



Agenda

Board of Adjustment

Tuesday, March 3, 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 February 4, 2020

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number:** **BOA#20-100005**
Applicant: Rachel Powers and Landon Morehead
Owner: Landon Morehead et al
Property Address: 1833 Arden Way
Parcel ID: 178602-0165
Legal Description: Lot 6, Block 12, *Ocean Forest Unit No. 4*
Current Zoning: RS-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 44.6% lot coverage in lieu of 35% maximum to rectify an existing non-conformity resulting from a pool and paver patio addition to an existing single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- b. **Case Number:** **BOA#20-100018**
Applicant: Sean Shapiro
Owner: Harry Thompson Living Trust
Property Address: 912 19th Street North
Parcel ID: 179288-0005
Legal Description: Lot 5, Block 99, Lots 3,4,5,6 of Block 100, *Section "A" Jacksonville Beach*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)g, for an accessory structure setback of 0.5 feet in lieu of 5 feet minimum for an existing building on Lot 5, Block 100 in order to separate Lot 5, Block 99 for development of a new single-family dwelling
Miscellaneous Info: One previously denied variance request (BOA#14-100115)

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Wednesday, March 18, 2020. There are six 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.

Public Hearing:

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

Discussion:

Board members discussed the alley allowing a buffer for the rear neighbor, but Ms. Osewalt felt the pool could be moved closer to the house to avoid the need for a variance. Mr. Moreland noted this is a substandard sized lot.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA#19-100218, as written and described.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, and Dan Janson
Nays – Sylvia Osewalt and Francis Reddington
The motion was approved 3-2.

B. Case Number: BOA#19-100219
Applicant/Owner: Pamela Cosgrove
Property Address: 117 7th Avenue South

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 13 feet on the ground and 7 feet on the 2nd and 3rd stories for covered cantilevered decks both in lieu of 20 feet required; 34-338(e)(1)c.2, for a westerly side yard setback of 4 feet in lieu of 5 feet minimum and total side yard setbacks of 11 feet in lieu of 15 feet required; and 34-338(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Owner: Pamela Cosgrove, 117 7th Avenue South, Jacksonville Beach, stated they were denied a variance last summer and had modified the requests to reflect some of the Board's comments from that meeting. She described their modifications and displayed photos of cantilevered decks (on file). Regarding the front setbacks, she noted their current request would put the home's setback between the two adjacent homes' measurements. Ms. Cosgrove provided 13 examples of variances granted for front yard setbacks in the area (on file). She acknowledged the neighbor across the street opposed the request because of the precedent it might set.

Ms. Cosgrove stated there are special conditions: the small lot size of 4,625 square feet and the current home size, which is 1,100 square feet. Mr. Reddington pointed out the lot was very deep, so the home could be moved back. Ms. Cosgrove stated if they moved the home back, they would lose the ocean view, a right they were currently enjoying. She did not feel they should be penalized because they wanted to build new when they were making other compromises. Mr. Reddington remarked having an ocean view was not a right, so losing one was not a hardship.

Public Hearing:

Mr. Cummings read into the record letters and emails from the following in support of the application:

- Patrick and Karolyn Cantin, 115 7th Avenue South, Jacksonville Beach

- Jane Beeson, no address provided
- John Wages, no address provided
- Maria Rodriguez, no address provided
- Brendan Sicilia, no address provided
- Katheryn Prosser, no address provided
- Bonnie Bradshaw, no address provided
- Cheryl Mitchell, no address provided
- Luke Lewis, no address provided
- Sandra Snyder, no address provided
- Pamela Cosgrove (as owner of the adjacent property), 151 7th Avenue South, Jacksonville Beach

The following sent communication opposing the application:

- Jeremy Armstrong, 153 7th Avenue South, Jacksonville Beach

The following spoke in support of the application:

- Karolyn Cantin, 115 7th Avenue South, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Mr. Moreland asked if the proposed cantilevered overhang must be six feet wide. Ms. Cosgrove stated it could be eight feet if they moved back farther (to 15 feet) on the bottom.

