

CALL TO ORDER

Chairperson Sylvia Osewalt called the meeting to order.

ROLL CALL

Chairperson: Sylvia Osewalt
Vice-Chairman: Jeff Truhlar
Board Members: John Moreland, Scott Cummings, Francis Reddington
Alternates: Lucas Snyder

Also in attendance was George Knight, Building Official, and Mandy Murnane, Staff Assistant.

Ex-parte Communications: None

Approval of Minutes: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) Case Number: BOA 18-100090

Name of Applicant: Atkins Builders, Inc.

Property Address: 1100 South 4th Street, Jacksonville Beach

Owner: Andrew Cone, 3104 Purington Avenue, Ft Worth, TX, 76103

Agent: John Atkins, 286 South 1st Street, Jacksonville Beach

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(2)c.2, for a southerly side yard setback of 7.5 feet and a northerly side yard setback of 5 feet for the south units, and a southerly side yard setback of 5 feet, and a northerly corner side yard setback of 7.5 feet, for the north units, all in lieu of 10 feet required; 34-338(e)(2)c.3, for a rear yard setback of 20 feet, in lieu of 30 feet required; for 34-338(e)(2)f., for 52.8% lot coverage on south units, and 49.2% on the north units, in lieu of 35% maximum; 34-338(e)(2)h., for an accessory structure (walkway) setback of 1 foot, in lieu of 5 feet required; to allow for 2 new, two-family dwellings, for property legally described as Lots 1 and 2, Block 115, *Oceanside Park*.

Mr. Atkins began by stating the reasons for hardship as 1) the depth of the two lots at 62.5-feet, 2) 3-units is not allowed under the Land Development Code, and 3) the need to deviate from the literal enforcement of the Land Development Code when the application is for the betterment of the community. Mr. Atkins emphasized the benefits of having 2-car garages and 2-car driveways and that there is no existing sidewalk for the driveways to impede upon.

The board stated the *literal enforcement* of the Land Development Code would not be grounds

for a hardship. A discussion between the board members and Mr. Atkins regarding the lot dimensions, lot coverage, and the variance standards.

Public Hearing:

The following individuals spoke in favor of the request:

- Gerry Williamson, 3804 Duval Drive, Jacksonville Beach

The following individuals spoke in in opposition to the request:

- Donni Welch-Rawls, 403 12th Avenue South, Jacksonville Beach
- Catherine Joura, 632 11th Avenue South, Jacksonville Beach

The following individuals were opposed to the request but did not wish to address the board:

- Mary Joura, 442 10th Avenue South, Jacksonville Beach
- Theresa Bartlett, 634 11th Avenue South, Jacksonville Beach

Mr. Atkins addressed the various opposing comments.

Ms. Osewalt closed the public hearing.

Discussion: Mr. Moreland and Mr. Thrular agreed that while the reasoning is weak, it is still a hardship as there is an inadequate width at the midpoint of the buildings and considered the improvement value to the area given the current condition of the property.

Motion: It was moved by Mr. Moreland, seconded by Mr. Thrular, to approve BOA# 18-100090, as presented and described with the condition not to exceed 49.2% lot coverage.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar

Nays – Scott Cummings, Sylvia Osewalt, Francis Reddington

The motion failed by a vote of 3-2.

(B) Case Number: BOA 18-100097

Name of Applicant: Geoff and Caitlin Klug (*nee Feikle*)

Property Address: 521 Patricia Lane, Jacksonville Beach, FL 32250

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2, for a side yard setback of 4 feet, in lieu of 10 feet required; for a garage addition to an existing single-family dwelling, for property legally described as *Lot 4, Block 6, Beach Homesites, Unit One.*

Mr. Klug explained their hardship as an irregularly shaped lot with a narrow street facing lot width. The southwest corner of the garage would be 4-feet from the property line while the northwest corner of the garage would be 8.2-feet from the property line. After a brief discussion, the Klugs stated their intent was to follow the existing roof line and that the neighbors in the immediate area had been notified and were proponents of the applicants. The board added the roof hip would add an additional 1.5-feet.

Public Hearing: No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Reddington, to approve BOA# 18-100097, as presented and described.

Roll Call Vote: Ayes – John Moreland, Scott Cummings, Sylvia Osewalt, Francis Reddington

Nays – Jeff Truhlar

The motion passed by a vote of 4-1.

(C) **Case Number: BOA 18-1000100**

Name of Applicant: Deborah Usselman

Property Address: 3148 St. Johns Boulevard, Jacksonville Beach

Agent: Ron Keiser, Impact Enclosures, Inc.

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.1, for a front yard setback of 15 feet, in lieu of 20 feet required; 34-338(e)(1)c.2, for a corner side yard setback of 6 feet, in lieu of 10 feet required; and total side yards of 11 feet, in lieu of 15 feet required; 34-338(e)(1)c.3, for a rear yard setback of 10.17 feet in lieu of 30 feet required; 34-338(e)(1)e., for 50.2% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property legally described as Lot 3, except the Easterly 5 feet thereof and all of Lot 6, Block BB, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*.

Ms. Usselman stated her hardship as a nonconforming lot as the lot is too small. After a brief discussion, it was determined that the screen addition would not negatively impact the neighborhood as it would be covering an existing slab.

Public Hearing: No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Motion: It was moved by Mr. Reddington and seconded by Mr. Cummings, to approve BOA# 18-1000100, as presented and described.

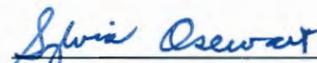
Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Jeff Thrular, Scott Cummings, and Francis Reddington.
The motion passed unanimously.

Adjournment

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 8:05 P.M.

Submitted by: Mandy Murnane
Staff Assistant

Approval:



Chairperson



Date