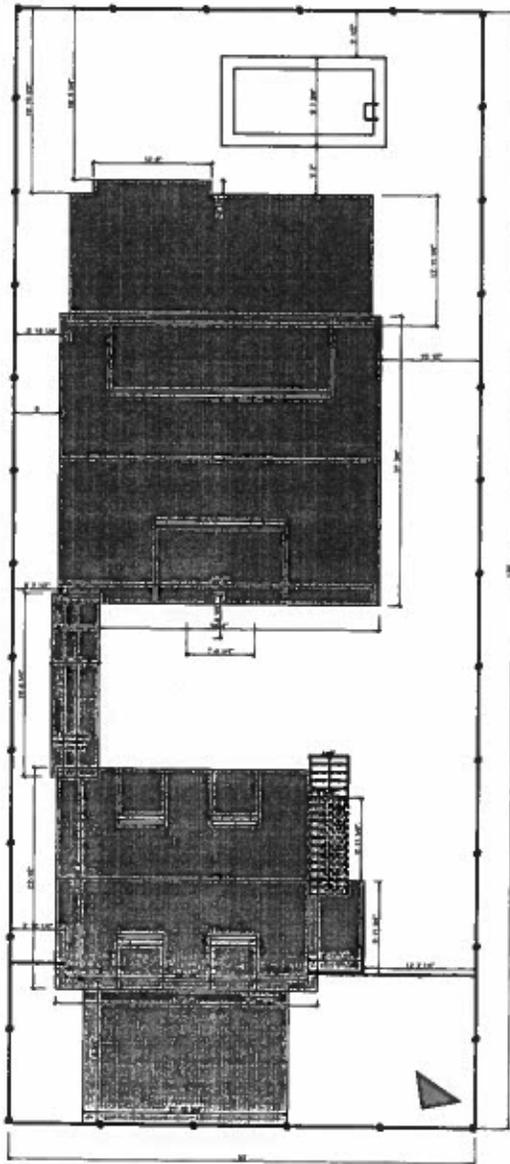


RECEIVED

DEC 17 2014
17-100196

LOT SIZE: 5,966 SF
LOT COVERAGE: 2,676 44.8%
HEATED SF: 2,349
GARAGE: 568
PORCHES/DECKS: 469 MAIN HOUSE/ 120 GARAGE

0 ST AUGUSTINE BLVD
11/17/17 12:15 PM
REAL ESTATE #180670 0000
AIMEE THRANHARDT 904-662-0183
AIMEETHRANHARDT@HOTMAIL.COM
#Notes



RECEIVED

NOV 17 2017

PLANNING & DEVELOPMENT

1

Site

SCALE: 1/16" = 1'-0"



APPLICATION FOR VARIANCE

BOA No. 17-100205

HEARING DATE 12-19-17

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

NOV - 3 2017

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Keith Frazier
Mailing Address: 1045 Oakvale Rd St. John Fl 32259

Telephone: 713 429-7206
E-Mail: Wa Kent Florida@gmail

Agent Name: Steve Frank Malle
Mailing Address: 2865 Plummer Cove Rd. Suite 4 Jacksonville Fl 32223

Telephone: 904-685-2321
E-Mail: Shirley@themallecamper.com

Landowner Name: Same
Mailing Address: _____

Telephone: _____
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: 15 16th Ave N. Jacksonville Beach Fl 32211

Legal description of property (Attach copy of deed): _____

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). To allow ~~8' deck~~ decks to extend 8' off of house. And to allow it to be roofed to conform with previous variance of four units.

Applicant's Signature: Keith Frazier

Date of Application: 11-2-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: A0

CODE SECTION (S): 34-340(e)(3) c.l. for a front yard setback of 1.5 feet in lieu of 20 feet, and 34-340(e)(3).e. for a lot coverage of 72% (105% max for improvements to an existing multi-family dwelling

