



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, February 18, 2020

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

Francis Reddington (Chairperson), Scott Cummings (Vice-Chairperson), John Moreland, Sylvia Osewalt, Jeff Truhlar

Alternates: Daniel Janson, Alexi Gonzalez

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held January 22, 2020

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number:** **BOA#20-100008**
Applicant/Owner: Jason Stanley
Agent: Chris May
Property Address: 2886 Merrill Boulevard
Parcel ID: 180868-0000
Legal Description: Lot 6 and the south ½ of Lot 5, Block 6, *Jacksonville Beach Heights*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to a single-family dwelling
Miscellaneous Info: One previously approved variance request (BOA#28-98)

Notes: _____

- b. **Case Number:** **BOA#20-100010**
Applicant/Owner: Gregory and Lisa Phipps
Property Address: 127 10th Avenue South
Parcel ID: 176120-0000
Legal Description: Lot 8, Block 92, *Pablo Beach South*
Current Zoning: RM-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.1, for a front yard of 14.7 feet in lieu of 20 feet required; 34-340(e)(3)c.2, for a westerly side yard of 4.1 feet in lieu of 10 feet minimum; 34-340(e)(3)d.1, for a one (1) bedroom dwelling unit size of 629 square feet in lieu of 700 square feet minimum, all to rectify existing non-conformities and convert an approved single-family use to a multiple-family use
Miscellaneous Info: One previously approved variance request not applicable to this case. One previously approved conditional use request not applicable to this case

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, March 3, 2020. There are two scheduled cases.

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. If you plan on attending or presenting at the hearing then you may use this website www.jacksonvillebeach.org/publichearinginfo for information concerning the hearing process. This information is also available in the City Hall first floor display case.

**Minutes of Board of Adjustment Meeting
held Wednesday, January 22, 2020, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Francis Reddington called the meeting to order.

ROLL CALL

Chairperson: Francis Reddington
Vice-Chairperson: Scott Cummings (*absent*)
Board Members: Sylvia Osewalt (*absent*) John Moreland Jeff Truhlar (*absent*)
Alternates: Dan Janson Alexi Gonzalez

Mr. Reddington reminded applicants three affirmative votes were required to pass and there were only four board members present so that an applicant could request a deferral.

Building Official George Knight was also present.

EX PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES:

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

- December 17, 2019

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

A. **Case Number:** **BOA#19-100213**
Applicant/Owner: Sandrine Causse/ Sandrine Causse Revocable Living Trust
Agent: Bob Hamil
Property Address: 3804 Tropical Terrace

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

Agent: Bob Hamil, 725 Republic Circle, Neptune Beach, said the hardship is the substandard lot: it is 5,500 square feet in a 10,000 square foot zoning district.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA#19-100213, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Dan Janson, Alexi Gonzalez and Francis Reddington
The motion was approved 4-0.

B. Case Number: **BOA#19-100214**
Applicant/Owner: Elizabeth Sann
Agent: Bob Hamil
Property Address: 914 16th Avenue South

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

Agent: Bob Hamil, 725 Republic Circle, Neptune Beach, stated the hardship is the substandard lot, which is 6,900 instead of 7,500 square feet. He said the owner had not informed him of any complaints from the neighbors.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA# 19-100214, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Dan Janson, Alexi Gonzalez and Francis Reddington
The motion was approved 4-0.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, February 4, 2020**. There are three scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:09 P.M.

Submitted by: Sheila Boman
Staff Assistant



APPLICATION FOR VARIANCE

BOA No 20-100008
HEARING DATE 2-18-20

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.

RECEIVED

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, 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 \$500.00 (due at the time of application submittal)
5. Completed application.