Motion:

It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100219, with the modification of a front yard setback on the ground floor of 15 feet instead of 13 feet; the two decks above could stay at seven feet.

Ms. Osewalt noted the variance, as proposed, was not the minimum required for reasonable use of the property.

Roll Call Vote:

Ayes – John Moreland, Scott Cummings, and Dan Janson

Nays – Sylvia Osewalt and Francis Reddington

The motion was approved 3-2.

C. Case Number: BOA#19-100220

Applicant: Shannon (Devlin) Stanford

Owner: Shannon Devlin and Gregory Stanford

Property Address: 22 10th Avenue North

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.1, for a front yard of 2 feet in lieu of 20 feet required; 34-340(e)(3)c.2, for an easterly side yard of 2 feet in lieu of 10 feet minimum; 34-340(e)(3)c.3, for a rear yard of 2 feet in lieu of 30 feet minimum; 34-340(e)(3)e, for 88% lot coverage in lieu of 65% maximum; 34-340(e)(3)g, for an accessory structure of 0 feet

in lieu of 5 feet minimum; 34-373(d), for a parking area of 0 feet in lieu of 5 feet minimum and 34-377, for 3 parking spaces in lieu of 4 parking spaces required, all to rectify existing non-conformities of a multiple-family zoned property

Owner: Gregory Stanford, 22 10th Avenue North, Jacksonville Beach, said the hardship is the size of the lot: it is only 2,650 square feet, and the home is approximately 1,000 square feet. He said they wanted the variance to allow them to rebuild the existing home if a hurricane destroyed it. The current lot coverage was 88%.

Public Hearing:

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

Discussion:

There was no additional discussion by the Board.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100220, as presented and discussed.

Roll Call Vote: Ayes – Sylvia Osewalt, Scott Cummings, John Moreland, Dan Janson, and Francis Reddington
The motion was approved unanimously.

D. Case Number: **BOA#19-100223**
Applicant/Owner: Pam Joiner, Manager
Owner: Soloma, LLC
Property Address: 7 San Pablo Circle North

City of Jacksonville Beach Land Development Code Section(s): 34-373(d), for a parking area setback of 3.5 feet in lieu of 5 feet minimum to rectify an existing non-conformity resulting from a driveway replacement at an existing single-family dwelling.

Applicant: Pamela Joiner, manager, 310 2nd Street, Atlantic Beach, distributed photos of surveys of the property (on file), and said the lot is pie-shaped. She explained moving the driveway would make the entry unsafe; a driver would risk hitting the retaining wall. Ms. Joiner said she received a variance from Public Works for being in the easement, but she did not realize they also needed a variance from the Board of Adjustment.

Public Hearing:

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

Discussion:

There was no additional discussion by the Board.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve BOA# 19-100223, as presented and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Sylvia Osewalt, Dan Janson and Francis Reddington
The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, February 18, 2020**. There are two scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 8:15 P.M.

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

BOA No. 20-100005

HEARING DATE 3/3/20

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.

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.

DEC 30 2019

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Rachel Powers and Landon Morehead Telephone: 904-899-3697
 Mailing Address: 1833 Arden Way Jacksonville Beach FL 32250 E-Mail: Rache1131980@y4sbo0.com
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Landon Morehead et al 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 RE # 178602-0165

VARIANCE DATA

Street address of property AND Real Estate Number: 1833 Arden Way Jacksonville Beach, FL 32250
 Legal description of property (Attach copy of deed): Lot 6, Block 12, Oceanforest Unit 4
 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)
Lot coverage of 44.59%

AFFIDAVIT

I, Rachel Powers, 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.