OLD survey

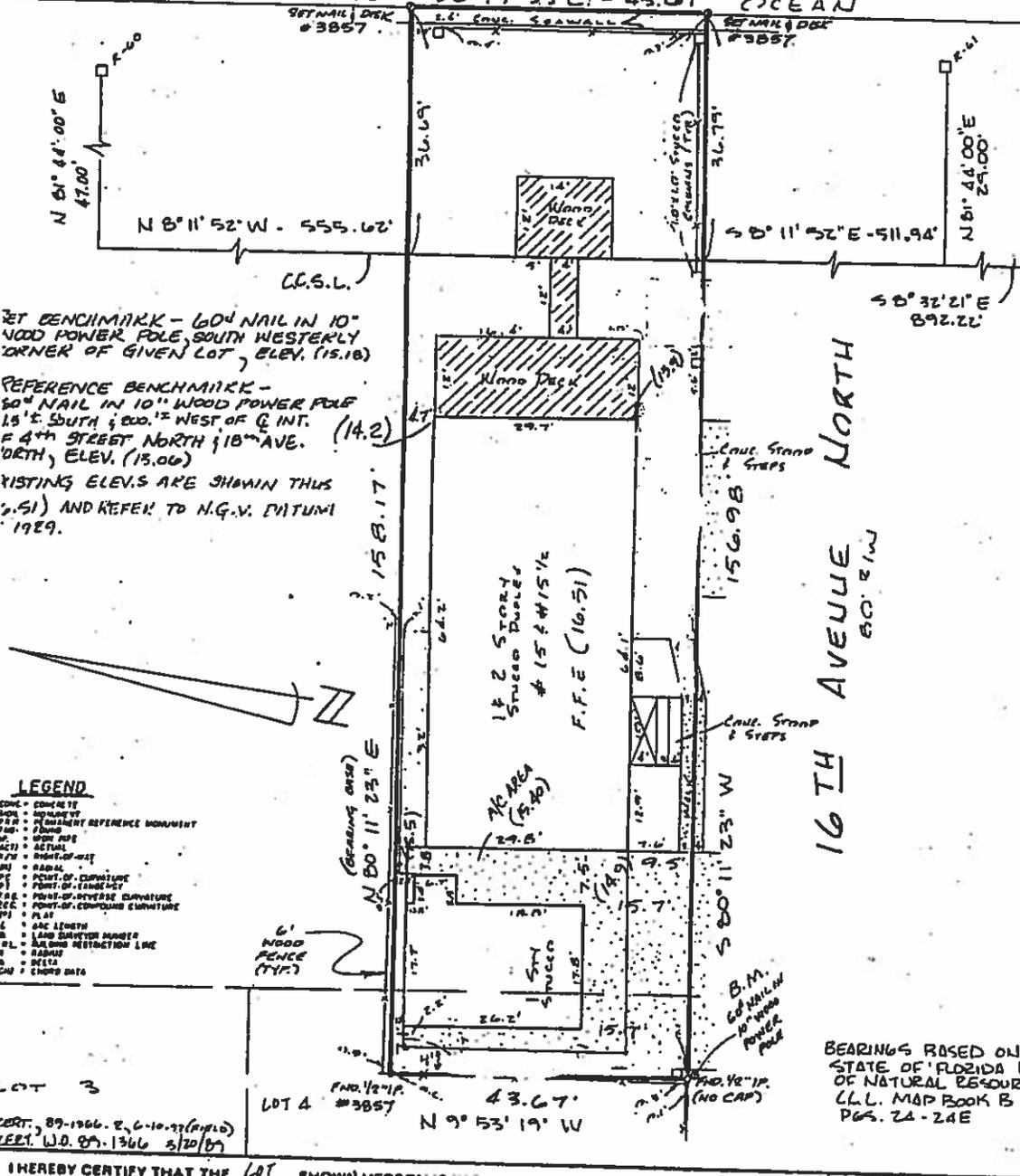
17-905

MAP SHOWING BOUNDARY SURVEY OF

THE EAST 12.0 FEET OF THE SOUTH 43.0 FEET, 8 INCHES OF LOT 4, BLOCK 171, PARLO BEACH NORTH, PLAT BOOK 3, PAGE 28, CURRENT PUBLIC RECORDS, TOGETHER WITH THE LANDS LYING BETWEEN THE EXTENSION EAST OF THE NORTH AND SOUTH LINES THEREOF TO THEIR INTERSECTION WITH THE CONCRETE BULKHEAD OR SEA WALL HERETO FOR CONSTRUCTED BY THE CITY OF JACKSONVILLE BEACH, FLORIDA ALONG THE SHORE OF THE ATLANTIC OCEAN.

SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3267, PAGE 986.

TITLED TO: ARTHUR GRAMHAM & CHRISTOPHER D. LAMBERT SON / SOUTH TRUST MORTGAGE / STEWART TITLE OF JACKSONVILLE, WILSON & OSBORN, P.A.



SET BENCHMARK - 60" NAIL IN 10" WOOD POWER POLE, SOUTH WESTERLY CORNER OF GIVEN LOT, ELEV. (15.18)

REFERENCE BENCHMARK - 60" NAIL IN 10" WOOD POWER POLE 15' E SOUTH & 200' WEST OF Q. INT. (14.2) OF 4th STREET NORTH & 18th AVE. NORTH, ELEV. (15.00)

VISTING ELEV'S ARE SHOWN THUS (.51) AND REFER TO N.G.V. DATUM 1929.

- LEGEND**
- CONC. - CONCRETE
 - WOOD - WOODEN
 - P.F.P. - PERMANENT REFERENCE MONUMENT
 - SP. - SPOT
 - ACTUAL - ACTUAL
 - RIGHT-OF-WAY - RIGHT-OF-WAY
 - RADIAL - RADIAL
 - PC - POINT OF CURVATURE
 - PI - POINT OF INTERSECTION
 - P.O.C. - POINT OF COMPOUND CURVATURE
 - PC - POINT OF COMPOUND CURVATURE
 - PL - PL
 - ONE LENGTH - ONE LENGTH
 - LAND SURVEY NUMBER - LAND SURVEY NUMBER
 - RESTRICTION LINE - RESTRICTION LINE
 - RADIUS - RADIUS
 - DELTA - DELTA
 - CHORD DATA - CHORD DATA

LOT 3

DEPT. 89-1366-2, 6-10-97 (P.F.P.)

DEPT. W.D. 89-1366 3/20/07

BEARINGS BASED ON STATE OF FLORIDA C OF NATURAL RESOUR. C.L.L. MAP BOOK B PGS. 24-24E

I HEREBY CERTIFY THAT THE LOT SURVEYED IS THE SAME AS SHOWN IN THE OFFICIAL RECORDS...

RECEIVED

NOV 3 2017
17-100205

PLANNING & DEVELOPMENT

City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

October 26, 2004

Chris Lambertson
15 North 16th Avenue
Jacksonville Beach, FL 32250

RE: BOA 04-100331
15 North 16th Avenue

Dear Mr. Lambertson:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on October 19, 2004 to consider your variance application.

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

- 34-340 (e)(3) c.1: for a front yard of 9.5 feet in lieu of 20 feet required
- 34-340 (e)(3) c.3: for a rear yard of 4.7 feet in lieu of 30 feet required

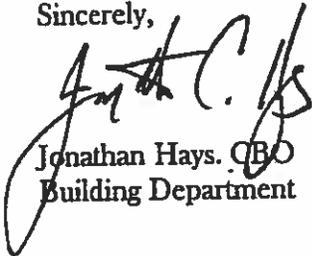
To allow for two additional stories (5 stories total) to a previously approved three story multi-family dwelling.

The results of the meeting were:

- Denied.

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

Sincerely,


Jonathan Hays, CBO
Building Department

JCH/jmv

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only. No Insurance Coverage Provided)</i>	
Article Sent To	
Lambertson	04-100331
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	
Postmark Here	

7099 3400 0000 1885 3070

City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

September 6, 2001

Chris Lambertson
77 19th Street
Atlantic Bch FL 32233

RE: Case No. # BOA 82-2001
15 N. 16th Avenue

Dear Mr. Lambertson:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. on September 5, 2001 to consider your variance application.

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

- Section 34-340 (e)(3) c.1., for a front yard of 9.5' in lieu of 20' required,
- Section 34-340 (3) c.2., for a westerly side yard of 4' in lieu of 10' required, and
- Section 34-340 (3) c.3., for a rear yard of 1', in lieu of 30' required to allow substantial renovation and garage addition to an existing non-conforming multi-family structure.

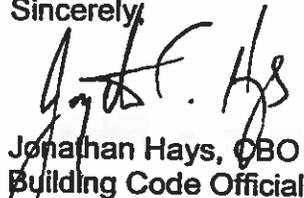
The results of the meeting were:

- Approved as amended: the garage is limited to 16', and is to be a 1 (one) story structure.

You are required to apply for a building permit for this project. A copy of the building permit application and a checklist for the required submittals is attached. Please complete and submit the application and begin work on this project.

Please remove the public hearing questions regarding this variance.

Sincerely,


Jonathan Hays, CBO
Building Code Official

Attachment(s)

JCH/EB

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Chris Lambertson
77 19th St. FL
Atlantic Bch 32233

2. Article Number (Copy from service label)

7099 13400 0000 1883 8893

PS Form 3811, July 1999

RECIPIENT SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

MALCOLM HAYS 9-7-01

C. Signature

X  Agent Addressee

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Domestic Return Receipt

102595-09-M-1789



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

November 3, 1999

Mr. Chris Lambertson
15 North 16th Avenue
Jacksonville Beach, FL 32250

RE: Case No. BOA#97-99
15 North 16th Avenue

Dear Mr. Lambertson:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. Tuesday, November 2, 1999 to consider your variance application.