JAN - 7 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Jason Stanley Telephone: 303-1144
 Mailing Address: 2886 Merrill Blvd E-Mail: jasonstanley736@yahoo.com
Jax Beach 32250
 Agent Name: Chris May Telephone: 505-7057
 Mailing Address: 318 Milwaukee Ave E-Mail: C.may@55-pools.com
Orange Park 32073
 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

Street address of property AND Real Estate Number: 2886 Merrill Blvd / 180868-0000
 Legal description of property (Attach copy of deed): 11-40 09-35-29E, 17 Jax Beach Heights
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Requesting 49% Lot Coverage in lieu of 35%

AFFIDAVIT

I, Jason Stanley, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

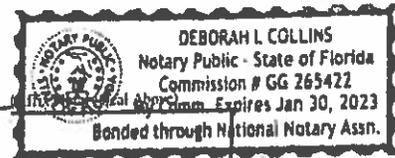
Jason Stanley APPLICANT SIGNATURE Jason Stanley PRINT APPLICANT NAME 12-27-19 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 27 day of December, 2019, by Jason Stanley, who is personally known to me or has produced Driver's License as identification.

Deborah L. Collins
NOTARY PUBLIC SIGNATURE

Deborah L. Collins
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

CODE SECTION (s): 34-337(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to a single-family dwelling.

FLOOD ZONE: X

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA NO. 20-100008

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

RECEIVED

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.

JAN - 7 2020

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.

PLANNING & DEVELOPMENT

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.	<input type="checkbox"/> yes	Due to the size of the lot, much of the coverage requirement is consumed by establishing the proper setback
Special circumstances and conditions do not result from the actions of the applicant.	<input type="checkbox"/> yes	The applicant worked with a designer to design a plan that coordinates with the existing dimensions of the lot.
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.	<input type="checkbox"/> yes	This is a unique lot and the requests in this application are consistent with other applicants that have been faced with similar hardship.
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.	<input type="checkbox"/> yes	Due to the size of the lot, the applicant is unable to meet specific coverage requirements.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	<input type="checkbox"/> yes	The requested 49% coverage would allow for a standard pool and standard pool surround that can be found on many other properties in the area.
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.	<input type="checkbox"/> yes	The owners on the adjacent parcels are aware of the variance request and in support

For reference
20-100008

City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

April 14, 1998

Bestcon, Inc.
2134 South Beach Parkway
Jacksonville Beach, FL 32250

RE: Case No. BOA# 28-98
2598 Merrill Road

Dear Sir/Madam:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. April 7, 1998 to consider your variance application.

As indicated in the application, the request was for a variance of Section 34-337(e)(1)c.3 for a rear yard of 26', in lieu of 30', to allow development of new homes on nine family lots. This request was granted as written.

You are required to apply for a building permit for this project. A copy of the building permit application is attached, please complete and submit the application along with two copies of your plans and two copies of your survey 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,

William C. Mann, AICP

Attachment

Public Notice

The Board of Adjustment for the City of Jacksonville Beach, Florida, will meet and hold a public hearing on *Tuesday, April 7, 1998 at 7:30 p.m.* in the Council Chambers at City Hall, 11 North 3rd Street, Jacksonville Beach, to consider the following variance applications:

