

# CITY OF JACKSONVILLE BEACH, FLORIDA



## MEMORANDUM TO: Board of Adjustment Members

**DATE: Tuesday, August 13, 2013**

There will be a regular meeting of the Board on **Tuesday, August 20, 2013** at 7:00 P. M., in the Council Chambers at City Hall, 11 North 3<sup>rd</sup> Street, Jacksonville Beach.

**1. CALL TO ORDER**

**2. ROLL CALL:** Thomas Buck (*Chair*), Josh Corey (*Vice Chair*), Joseph Loretta, John Moreland, Sylvia Osewalt  
Alternates: Michael Gallimore and Scott Cummings

**3. EX-PARTE STATEMENT:**

**4. APPROVAL OF MINUTES:** July 16, 2013

**5. CORRESPONDENCE:**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

**(A) Case Number: BOA 13-100124**

Applicant: Bottom Line Ventures, Inc.

Owner: Brian Keeney

Property Address: 234 9<sup>th</sup> Avenue South

Parcel ID: 176125-0000

Legal Description: Lot 2, Block 93, *Pablo Beach South*

Current Zoning: C-1, per RM-1 Standards (reference PC#20-13)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-339(e)(1)c.2**, for side yards of 5 feet in lieu of 10 feet required; and **34-339(e)(1)f**, for 52% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling

Miscellaneous Info: One previous variance request.

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (B) **Case Number:** BOA 13-100129  
Applicant: Bottom Line Ventures, Inc.  
Owner: Stanley Holtzinger  
Property Address: 520 and 522 South 1<sup>st</sup> Street  
Parcel ID: 175958-0000 and 175960-00000  
Legal Description: the North ½ of the East 25 feet of Lot 7, and the North ½ of Lot 8, Block 52, *Pablo Beach South*  
Current Zoning: RM-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-340(e)(1)c.1, for a front yard of 17 feet in lieu of 20 feet required; 34-340(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet required; 34-340(e)(1)c.3, for a rear yard of 18 feet in lieu of 30 feet required; 34-340(e)(1)f, for 61% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling  
Miscellaneous Info: Three previous variance requests.

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (C) **Case Number:** BOA 13-100130  
Applicant: Castle Corp of Jacksonville  
Owner: TJB Properties, LLC.  
Agent: Bottom Line Ventures, Inc.  
Property Address: 1125 North 1<sup>st</sup> Street  
Parcel ID: 174561-0000  
Legal Description: the west 45 feet of Lot 7 and Lot 8, Block 111, *Replat of Part of Pablo Beach North*  
Current Zoning: RM-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-340(e)(4)c.1, for front yards of 12 feet in lieu of 20 feet required; 34-340(e)(4)c.2, for a 5 foot southerly unit side yard and 6 foot northerly unit side yard in lieu of 10 feet required; and 34-340(e)(4)c.3, for a rear yard of 5 feet for the northerly unit and 0 feet for the southerly two units in lieu of 30 feet required to allow for a three (3) unit townhouse development  
Miscellaneous Info: Two previous variance requests.

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (D) **Case Number:** BOA 13-100143  
Applicant: Ryan Wetherhold  
Owner: Vera Mills  
Agent: Bryan Green, Architect  
Property Address: 1224 and 1236 1<sup>st</sup> Avenue North  
Parcel ID: 177878-0000 and 177879-0000  
Legal Description: Lots 8 and 9, *Pine Grove Unit 3 Subdivision*  
Current Zoning: C-2, per RM-1 Standards (reference PC#23-13)  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-339(e)(4)c.3**, for a rear yard of 20 feet in lieu of 30 feet required to allow for a six unit townhouse development  
Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (E) **Case Number:** BOA 13-100145  
Owner/Applicant: Theresa L. Bass  
Property Address: 512 South 1<sup>st</sup> Street  
Parcel ID: 175951-0000  
Legal Description: the South 50 feet of Lot 1, Block 52, *Pablo Beach South*  
Current Zoning: RM-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-340(e)(1)c.2**, for side yards of 7.5 feet in lieu of 10 feet required to allow for a two-family dwelling  
Miscellaneous Info: Two previous variance requests.

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8. BUILDING DEPARTMENT REPORT:** The next scheduled meeting is **Wednesday, September 4, 2013**. There are nine scheduled cases.

**NOTICE**

*If a person decides to appeal any decision by the Board of Adjustment with respect to any matter considered at any meeting, such person may need a record of the proceedings, and, for such purpose, 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. 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 Planning and Development Department no later than 5:00 p.m. on the day preceding the meeting.*