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

- City of Jacksonville Beach Land Development Code Section(s) 34-377 for 3 parking spaces, in lieu of 8 spaces required; Section 34-373(b) for 3 feet in lieu of 23 feet required for a parking aisle, and Section 34-373(d) for 1 foot, in lieu of 5 feet minimum for a parking area setback for an existing non-conforming multi-family dwelling.

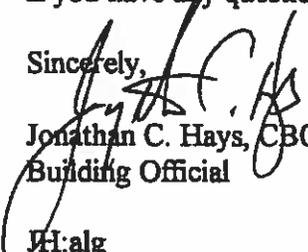
The results of the meeting were:

- granted as written.

Please remove the public hearing notice posted on your property. You are required to apply for a building permit for this project. A copy of the building permit application and a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

If you have any questions regarding this variance, please feel free to call me at (904)247-6235.

Sincerely,


Jonathan C. Hays, CBO
Building Official

JH:alg
Attachment

RECEIVED

AUG 2 1983

*Mary
Saves*

Board of Zoning and Adjustment held on
Monday, July 25, 1983 at 7:00 p.m.

OFFICE OF THE MAYOR

CITY OF JACKSONVILLE BEACH meeting of the Board of Zoning and Adjustment held on
Monday, July 25, 1983 at 7:00 p.m. in the Council Chamber of
City Hall.

Call to order The meeting was called to order.

Roll Call Present: Guy Craig, Robert McClure, Charles Bassett, Robert
Miller, Martha Ann Sibley, Roy Smith, Jr.

Absent: Jeanne Wyner

Also present were Ray McGlynn, Building Official, Walter
Henderson, Building Department, Al Dean, Fire Department.

Approv. min. The minutes of the previous meeting were approved as written.

281-83 S.D.S. Properties, Curt Simpson, partner, was present and stated
that they have contracted to purchase the property from John Hanna.
They wish to build 8,000 square feet instead of the 7,000 proposed.
Variance request of 7-1/2 feet in the rear, 23 feet in lieu of 30.
They will setback 61 feet in front, there will be a road at the
back of the property.

Motion to carryover Mrs. Sibley moved to carryover this item until the next meeting,
seconded by Mr. Miller. Vote resulted in all ayes except nay by
Mr. Bassett.

283-83 Rentschler - Locke, 201 32nd Avenue South, setback variance request
for screen porch in rear yard which is now 19 feet. They wish to
screen in present patio.

Motion to carryover Mr. McClure moved to carryover this matter until a survey is
presented, seconded by Mrs. Sibley. Vote resulted in all ayes.

284-83 Barbara Davis, 15 North 16th Avenue, drawings presented as
requested by the Board.

Motion to Approve Mrs. Sibley moved to approve the plans, seconded by Mr. Miller.
Vote resulted in all ayes.

Recess There was a recess to hold a joint meeting with City Council.

Call to order The meeting was called back to order.

Addendum to Agenda Mr. McClure moved, seconded by Mr. Bassett to add Townsend Hawkes
to the agenda. Vote resulted in all ayes.

Townsend Hawkes Billboard sign on Beach Boulevard to be relocated to the west
1000 feet.

Motion to approve Mr. McClure moved to approve this relocation of the billboard,
seconded by Mr. Craig.

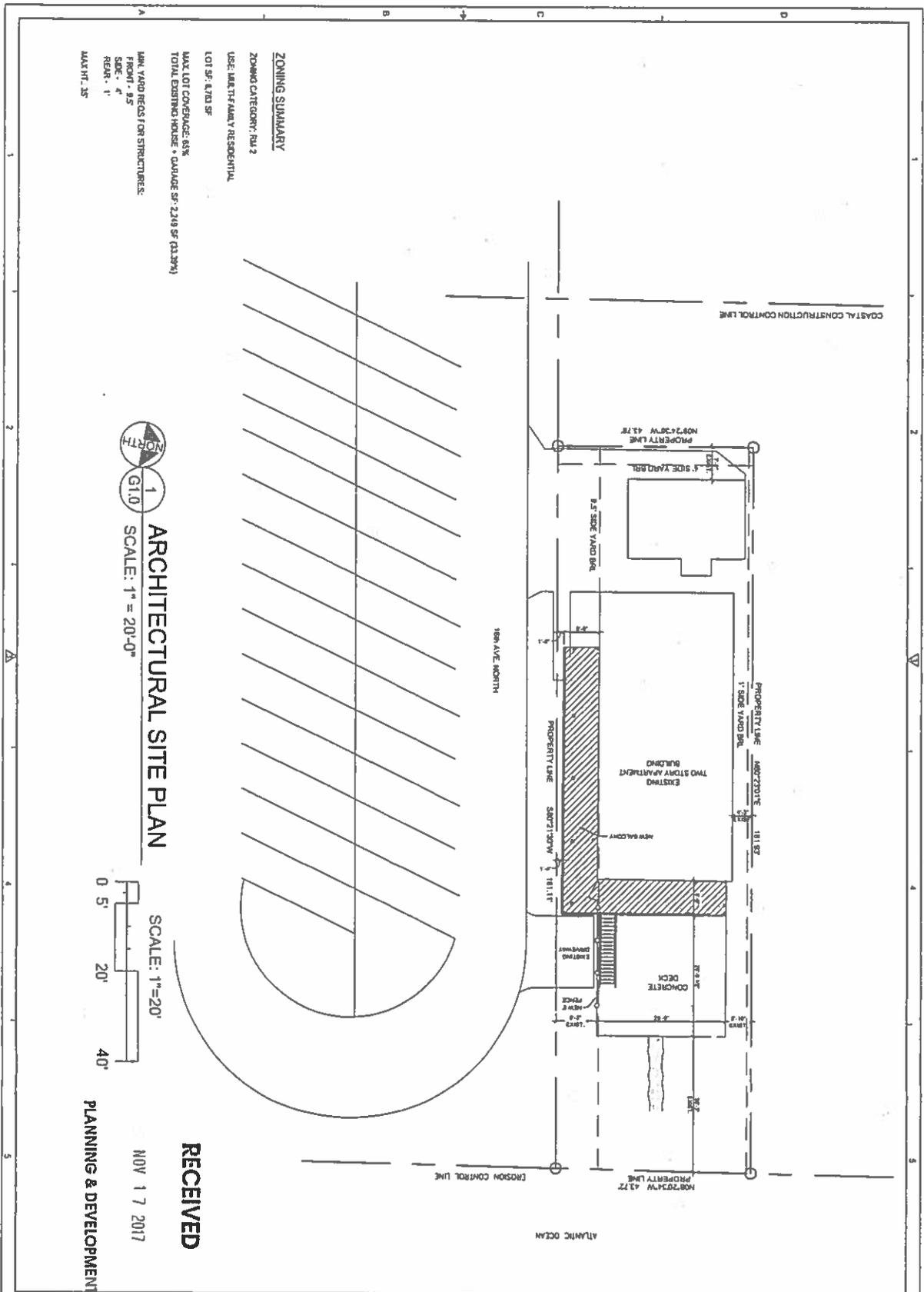
Discussion This billboard will have to be removed in May, 1985 according
to Ordinance.