- BOA#19-98 Variance to Section 34-336(e)(1)c.2. for an easterly side yard of 3', in lieu of 10', to allow a carport addition to an existing residence. This property is located at 215 34th Avenue South, more specifically Lot 13, Block 19, Replat of Unit Number 1, Atlantic Shores.
- BOA#22-98 Variance to Section 34-340(e)(1)c.2 for 6.5' side yards, in lieu of 10' required for each, and c-3 for a 20' rear yard, in lieu of 30' required, to construct a duplex. This property is located at 124 11th Avenue South, more specifically Lot 4, Block 112, Pablo Beach South.
- BOA#23-98 Variance to Section 34-340(e)(3)c.1 for a front yard of 15', in lieu of 20' required, c.2 for a corner side yard of 10', in lieu of 15', and c.3 for a rear yard of 24', in lieu of 30', to construct a third unit on a multi family structure. This property is located at 1910-1912 North 1st Street, more specifically the south 23' of the east 85' of Lot 4, and the east 85' of Lot 5, Block 192, Ocean Villa.
- BOA#24-98 Variance to Section 34-337(e)(1)c.2 for a corner side yard of 5', in lieu of 10' required, to construct a single family home. This property is located at 401 South 13th Avenue, more specifically Lot 12, Block 125, Oceanside Park.
- BOA#25-98 Variance to Section 34-337(e)(1)c.2, for a rear yard of 21'8", in lieu of 30', to allow construction of a single family residence. This property is located at 1180 North 23rd Street, more specifically Lot 3, Block 27, Jacksonville Beach, Section A.
- BOA#26-98 Variance to Section 34-377, for no additional parking, in lieu of 6 spaces required, to allow an 1,800 sq.ft. Addition to an existing daycare center. This property is located at 419 5th Avenue North, more specifically Lots 9 and 10, Block 65, Pablo Beach North.
- BOA#27-98 Variance to Section 34-340(e)(1)c.2, for side setback of 5' on each side, in lieu of 10' required to construct a duplex. This property is located at 1328 1st Street North, more specifically the south 41' of the east 100' of Lot 4, Block 132, Pablo Beach North.
- BOA#28-98 Variance to Section 34-337(e)(1)c.3, for a rear yard of 20', in lieu of 30', to allow the development of new homes on nine single family lots. This property is located at 2598 Merrill Boulevard, more specifically Lots 4,5, 6, 7, Block 5, and Lots 1, 2, 3, 4 & north ½ of 5, 6 & south ½ of 5, 7, 8, Block 6 of Jacksonville Beach Heights.
- BOA#29-98 Variance to Section 34-373(d) for parking setback of 3', in lieu of 5', along the southerly property line, and Section 34-377 for 5 spaces, in lieu of 9 required for a new commercial building. This property is located at 342 15th Avenue South, more specifically 56' of Lot 3, southerly 58' and easterly 45' of Lot 4, Block 154, Pablo Beach.

A copy of the above referenced application(s) is available for review in the office of the Planning and Development Department, 11 North 3rd Street, during normal business hours.

Board of Adjustment
City of Jacksonville Beach

NOTICE

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 Statute, persons with disabilities needing special accommodations to participate in this meeting should contact the Planning & Development Department-Building Division no later than 5:00 p.m. on the day preceding the meeting.

Building 1, 700 + Impervious 699 + proposed 1112 = 499%

Lot 7, 200

Jason Stanley 5/16/16

ORDERED BY:
The Law Offices of Rod Schloth
 2187 S Third St
 Jacksonville Bch, FL 32250
 904-372-9351
 beach@rod-law.com