Rachel Powers
APPLICANT SIGNATURE

Rachel Powers
PRINT APPLICANT NAME

12-30-2019
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 30th day of December, 2019 by Rachel Powers, who is personally known to me or has produced FLORIDA DRIVER LICENSE as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

Chandra Medford
PRINT NOTARY NAME

CHANDRA MEDFORD
Commission No. GG 283199
Expires December 21, 2022
Notary Public State of Florida
(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: AE/X-SHADED

CODE SECTION (s): .6 m

34-336(e)(1)e, for 44.59% lot coverage in lieu of 35% maximum to rectify an existing non-conformity resulting from a pool and paver patio addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. ~~19-100146~~

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.

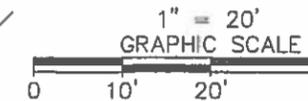
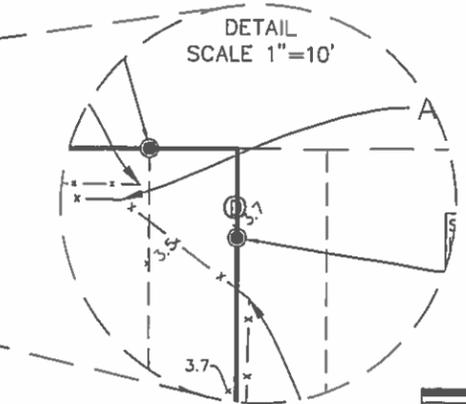
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	1.  RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	YES	2. DEC 30 2019 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	3. * SEE ATTACHED *
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	4.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	5.
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	6.

SPECIFIC PURPOSE SURVEY:

LOT 6, BLOCK 12, OCEAN FOREST UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 95 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

FOR:
MOREHEAD



DEC 30 2019
20-10005
PLANNING & DEVELOPMENT

LEGEND

B.R.L.	BUILDING RESTRICTION LINE	(R)	RECORD
OHU	OVERHEAD UTILITY (LINES)	(C)	CALCULATED
PT.	POINT	TRAV.	TRAVERSE
DE	DESIGN ELEVATION	CONC.	CONCRETE
BM	BENCHMARK	EL. OR	ELEV. ELEVATION
EX	EXISTING ELEVATION	W/	WITH
ID.	IDENTIFICATION	A/C	AIR CONDITIONER
LB	LICENSED BUSINESS		TREES AS NOTED
P.C.	POINT OF CURVATURE		WATER METER
P.T.	POINT OF TANGENCY		WELL PUMP
MNDES	MAG NAIL & DISK SET		2" WELL
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988		DRAINAGE MANHOLE
		x###	GROUND ELEVATION

JOB No. 19-019
FILE No. A-186
PARTY CHIEF: J. Lonnecker
F.B. 733, PG 71-74
DRAWN BY: T. Hodge
CHECKED BY: J. Thomas
SURVEY DATE 05-31-2019

