

# CITY OF JACKSONVILLE BEACH, FLORIDA



## MEMORANDUM TO: Board of Adjustment Members

**DATE: Monday, August 26, 2013**

There will be a regular meeting of the Board on **Wednesday, September 4, 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:** August 6, 2013 and August 20, 2013

**5. CORRESPONDENCE:**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

**(A) Case Number: BOA 13-100153**

Applicant: Gregory Dixon

Owner: Gregory A. Dixon and Carla Jeanne Dixon

Property Address: 1218 Seabreeze Avenue

Parcel ID: 179952-0000

Legal Description: Lots 19, 20 and 21, Block 13, *Williams Coastal Boulevard Heights*

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 61% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to a single family dwelling.

Miscellaneous Info: No previous variance requests.

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- (B) **Case Number:** BOA 13-100154  
Owner/Applicant: Julie D. Culhane  
Agent: Sara Johanns  
Property Address: 404 9<sup>th</sup> Avenue South  
Parcel ID: 176409-0000  
Legal Description: Lot 1, Block 5, *Oceanside Park*  
Current Zoning: RS-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.3, for a rear yard of 15 feet in lieu of 30 feet required to allow for improvements to a single family dwelling.  
Miscellaneous Info: One previous variance request.

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- (C) **Case Number:** BOA 13-100155  
Owner/Applicant: Bottom Line Ventures, Inc.  
Property Address: 127 9<sup>th</sup> Avenue North  
Parcel ID: 173958-0010  
Legal Description: Lot 71, *Flagler Tract*  
Current Zoning: RM-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 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 an easterly side yard of 5 feet and a westerly side yard of 7 feet in lieu of 10 feet required; 34-340(e)(1)c.3, for a rear yard of 13 feet in lieu of 30 feet required; and 34-340(e)(1)f, for 61% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling.  
Miscellaneous Info: One previous variance request.

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- (D) **Case Number:** **BOA 13-100156**  
Owner/Applicant: Ty Gordon  
Property Address: 2 Hopson Road  
Parcel ID: 177304-0140  
Legal Description: Lot 13, *Waterway Estates, Unit No. 1*  
Current Zoning: RS-1  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for a side yard 0.5 feet in lieu of 10 feet required to allow for a carport addition to a single family dwelling.  
Miscellaneous Info: No previous variance requests.

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- (E) **Case Number:** **BOA 13-100157**  
Owner/Applicant: Mike and Cheston Kozlowski  
Property Address: 1951 Pullian Street  
Parcel ID: 179849-0000  
Legal Description: Lots 7 and 8, Block 2, *William Coastal Boulevard Heights*  
Current Zoning: RS-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 54% lot coverage in lieu of 42% maximum to allow for a swimming pool addition to a single family dwelling.  
Miscellaneous Info: One previous variance request.

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- (F) **Case Number:** BOA 13-100158  
Applicant: Corner Lot Custom Homes, LLC.  
Owner: Odessa D. Johnston  
Property Address: 1801 South Ocean Drive  
Parcel ID: 179355-0000  
Legal Description: Lot 1, Block F, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*  
Current Zoning: RM-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(2)c.2, for total side yards of 10 feet in lieu of 15 feet required; 34-340 (e)(2)c.3, for a rear yard of 10 feet in lieu of 20 feet required; 34-340 (e)(2)e, for a building separation open space of 10 feet in lieu of 15 feet required; and 34-340 (e)(2)f, for 50% lot coverage in lieu of 35% maximum, to allow for a new zero lot line detached single family dwelling.  
Miscellaneous Info: No previous variance requests.

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- (G) **Case Number:** BOA 13-100159  
Applicant: Corner Lot Custom Homes, LLC.  
Owner: Odessa D. Johnston  
Property Address: 1801 South Ocean Drive  
Parcel ID: 179355-0000  
Legal Description: Lot 2, Block F, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*  
Current Zoning: RM-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(2)c.2, for total side yards of 10 feet in lieu of 15 feet required; 34-340 (e)(2)c.3, for a rear yard of 10 feet in lieu of 20 feet required; 34-340 (e)(2)e, for a building separation open space of 10 feet in lieu of 15 feet required; and 34-340 (e)(2)f, for 50% lot coverage in lieu of 35% maximum, to allow for a new zero lot line detached single family dwelling.  
Miscellaneous Info: No previous variance requests.

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**(H) Case Number: BOA 13-100160**

Applicant: Corner Lot Custom Homes, LLC.  
Owner: Odessa D. Johnston  
Property Address: 1801 South Ocean Drive  
Parcel ID: 179355-0000  
Legal Description: Lot 11, Block F, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*  
Current Zoning: RM-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(2)c.2, for total side yards of 10 feet in lieu of 15 feet required; 34-340 (e)(2)c.3, for a rear yard of 10 feet in lieu of 20 feet required; 34-340 (e)(2)e, for a building separation open space of 10 feet in lieu of 15 feet required; and 34-340 (e)(2)f, for 50% lot coverage in lieu of 35% maximum, to allow for a new zero lot line detached single family dwelling.  
Miscellaneous Info: No previous variance requests.

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**(I) Case Number: BOA 13-100161**

Applicant: Corner Lot Custom Homes, LLC.  
Owner: Odessa D. Johnston  
Property Address: 1801 South Ocean Drive  
Parcel ID: 179355-0000  
Legal Description: Lot 12, Block F, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*  
Current Zoning: RM-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(2)c.2, for total side yards of 10 feet in lieu of 15 feet required; 34-340 (e)(2)c.3, for a rear yard of 10 feet in lieu of 20 feet required; 34-340 (e)(2)e, for a building separation open space of 10 feet in lieu of 15 feet required; and 34-340 (e)(2)f, for 50% lot coverage in lieu of 35% maximum, to allow for a new zero lot line detached single family dwelling.  
Miscellaneous Info: No previous variance requests.

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**8. BUILDING DEPARTMENT REPORT:** The next scheduled meeting is **Tuesday, September 17, 2013.**  
There are five 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.*