PROPERTY ADDRESS: 2886 MERRILL BLVD JACKSONVILLE BEACH, FLORIDA 32250

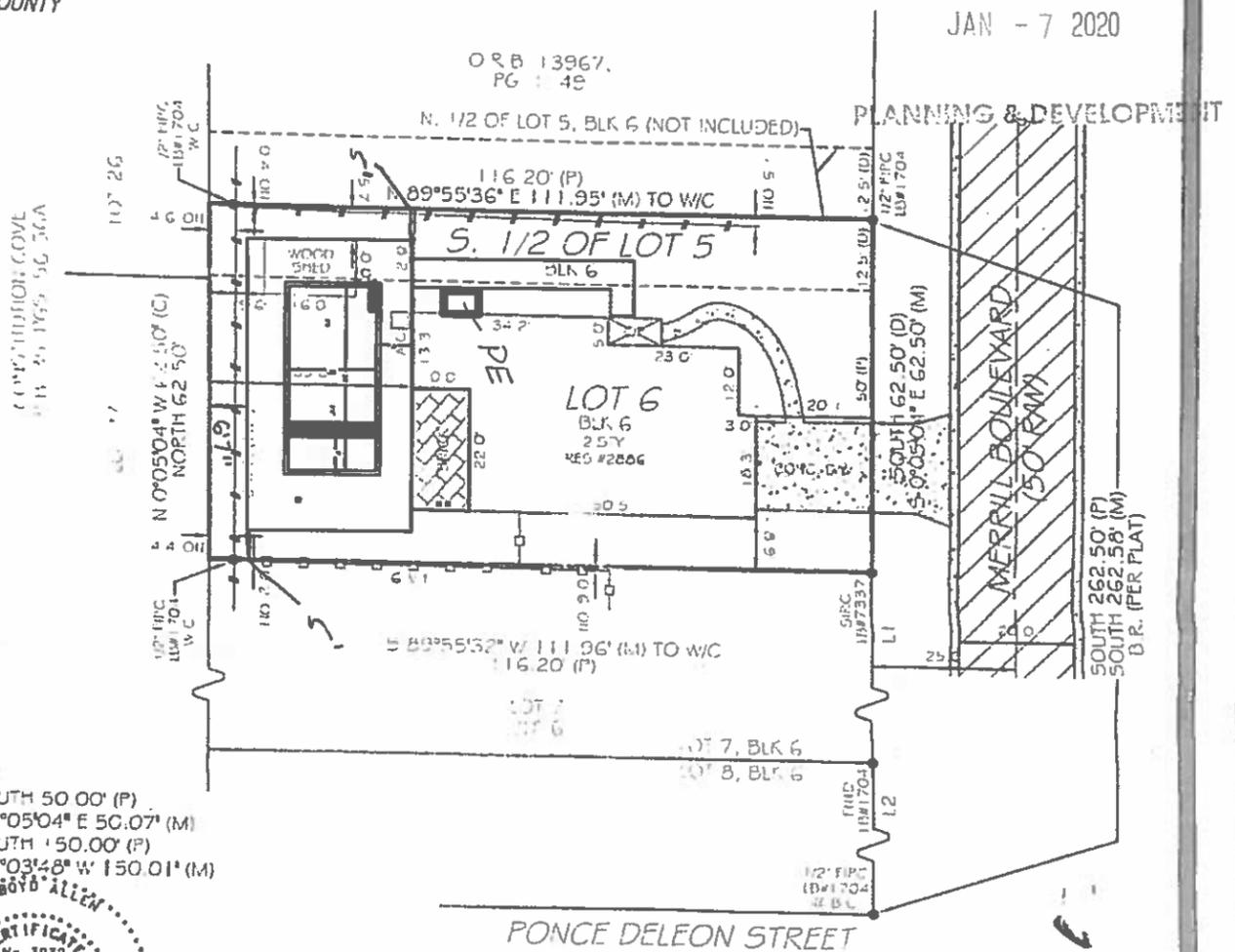
SURVEY NUMBER: FL1604.4661

FIELD WORK DATE: 5/3/2016 REVISION DATE(S): (REV 0 5/3/2016)

FL1604.4661
 BOUNDARY SURVEY
 DUVAL COUNTY

RECEIVED
 20-100008

JAN - 7 2020

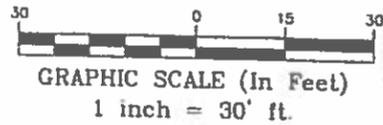


TABLE

L1	SOUTH 50.00' (P)
	S 0°05'04" E 50.07' (M)
L2	SOUTH 150.00' (P)
	S 0°03'48" W 150.01' (M)



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Constructed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 06/03/13.