Amend motion Mr. Craig amended the motion to approve relocation subject to
proof of lease with Mrs. Hapsis, owner of the property, seconded
by Mr. McClure.

Ordinance states that a sign may not be relocated.

Vote on motion Vote resulted in ayes by McClure, Craig; nays by Bassett, Miller,
Sibley and Smith. The motion failed.

Recess Mr. Miller moved to recess until after the Planning Commission
meeting, seconded by Mrs. Sibley. Vote resulted in all ayes.



ZONING SUMMARY
 ZONING CATEGORY: RM 2
 USE: MULTIFAMILY RESIDENTIAL
 LOT SF: 4,743 SF
 MAX LOT COVERAGE: 45%
 TOTAL EXISTING HOUSE + GARAGE SF: 2,216 SF (43.34%)
 MAX YARD REQS FOR STRUCTURES:
 FRONT - 9.5'
 SIDE - 4'
 REAR - 1'
 MAX HT. - 35'

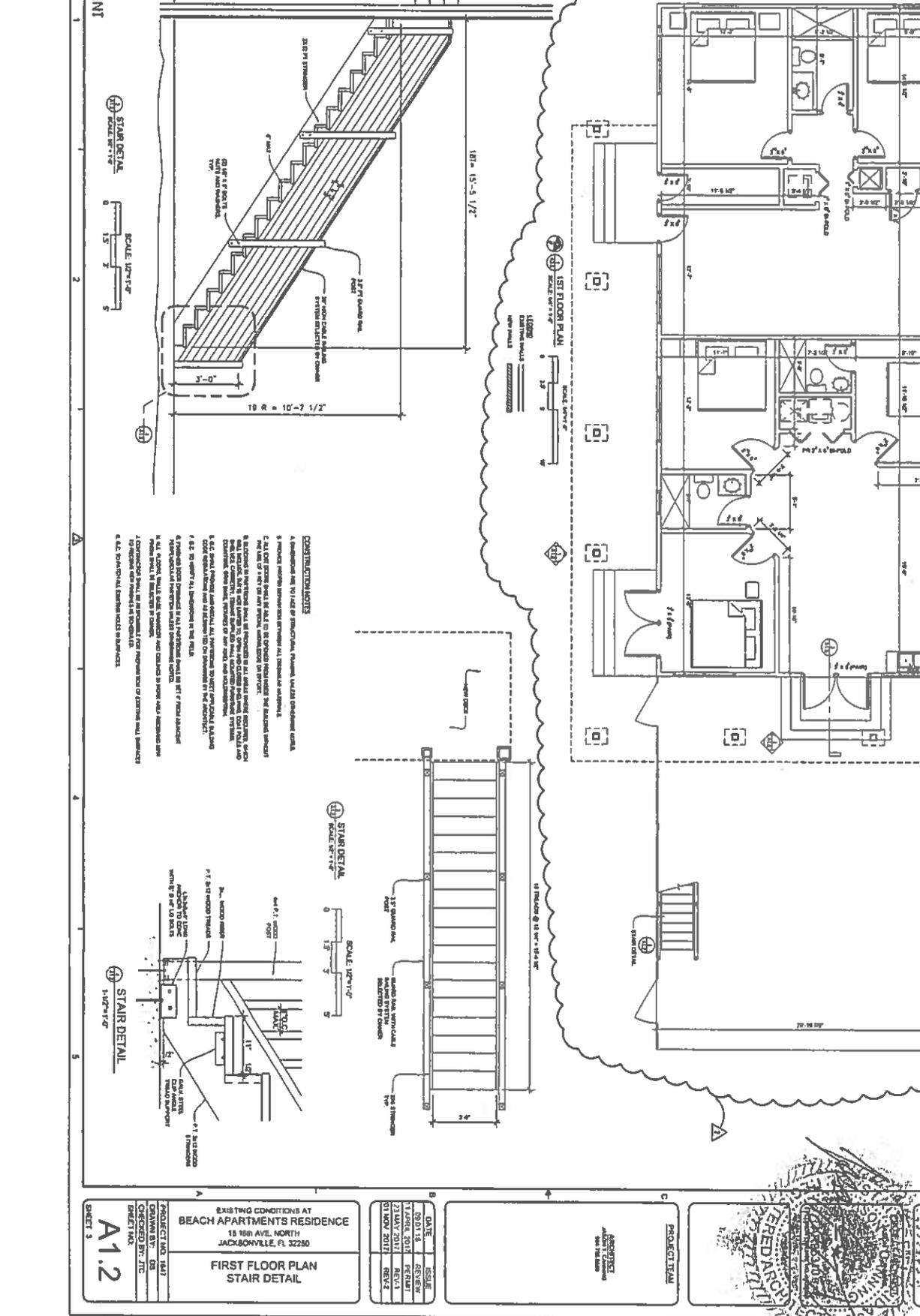
ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"

SCALE: 1" = 20'
 0 5' 20' 40'

RECEIVED
 NOV 17 2017
 PLANNING & DEVELOPMENT

<p>JASON CANNING ARCHITECT LLC 1411 Amelia Blvd Jacksonville, Florida 32218 Tel: 904.427.2400 Fax: 904.427.2401 Email: jason@jasoncanning.com</p>	<p>PROJECT ARCHITECT JASON T. CANNING</p>	<p>PROJECT TEAM OWNER: ARCHITECT: JASON T. CANNING 1501 17th Ave N Jacksonville, FL 32218</p>	<p>STRUCTURAL ENGINEER ALBERTO RAMIREZ CONSULTING 1000 W. 10th St Jacksonville, FL 32218</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr> <td>17 NOV 17</td> <td>REV 2</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	DATE	ISSUE	17 NOV 17	REV 2					<p>BEACH APARTMENTS RESIDENCE 15 16th AVE. NORTH JACKSONVILLE, FL 32250</p> <p>ARCHITECTUAL SITE PLAN</p> <p>PROJECT NO: 150 DRAWN BY: JTC CHECKED BY: JTC SHEET NO: G0.1 SHEET</p>
DATE	ISSUE												
17 NOV 17	REV 2												

Jason Canning hereby expressly reserves the rights to this drawing and it is not to be reproduced or copied in any format or manner whatsoever without first obtaining permission and consent.