REVISION:	DATE:	BY:
ADDED IMPERVIOUS CALC	06/11/2019	T. HODGE

CAD FILE: P:\19\19-019 COJB POOL SURVEY 1833 ARDEN WAY FOR ISLAND POOL.DWG\19-019 1833 ARDEN WAY COJB-AS-BUILT.DWG

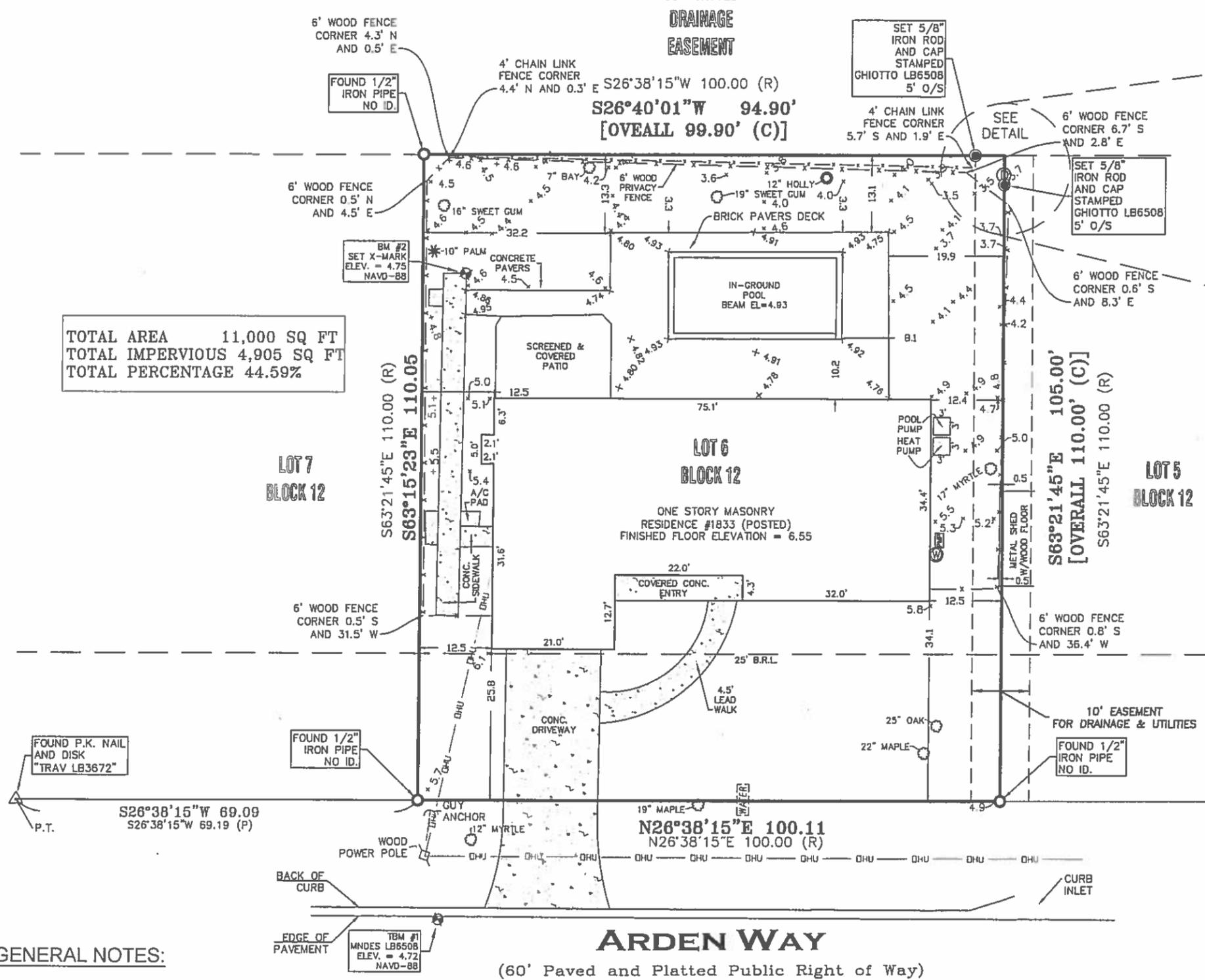


GHIOTTO & ASSOCIATES, INC.
NATIONALLY CERTIFIED SURVEYORS & MAPPERS

CERTIFICATE OF AUTHORIZATION No. LB 6508
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
(904) 886-7174-FAX
www.GHIOTTO.COM

JOHN S. THOMAS, P.S.M. No. 6223
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

50' PLATTED DRAINAGE EASEMENT



TOTAL AREA 11,000 SQ FT
TOTAL IMPERVIOUS 4,905 SQ FT
TOTAL PERCENTAGE 44.59%

FOUND P.K. NAIL AND DISK "TRAV LB3672"

ARDEN WAY
(60' Paved and Platted Public Right of Way)

GENERAL NOTES:

- ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION CAICE DATABASE 7210012. POINT "PPTP4" BEING A MAG NAIL WITH DISK LABELED "ELEV. LB 6508" HAVING AN ELEVATION OF 5.73 FEET.
- UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY, EXCEPT AS SHOWN HEREON.
- MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5 J-17.050-.052 REQUIREMENTS.
- ALL DATA SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEAST LINE OF LOT 6, BEING N26°38'15"E PER PLAT OF RECORD.
- THE PURPOSE OF THE SURVEY IS TO SHOW THE CONSTRUCTED POOL & ASSOCIATED ELEVATIONS FOR DRAINAGE PURPOSES.