POINTS OF INTEREST
 NONE VISIBLE

CLIENT NUMBER: RS16-3762 DATE: 5/3/2016

BUYER: JASON STANLEY & BRANDEN STANLEY

SELLER: APRIL JOHNS

CERTIFIED TO: JASON STANLEY & BRANDEN STANLEY; THE LAW OFFICES OF ROD SCHLOTH, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WELLS FARGO BANK

JOHN O'MALLEY
 REALTOR®



904.241.3141
 JOHNO@O'MALLEYREALESTATE.COM

BROOKE SAMS
 REALTOR®

904.280.4444
 BROOKE.JENSEN@MAC.COM

EXACTA
 Land Surveyors, Inc.

LB# 7337

www.exactalnd.com
 P.866-735-1916 • F.866-744-2882
 11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913

This is page 1 of 2 and is not valid without all pages.

ORDERED BY:
The Law Offices of Rod Schloth
 2187 S Third St
 Jacksonville Bch, FL 32250
 904-372-9351
 beach@rod-law.com



PROPERTY ADDRESS: 2886 MERRILL BLVD JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL1604.4661

FIELD WORK DATE: 5/3/2016 REVISION DATE(S): (REV 0 5/3/2016)

FL1604.4661
 BOUNDARY SURVEY
 DUVAL COUNTY

20-100008
 JAN - 7 2020

Jason A. Schloth 5/16/16 BR 5/16/16

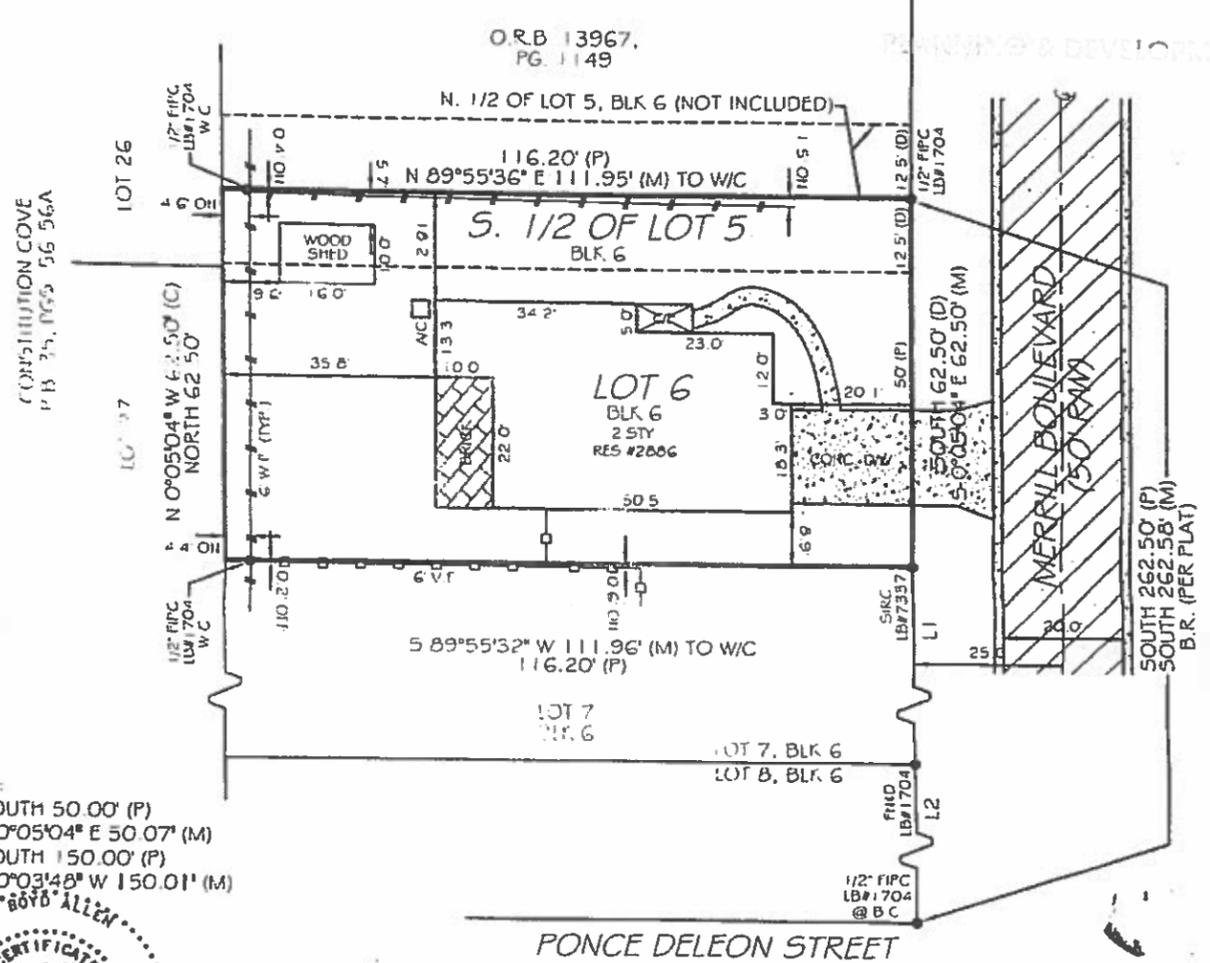


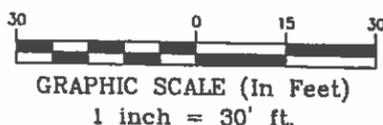
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L1	SOUTH 50.00' (P)
	S 0°05'04" E 50.07' (M)
L2	SOUTH 150.00' (P)
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I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

NOTES
 1. L1 & L2 OWNERSHIP NOT DETERMINED



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 06/03/13.

POINTS OF INTEREST
 NONE VISIBLE

CLIENT NUMBER: RS16-3762 DATE: 5/3/2016

BUYER: JASON STANLEY & BRANDEN STANLEY

SELLER: APRIL JOHNS

CERTIFIED TO: JASON STANLEY & BRANDEN STANLEY; THE LAW OFFICES OF ROD SCHLOTH, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; WELLS FARGO BANK

JOHN O'MALLEY REALTOR*

 904.241.3141
 JOHN@O'MALLEYREALESTATE.COM

BROOKE SAMS REALTOR*
 904.280.4444
 BROOKE.JENSEN@MAC.COM

