



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Wednesday, March 18, 2020

7:00 PM

Council Chambers

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#### **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#19-100201**

Applicant/Owner:      Cesar Castillo

Property Address:      221 19<sup>th</sup> Avenue North

Parcel ID:                175441-0000

Legal Description:      Lot 6, Block 203, *Elton Realty Co's Replat*

Current Zoning:        C-1 (per RM-2 Standards)

Motion to Consider:    **City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.2, for an easterly side yard setback of 6.4 feet and a westerly side yard setback of 7.3 feet each in lieu of 10 feet minimum and 34-340(e)(3)c.3, for a rear yard setback of 22 feet in lieu of 30 feet minimum to allow for an additional dwelling unit and addition to an existing dwelling unit**

Miscellaneous Info:    One previously approved conditional use for a multiple-family development reference (PC#34-19)

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

**b. Case Number:      BOA#20-100019**

Applicant/Owner:      Nathan Kocher

Property Address:      727 4<sup>th</sup> Avenue North

Parcel ID:                174145-0000

Legal Description:      the east 40 feet of Lot 11 and the west 20 feet of Lot 10, Block 58, *Pablo Beach Improvement Company's Replat of the Northern Portion of Pablo Beach*

Current Zoning:        RS-2

Motion to Consider:    **City of Jacksonville Beach Land Development Code Section(s):34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling**

Miscellaneous Info:    No previous variance requests

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

**c. Case Number: BOA#20-100021**

Applicant/Owner: Cheryl Kirkland

Property Address: 715 Palm Tree Road

Parcel ID: 177787-0000

Legal Description: The west 7 feet of Lot 8 and all of Lot 9, Block 5, *Pine Grove Unit 2*

Current Zoning: RS-1

Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e**, for 41.8% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling

Miscellaneous Info: No previous variance requests

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

**d. Case Number: BOA#20-100023**

Applicant/Owner: Ryan Weilersbacher

Property Address: 806 Palm Tree Road

Parcel ID: 177821-0000

Legal Description: Lot 2 and the North 40 feet of Lot 3, Block 8, *Pine Grove Unit 2*

Current Zoning: RS-1

Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e**, for 46% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback (pool deck) of 3 feet in lieu of 5 feet minimum to allow for the addition of a garage and to rectify existing (unpermitted) nonconformities at a single-family dwelling

Miscellaneous Info: Coping only pool installed in 2017 (reference pool permit #17-94).  
No previous variance requests

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

**e. Case Number: BOA#19-100024**

Applicant/Owner: Elizabeth Evans

Property Address: 3671 America Avenue

Parcel ID: 181403-0123

Legal Description: Lot 19, Block 16, together with the westerly ½ of closed alley by Ordinance 7316 lying easterly thereof, *Ocean Terrace*

Current Zoning: RS-1

Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 50.3% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 4 feet in lieu of 5 feet minimum to allow for the addition of pool pavers around a new pool at an existing single-family dwelling**

Miscellaneous Info: One previously approved variance request (BOA#12-100199)

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

**f. Case Number: BOA#20-100025 & BOA#20-100026**

Applicant: John Atkins

Owner: Atkins Builders, Inc.

Property Address: 201 18th Avenue North

Parcel ID: 175433-0000

Legal Description: Lot 10, Block 193, *Elton Realty Co's Replat*

Current Zoning: RM-2

Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(1)c.2, for a corner side yard setback of 7.3 feet in lieu of 10.5 feet minimum and 34-340(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required, and 34-340(e)(1)f, for 45.98% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling**

Miscellaneous Info: No previous variance requests

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

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is Tuesday, April 7, 2020. There are three 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](http://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 Tuesday, February 4, 2020, at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER**

Chairperson Francis Reddington called the meeting to order.

**ROLL CALL**

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

Building Official George Knight was also present.

**EX PARTE COMMUNICATION:** Mr. Reddington advised of communications he had regarding BOA Case 19-100219.

**APPROVAL OF MINUTES:**

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

- January 7, 2020

**CORRESPONDENCE:** *None*

**OLD BUSINESS:**

*None*

**NEW BUSINESS:**

A. **Case Number:** **BOA#19-100218**  
**Applicant/Owner:** Darin Pobst  
**Property Address:** 3971 Palm Way

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 49.2% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 2.3 feet in lieu of 5 feet minimum to allow for a pool and paver patio addition to an existing single-family dwelling.

**Applicant:** Darin Pobst, 3971 Palm Way, Jacksonville Beach, stated the hardship is the size of the lot. He reported he spoke to a few neighbors, and none had any objection to the request. Mr. Pobst explained there is an outdoor kitchen against the rear wall of the house, so they could not position the pool closer to the house to avoid the need for a variance.