APPLICATION FOR VARIANCE

BOA NO. 20-100018
HEARING DATE 3/3/20

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.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
6. Completed application.

RECEIVED
JAN 21 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Sean Shapiro Telephone: (904) 607-5031
 Mailing Address: 1745 Pullian Street E-Mail: sean@reliantroofing.com
Jacksonville beach, FL 32250

Agent Name: Sean Shapiro Telephone: (904) 607-5031
 Mailing Address: 1745 Pullian Street E-Mail: sean@reliantroofing.com
Jacksonville beach, FL 32250

Landowner Name: Harry Thompson Living Trust Telephone: (904) 246-4461
 Mailing Address: 912 19th Street North E-Mail: sean@reliantroofing.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

Street address of property and Real Estate Number: 912 19th Street North (179228-0000)
 Legal description of property (Attach copy of deed): 15-33 30-23-29E 50 SEC A JACKSONVILLE BEACH LOT 5 BLK 99, LOTS 3,4,5,6 BLK 100
 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).
Accessory structure rear setback of 6 inches in lieu of 5 feet This is for pump house located on rear of property located on Lot 5 on 19th St N

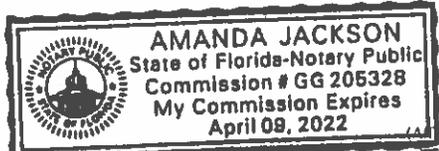
AFFIDAVIT

I, Sean Shapiro, 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.

[Signature] Sean Shapiro
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE 1/16/2020

STATE OF FLORIDA, COUNTY OF DUVAL:
 This instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of January, 2020, by Sean Shapiro, who is personally known to me or produced personally known as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
Amanda Jackson
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (s):
34-337(e)(1)g, for an accessory structure setback of 0.5 feet in lieu of 5 feet minimum for an existing building on Lot 5, Block 100 in order to free Lot 5, Block 99 for development of a new single-family dwelling
separate

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20 100019

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.	N Y	Substandard lot size RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	N	JAN 21 2020 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.	N	
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.	Y N	
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	

Variance Application Authorization

1/16/2020

City of Jacksonville Beach,

I, Harry F. Thompson, as Trustee of the Harry F. Thompson Living Trust, the owner of property located at 912 19th Street North give permission to Sean Shapiro to be applicant for a variance on 912 19th Street North as it pertains to an accessory structure setback variance.

Please call 904-246-4461 with any questions.

Thanks,

Harry F. Thompson, Trustee
Harry F. Thompson, Trustee

RECEIVED

JAN 21 2020

20-100018

PLANNING & DEVELOPMENT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 16 day of January, 2020, by **Harry F. Thompson, Trustee.**



Lawrence E. Hayden, Jr.
Lawrence E. Hayden, Jr.
NOTARY PUBLIC—STATE OF FLORIDA

[one Person known, or
 Produced identification: Type of identification produced: a **FL Driver's License**

20-100018 REFERENCE

DEPARTMENT OF PLANNING & DEVELOPMENT



CERTIFIED MAIL# 7012 2210 0002 4634 8051

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

September 19, 2014

Harry F. Thompson
912 19th Street North
Jacksonville, FL 32223

RE: BOA# 14-100115
912 19th Street North
(Lots 5 and 6, Block 100, Section 'A' Jacksonville Beach.)

Dear Mr. Thompson,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, September 16, 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:

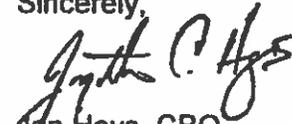
- 34-337(e)(1)g, for an existing accessory structure (shed) setback of 0.5 feet in lieu of 5 feet required on Lot 5.

To allow the sale of portions of the applicants property.

The Board *Denied* the request.

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,


John Hays, CBO
Building Department