EXACTA
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 www.exactaland.com
 P.866-735-1916 • F.866-744-2882
 11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913

This is page 1 of 2 and is not valid without all pages.



APPLICATION FOR VARIANCE

BOA No. 20-100010

HEARING DATE 2/18/2020

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. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, 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 \$500.00 (due at the time of application submittal).
5. Completed application.

JAN - 7 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Gregory & Lisa Phipps Telephone: (904) 236-0880
 Mailing Address: 127 10th Ave South E-Mail: lisaphips3@gmail.com

Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: Ariyan and Lisa Phipps Telephone: (904) 236-0880
 Mailing Address: 127 10th Ave South E-Mail: lisaphips3@gmail.com
Jacksonville Beach, FL 32250

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

RE# 176120-0000

Street address of property AND Real Estate Number: 127 10th Avenue South Jacksonville Beach FL

Legal description of property (Attach copy of deed): Lot B, BIK 97, PBS 32250

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

- Convert into multi-family use in multi-family zone
- Western side yard setback existing of 4'11" in lieu of 10'
- front yard setback of 14'7" in lieu of 20'
- Min dwelling size of 625 sq ft in lieu of 700 for 2 Bedroom

AFFIDAVIT

I, Lisa D. Phipps, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Lisa D. Phipps
 APPLICANT SIGNATURE

Lisa D. Phipps
 PRINT APPLICANT NAME

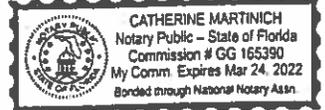
1/9/2020
 DATE

STATE OF FLORIDA, COUNTY OF DUAL:

Sworn to and signed before me this 9th day of January, 2020 by Lisa D Phipps, who is personally known to me or has produced _____ as identification.