CONSTRUCTION NOTES

1. EXISTING WALLS TO REMAIN UNLESS NOTED OTHERWISE.
2. ALL NEW WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
3. ALL NEW WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
4. ALL NEW WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
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10. ALL NEW WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

DATE	ISSUE
08/01/16	REVISION
11/16/2017	REVISION
01/16/2018	REVISION
01/16/2018	REVISION

PROJECT NAME
BEACH APARTMENTS RESIDENCE

DRAWN BY
JTC

CHECKED BY
JTC

DATE
11/16/2017

SHEET NO.
A1.2

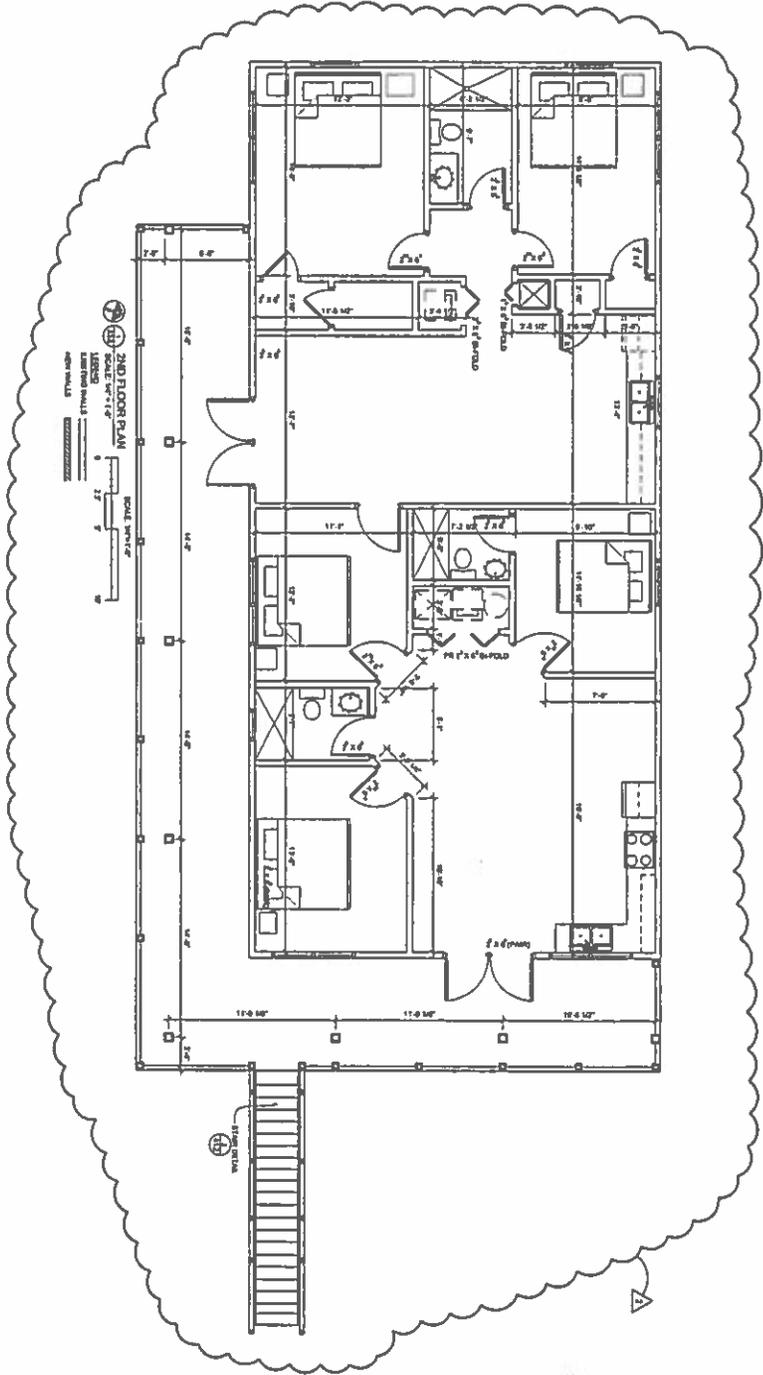
JASON CANNING
REGISTERED PROFESSIONAL ARCHITECT
NO. 12345
FLORIDA ARCHITECTURAL BOARD

ARCHITECT
JASON CANNING ARCHITECTS
1234 AVENUE NORTH
JACKSONVILLE, FL 32205
904.555.1234

PROFESSIONAL SEAL

RECEIVED

NOV 3 2017
17-100 205
PLANNING & DEVELOPMENT



EXISTING CONDITIONS AT
BEACH APARTMENTS RESIDENCE
18 186 AVE. NORTH
JACKSONVILLE, FL 32250

SECOND FLOOR PLAN

DATE	ISSUE
07/11/2017	REV. 1
11/20/2017	REV. 2
01/10/2017	REV. 3
01/10/2017	REV. 4
01/10/2017	REV. 5

PROJECT TEAM

ARCHITECT
JASON CANNING ARCHITECTS
1818 W. UNIVERSITY AVENUE
SUITE 100
JACKSONVILLE, FL 32218
904.447.1234
jasoncanning.com

JASON CANNING
Architectural Firm
11111 1st Avenue East
Jacksonville, Florida 32218
904.447.1234
jasoncanning.com

PROJECT NO. 1647
DRAWN BY: OS
CHECKED BY: JTC
SHEET NO.
A1.3
SHEET 1



APPLICATION FOR VARIANCE

BOA No. 17-100206

HEARING DATE 12-19-2017

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

NOV - 7 2017

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: HENRY COLEMAN Telephone: 904-588-8746
 Mailing Address: 436 4th Ave South E-Mail: HENRY.COLEMAN@JAC.BEACH.FL
JACKSONVILLE BEACH FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: HENRY COLEMAN Telephone: 904-588-8746
 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: 436 4th Ave South Jacksonville Beach FL
 Legal description of property (Attach copy of deed): Lots 5 & 6 Block 45 Pablo Beach South
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Remove carport damaged by storm + replace with a two car garage

Per #175908-0000

Applicant's Signature: Henry Coleman Date of Application: 11-7-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