**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 7<sup>th</sup> 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 2<sup>nd</sup> and 3<sup>rd</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> Avenue South, Jacksonville Beach

The following sent communication opposing the application:

- Jeremy Armstrong, 153 7<sup>th</sup> Avenue South, Jacksonville Beach

The following spoke in support of the application:

- Karolyn Cantin. 115 7<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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 2<sup>nd</sup> 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



**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100201

*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.

FEB - 4 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.

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	Substandard lot for a multifamily purpose. Lot too small. Side variances have been there since the 1950's and want to maintain existing house.
Special circumstances and conditions do not result from the actions of the applicant.	No	They are built into 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.	No	The point is that the zoning allows for a multifamily and this created the situation where the sides are smaller than current requirement
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	Several properties are in this situation. We are allowed to have a multifamily, but the current situation forces us to be requesting variance
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We want to keep the current building
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.	No	

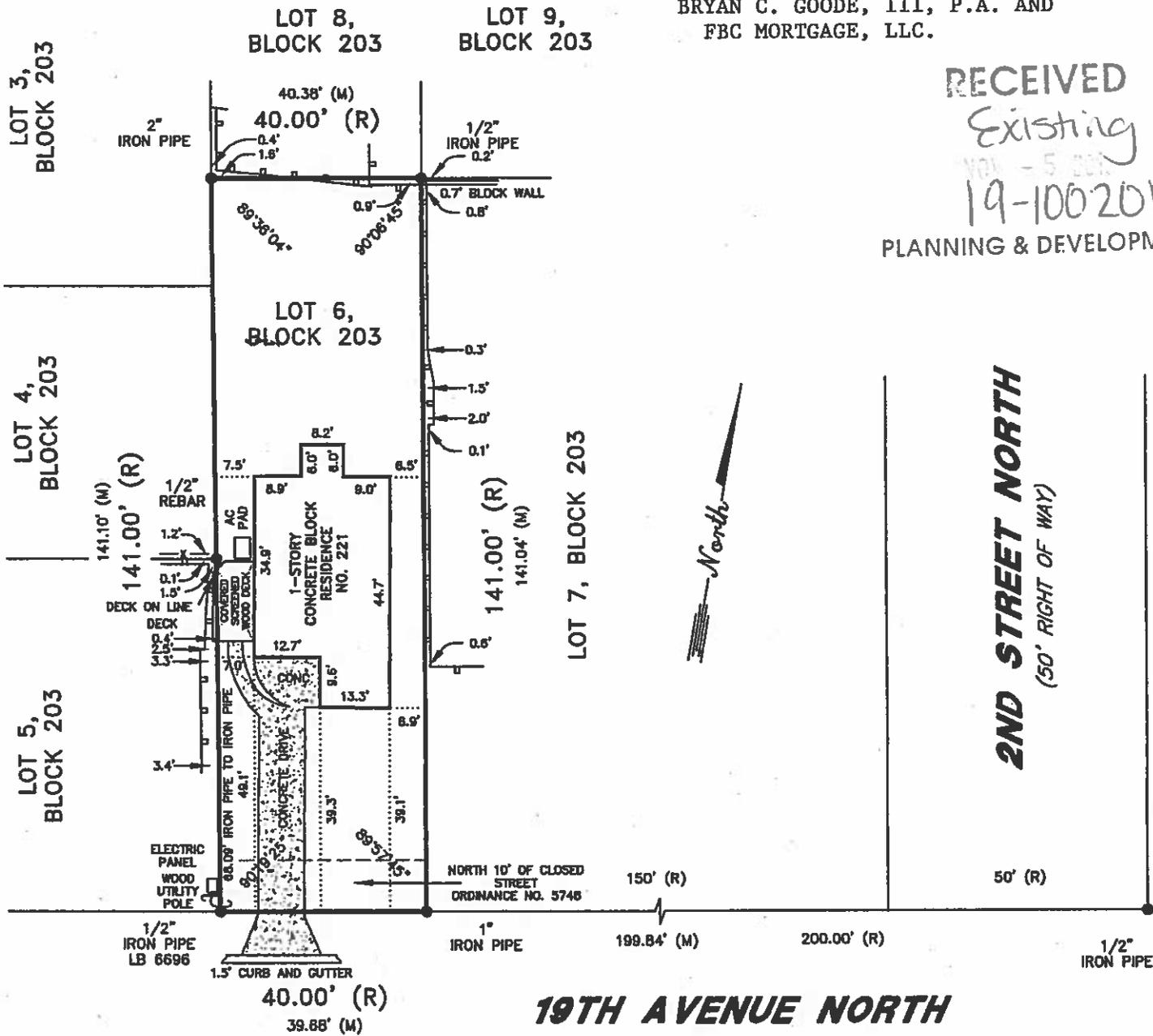
# MAP SHOWING BOUNDARY SURVEY OF

## LOT 6, BLOCK 203, ELTON REALTY CO'S REPLAT

ACCORDING TO THE MAP OR PLAT THEREOF  
AS RECORDED IN PLAT BOOK 10, PAGE(S) 14 OF THE CURRENT  
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA;  
TOGETHER WITH THAT PORTION OF THE NORTH 10 FEET OF THAT  
CERTAIN STREET CLOSED BY CITY OF JACKSONVILLE BEACH  
ORDINANCE NO. 5748, LYING SOUTHERLY OF AND ADJACENT TO SAID LOT 6.

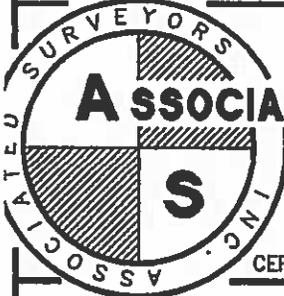
CERTIFIED TO:

CESAR A. BURGA-CASTILLO,  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,  
BRYAN C. GOODE, III, P.A. AND  
FBC MORTGAGE, LLC.