Catherine Martinich
 NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: X/AE-9FT

CODE SECTION (S):
34-340(e)(3)c.1 for a front yard of 14.7 feet in lieu of 20 feet required; 34-340(e)(3)c.2 for a westerly side yard of 4.1 feet in lieu of 10 feet minimum; 34-340(e)(3)d.1, for a one (1) bedroom dwelling unit size of 625 square feet in lieu of 700 square feet minimum, all to rectify existing non-conformities and convert an approved single-family use to a multiple-family use

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100010

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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	Narrow lot 50x125 Existing lot & existing building non conforming for multi or single
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Existing conditions from 1931 and 2001 non conforming.
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	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JAN - 7 2020</p> <p style="text-align: center;">PLANNING & DEVELOPMENT</p>
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	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
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	

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FEB 11 2020

PLANNING &
DEVELOPMENT

**Attention: Jacksonville Beach Board of Adjustments
February 11, 2020**

Subject Property: 127 10th Ave South, Jacksonville Beach, FL 32250

PUBLIC HEARING: 2-28-20

BOA # 20-100010

My name is Catherine Sturms. I own the property at 983, 985 and 985B 2nd Street South, Jacksonville Beach, FL 32250. My property is zoned Multi-Family. I have owned my property since 7-95.

My property is located west of the subject property of 127 10th Ave South, Jacksonville Beach, FL 32250. We share the westly property line.

I fully support and agree with all the requests my neighbors, Lisa and Greg Phipps have made to the Jacksonville Beach Board of Adjustment.

Specifically I support:

A front yard set-back of 17 feet in lieu of required 20 ft.

A west side yard of 4.1 in lieu of the required 10 ft set-back

A one bedroom dwelling unit of 629 sq ft in lieu of a required min of 700 sq ft.

And lastly the conversion of single family use back to multi-family use

My neighbors purchased the subject property last year. I have found them to be respectful and civic minded individuals who have greatly improved their property.

Thank You for this opportunity to voice my opinion and for all you do to improve Jacksonville Beach for all.