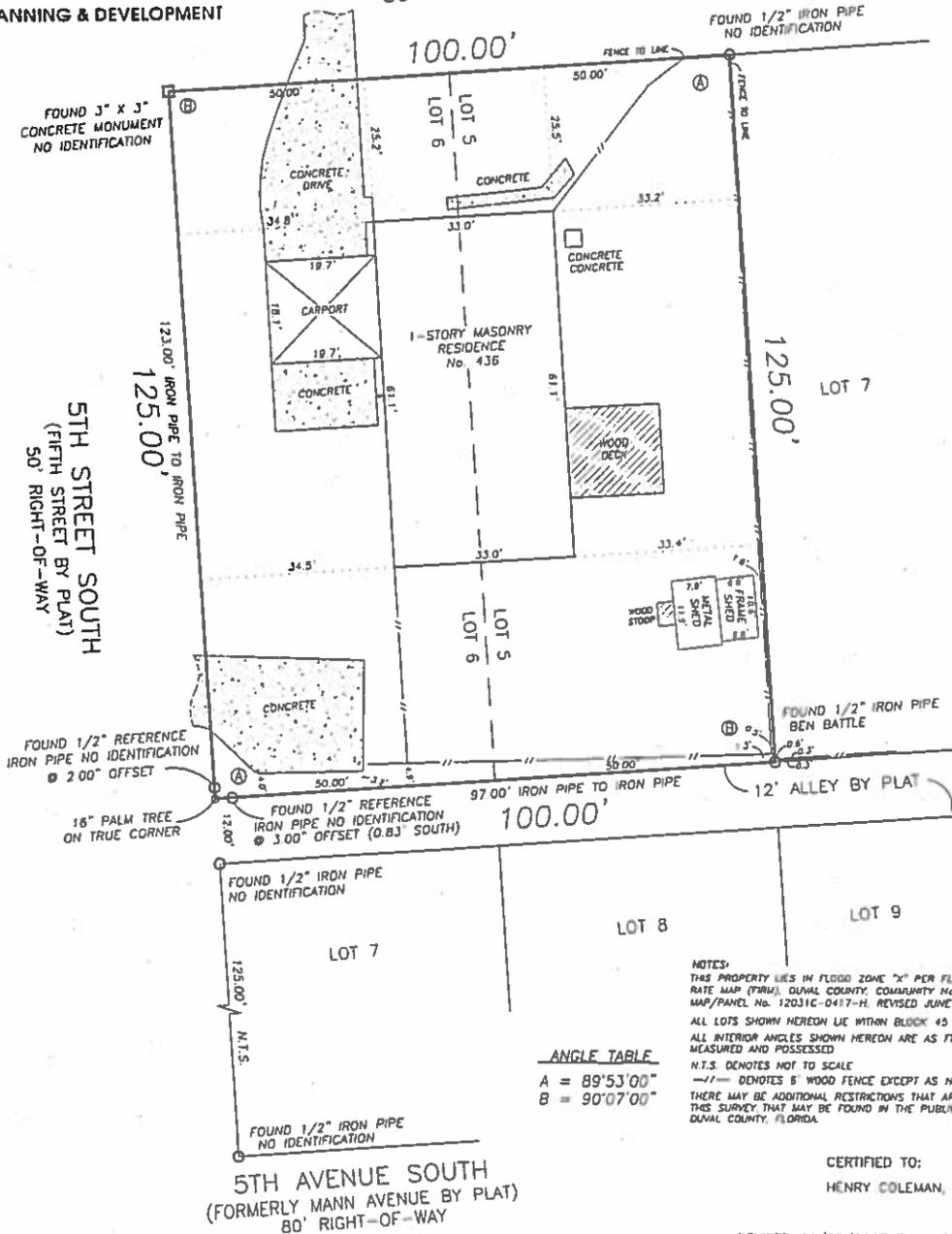
CURRENT ZONING CLASSIFICATION: RM-1 (SF) FLOOD ZONE: N/A
 CODE SECTION(S): 34-338 (C)(1)(C)-2 for a corner side yard setback of 11'
in lieu of 20' required to allow a garage addition to an existing
legal nonconforming single-family dwelling; per Sec 34-338 RS-3 standards

MAP SHOWING BOUNDARY SURVEY OF:
 LOTS 5 AND 6, BLOCK 45, PABLO BEACH, AS RECORDED IN PLAT BOOK 3, PAGE 28
 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RECEIVED

NOV - 8 2017

4TH AVENUE SOUTH
 (FORMERLY SUSKIND AVENUE BY PLAT)
 80' RIGHT-OF-WAY

PLANNING & DEVELOPMENT



NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 12007B MAP/PANEL No. 12031C-0417-H, REVISED JUNE 3, 2013
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 45
 ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED
 N.T.S. DENOTES NOT TO SCALE
 -//- DENOTES 6" WOOD FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

ANGLE TABLE

A = 89°53'00"
 B = 90°07'00"

CERTIFIED TO:
 HENRY COLEMAN, JR

REVISED 11/08/2017 TO CORRECT SURVEY

DURDEN
 SURVEYING AND MAPPING, INC.
 1825-B 3RD STREET NORTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822 FAX 853-6825
 LICENSED BUSINESS NO. 6696

SURVEYOR'S NOTE:
 THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

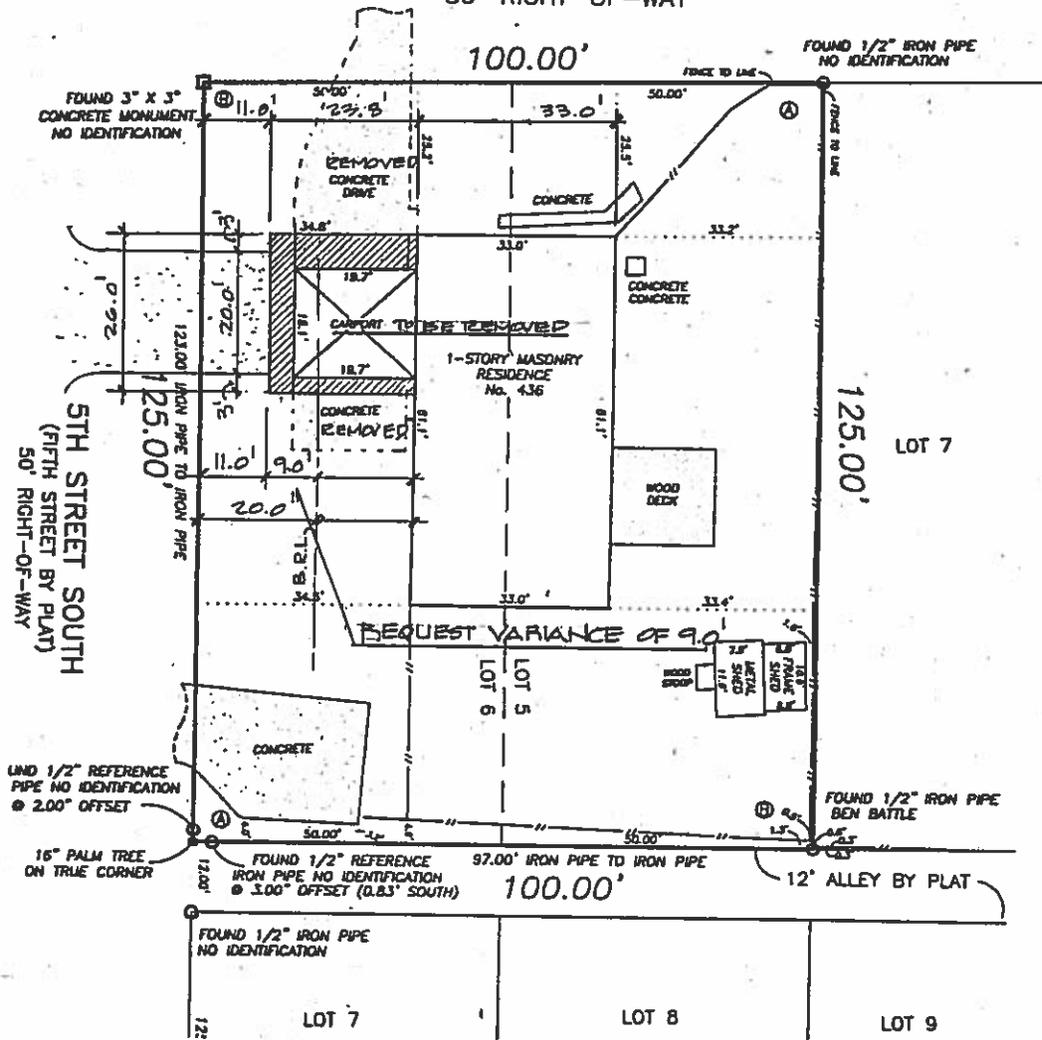
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

Bruce Durden Jr.
 FLORIDA REGISTERED SURVEYOR No. 4707
 H. BRUCE DURDEN, JR.