**RECEIVED**  
Existing  
19-100201  
PLANNING & DEVELOPMENT

FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN / FLOOD ZONE "X (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



**ASSOCIATED SURVEYORS INC.**  
LAND & ENGINEERING SURVEYS  
3846 BLANDING BOULEVARD  
JACKSONVILLE, FLORIDA 32210  
904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Raymond J. Schaefer*  
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771  
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579  
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 67010 DATE 05-28-2016  
SCALE: 1" = 30' DRAFTER WF

- GENERAL NOTES:**
- ANGLES ARE SHOWN ON THIS SURVEY.
  - STRUCTURE NO. 221 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 41Z DATED 08-03-2013
  - THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
  - JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
  - THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.R.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC.
  - UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

**LEGEND/ABBREVIATIONS**

AC	= AIR CONDITIONER	PLS	= PROFESSIONAL LAND SURVEYOR
BRL	= BUILDING RESTRICTION LINE	PSM	= PROFESSIONAL SURVEYOR & MAPPER
BT	= BUILDING TIE	R	= RADIUS
BTN	= BETWEEN	(R)	= RECORD
CAR	= COVENANTS & RESTRICTIONS	RLS	= REGISTERED LAND SURVEYOR
CH	= CHORD	R/W	= RIGHT OF WAY
(CNR)	= CAN NOT READ	O	..... SET IRON PIPE OR REBAR
CONC	= CONCRETE	.....	"ASSOC SURV" OR L.B. 5488
COVD	= COVERED	.....	FOUND IRON PIPE OR PIN (IP)
EB	= ELECTRIC BOX	.....	FOUND CONCRETE MONUMENT (CM)
ET	= ELECTRIC TRANSFORMER & PAD	.....	CROSS CUT OR DRILL HOLE
JEA	= JACKSONVILLE ELECTRIC AUTHORITY	.....	..... NAIL & DISC
L	= LENGTH OF ARC	.....	..... CHAIN LINK FENCE
LB	= LICENSED BUSINESS	.....	..... METAL FENCE
LS	= LICENSED SURVEYOR	.....	..... WIRE FENCE
MS	= MEASURED	.....	..... WOOD FENCE
M&D	= NAIL & DISC	.....	..... VINYL FENCE
ORB	= OFFICIAL RECORDS BOOK	.....	..... OVERHEAD UTILITY
ORV	= OFFICIAL RECORDS VOLUME	.....	..... FIRE HYDRANT
PC	= POINT OF CURVE	.....	..... PHONE RISER
PCC	= POINT OF COMPOUND CURVE	.....	..... WATER METER
PEO	= POOL EQUIPMENT PAD	.....	..... UTILITY POLE
PI	= POINT OF INTERSECTION	.....	..... DIAMETER
PRC	= POINT OF REVERSE CURVE	.....	..... GUY ANCHOR
PRM	= PERMANENT REFERENCE MONUMENT		
PT	= POINT OF TANGENCY		