Sincerely,

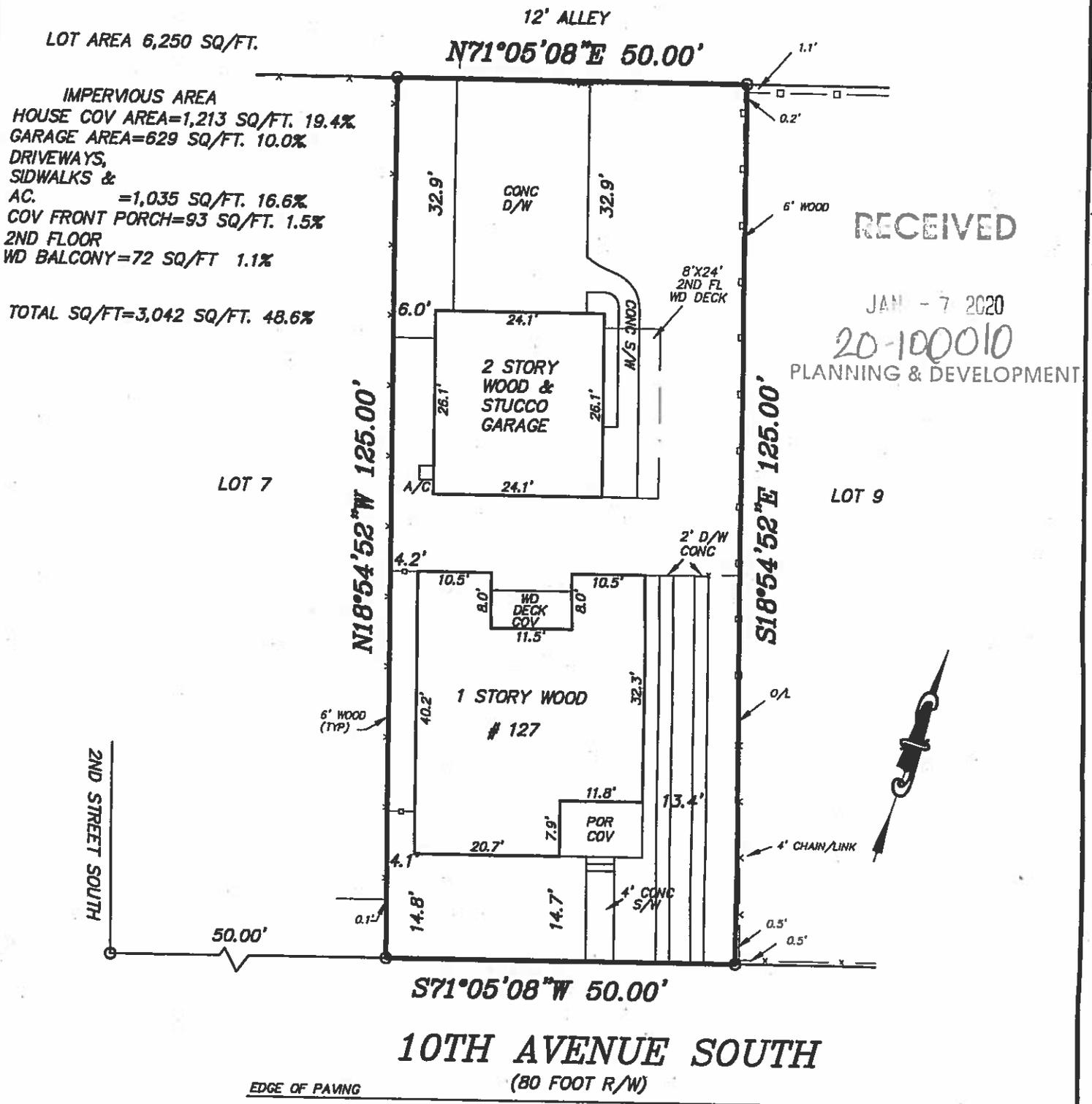
Catherine Sturms

Catherine Sturms

904-962-6190

**MAP SHOWING BOUNDARY SURVEY OF
LOT 8 BLOCK 92 AS SHOWN ON MAP OF
PABLO BEACH SOUTH**

AS RECORDED IN PLAT BOOK 3 PAGES 28 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CERTIFIED FOR: GREGORY SCOTT & LISA DEALEXANDRIS PHIPPS



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 JAN - 7 2020
 20-100010
 PLANNING & DEVELOPMENT



LOCATE NEW FENCE & REMOVAL OF DECKING; W.O. #2019-471; 7-25-19
 SHOW 2ND FL WOOD DECK: 6-24-2019.
 SHOW IMPERVIOUS AREA: W.O. 2019-330, 5-22-2019.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 419 FOR DUVAL COUNTY, FLORIDA, DATED 11-02-2018. AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.
 5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

LEGEND	
CM	CONC. MON
IP	IRON PIPE
RB	REBAR
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
D/W	DRIVEWAY
COV.	COVERED AREA
⊕	CENTERLINE
A/C	AIR CONDITIONING PAD
(R)	RADIAL DISTANCE
CONC.	CONCRETE
ESM'T	EASEMENT
B.R.L.	BUILDING RESTRICTION LINE
PC	POINT OF CURVE
PT	POINT OF TANGENCY

BEARINGS ARE ASSUMED ON THE R/W LINE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

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

THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

SCALE: 1"=20'

FIELD WORK DATE: 2-26-2019
 SIGNATURE DATE: 2-27-2019

GLENN M. BROADBENT (P.S.) NO. 5814

 REGISTERED SURVEYOR AND MAPPER,
 STATE OF FLORIDA (EB #4921)