SIGNED OCTOBER 31, 2017
 SCALE: 1" = 20'
 WORK ORDER NUMBER: 17716

B-9208

4TH AVENUE SOUTH
(FORMERLY SUSKIND AVENUE BY PLAT)
80' RIGHT-OF-WAY



SITE PLAN 1"=20'

LOT COVERAGE

LOT	12,500	SQ. FT.
HOUSE	2,135	SQ. FT.
GARAGE	624	SQ. FT.
SHED	163	SQ. FT.
DRIVE & PAVING	382	SQ. FT.
	<u>3,700</u>	SQ. FT.
	29.6	%

RECEIVED

NOV 15 2017

PLANNING & DEVELOPMENT

PROPOSE 2-CAR GARAGE ADDITION FOR

HENRY COLEMAN

436 4TH AVE. SOUTH, JACKSONVILLE BEACH



BEN BROADFOOT • DESIGN
420 SOUTH THIRD STREET
(904) 242-8800
JACKSONVILLE BEACH, FL 32250-6721



VERNEY ARCHITECTS
450 S. THIRD ST. 248-1180
JACKSONVILLE BEACH, FLORIDA



APPLICATION FOR VARIANCE

BOA No. 17-100207

HEARING DATE 12-19-2017

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

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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

NOV - 7 2017

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Jason + Janet Dyer Telephone: (630) 670 7810
 Mailing Address: 515 6th Ave North E-Mail: dyer_ja@yahoo.com
Jacksonville Beach
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Jason + Janet Dyer 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

Ret# 174286-0000

Street address of property and/or Real Estate Number: 522 7th Ave North, Parcel 1742860000
 Legal description of property (Attach copy of deed): Lot 4 Block 76
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). We have a smaller, nonconforming lot at 6250 sq ft. as opposed to the 7,500 sq ft required. We are unable to build our desired additions according to the required front, rear set backs and maximum lot coverage. We are also planning a garage conversion and will lose livable square footage.
 Applicant's Signature: Janet Dyer Date of Application: 11/7/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: N/A
 CODE SECTION (S): 34-337(Ex)C-1 for a front yd setback of 12.5' in lieu of 20' required;
(Ex)C-2 for an easterly side yard of 7.4' in lieu of 7.5' required, and
for side yards totaling 14.9' in lieu of 15' required;
(Ex)C-3 for a rear yd setback of 20.1' in lieu of 30' required;
(Ex)D.E. for 47% lot coverage; in lieu of 35% maximum
34-373(d) for parking area setback of 2.5' in lieu of 5' required;
to allow improvements to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100207

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.

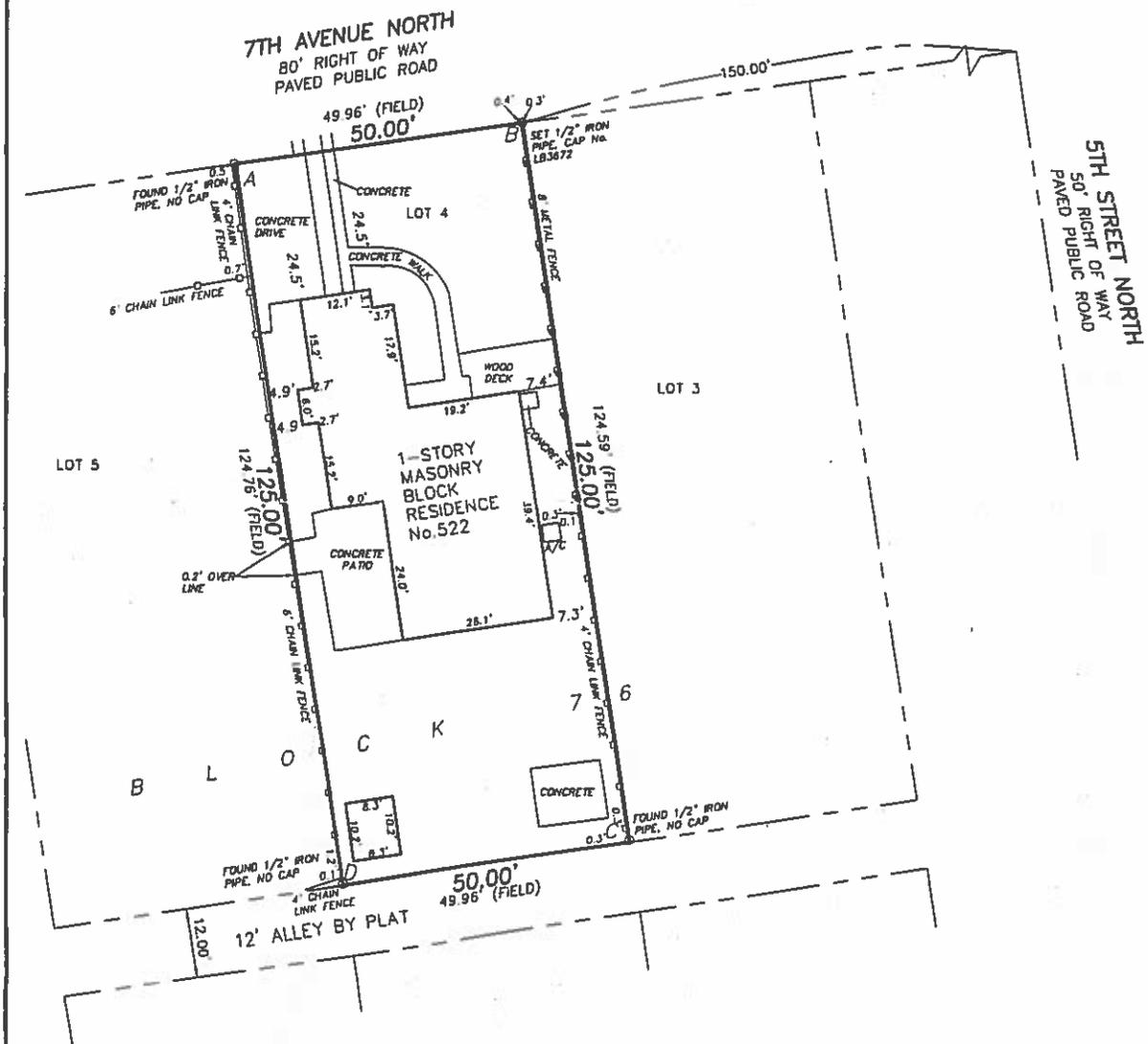
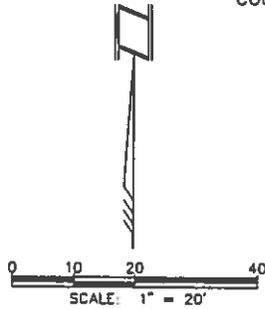
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	We have a smaller, non conforming lot at 6,250 s.f. as opposed to the 7,500 s.f. required. We are also looking to do a garage conversion and will lose square footage
Special circumstances and conditions do not result from the actions of the applicant.	No	RECEIVED NOV - 7 2017
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.	No	PLANNING & DEVELOPMENT
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	We are unable to build our desired room additions according to the required front, rear setbacks and maximum lot coverage.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We have been working with a local designer and architect to obtain a suitable floor plan for our needs.
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	Grant of variance will enhance both our property and the immediate neighborhood. Adjacent land will not be adversely affected.

MAP SHOWING SURVEY OF

LOT 4, BLOCK 76 PABLO BEACH NORTH REPLAT AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. NORTH PROTRACTED FROM PLAT.
 3. INTERIOR ANGLES ARE AS FOLLOWS:
A=89°59'13"
B=90°00'52"
C=90°10'41"
D=89°49'14"
 4. NO BUILDING RESTRICTION LINES PER PLAT.

THIS SURVEY WAS MADE FOR THE BENEFIT OF JASON LEE DYER, A MARRIED MAN; FRANKLIN AMERICAN MORTGAGE COMPANY ISAOA/ATIMA; JOHN G. WOOD JR. ESQUIRE; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUED THROUGH ATTORNEYS TITLE FUND SERVICES, INC.

Donn W. Boatwright
DONN W. BOATWRIGHT
FLORIDA LIC. SURVEYOR AND MAPPER No. LS 3295

FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

CHECKED BY: _____
DRAWN BY: CL
FILE: 2016-1487

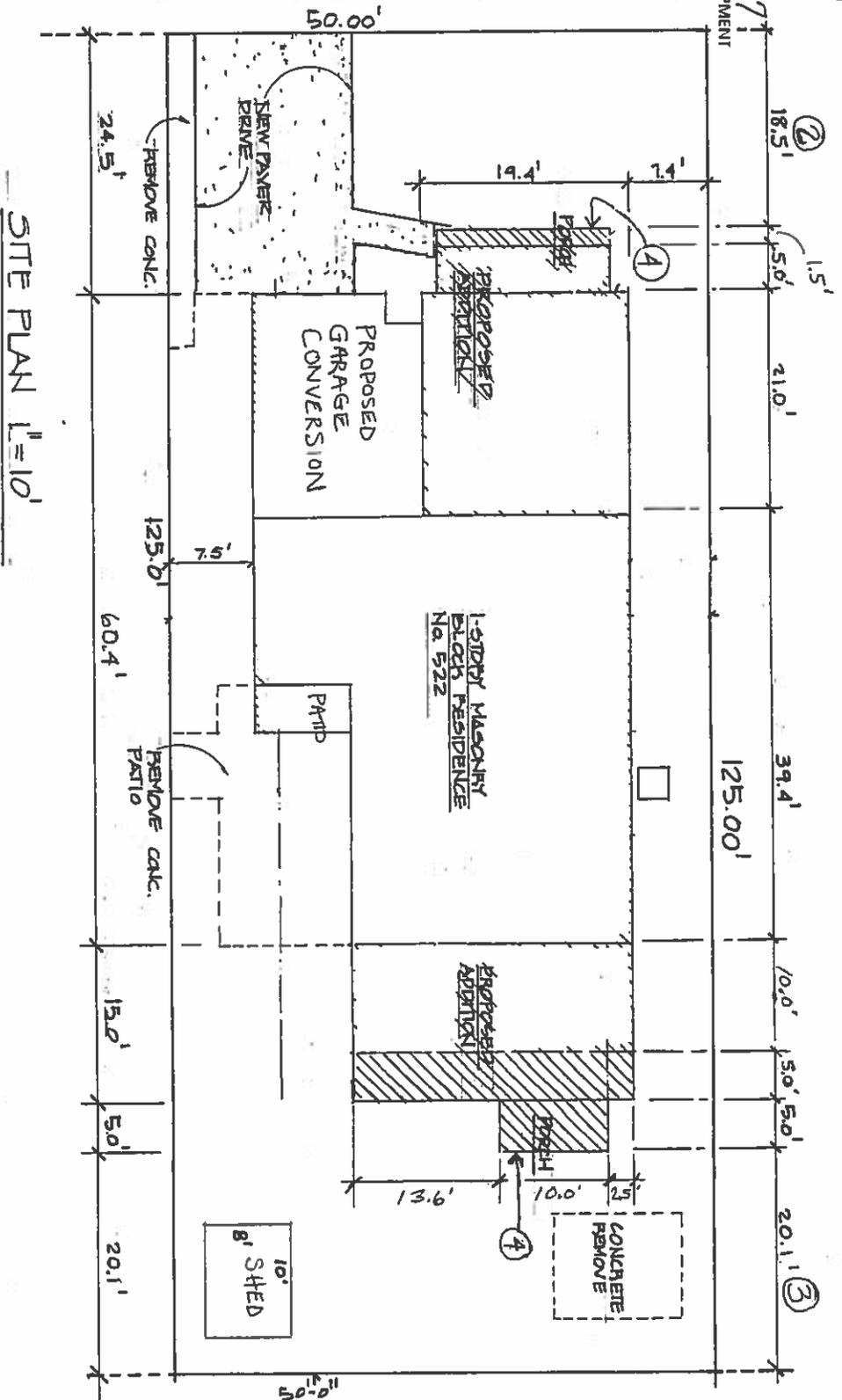
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: DECEMBER 16, 2016
SHEET 1 OF 1

RECEIVED

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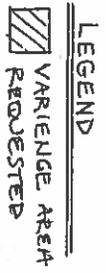
17-100207
PLANNING & DEVELOPMENT



SITE PLAN 1"=10'

VARIANCES REQUESTED

- ① NOT USED
- ② FRONT YARD 18.5' INSTEAD OF 20'
- ③ REAR YARD 2d INSTEAD OF 3d'
- ④ LOT COVERAGE 47% INSTEAD OF 35%. NOTE: EXISTING IS 41%.



PROPOSED ADDITION FOR:
JASON & JANET DYER

522 TH AVENUE NORTH, JACKSONVILLE BCH, FL

BEN BROADFOOT • DESIGN
 420 SOUTH THIRD STREET
 JACKSONVILLE BEACH, FL 32250-6721

VERMEY ARCHITECT
 420 S. THIRD ST.
 JACKSONVILLE BEACH, FLORIDA