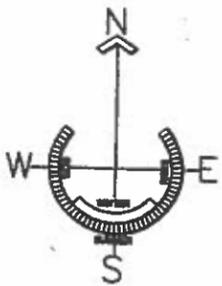
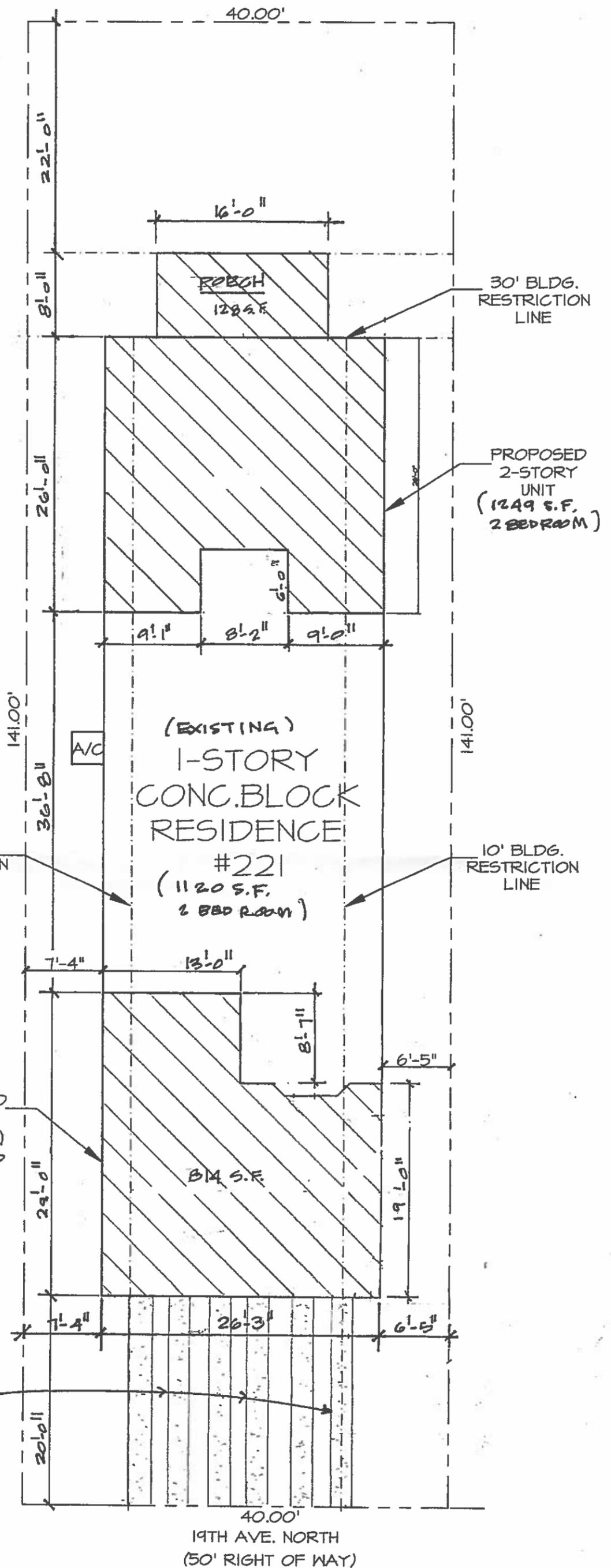
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# VARIANCE REQUEST

SIDE YARD SET BACKS 7'-4" & 6'-5"  
 REAR YARD SET BACK 22'-0"

## LOT COVERAGE

TOTAL SITE AREA	5640 SF
EXISTING LOT COVERAGE	1620 SF
PROPOSED LOT COVERAGE	3198 SF
PERCENT LOT COVERAGE	56.7 %



PLANNING & DEVELOPMENT

19-100201

FEB - 4 2020

RECEIVED  
 PROPOSED

## SITE PLAN

SCALE: 1" = 10'-0"

PROPOSED ADDITION &  
 REMODEL FOR:  
 Cesar Castillo  
 221 19th Ave. North  
 Jacksonville Beach, Florida 32250

**VERMEY ARCHITECT**  
 480 S. THIRD ST. 348-1180  
 JACKSONVILLE BEACH, FLORIDA

**BEN BROADFOOT • DESIGN**  
 1261 MAYPORT ROAD (904) 242-8800  
 ATLANTIC BEACH, FL 32233

REVISION	DATE

SITE PLAN	SHEET 1
DATE	APRIL 17, 2019
DRAWN BY	BBB
CHECKED BY	EP
SHEET TITLE	SHEET 1



# APPLICATION FOR VARIANCE

BOA No. 20-100019  
HEARING DATE 3/18/20

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.

### 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 23 2020

### PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: Nathan Kocher Telephone: (904) 245-8784  
 Mailing Address: 727 4th Ave N Jacksonville Beach E-Mail: nathan.kocher@cmg.com

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: Nathan Kocher Telephone: (904) 245-8784  
 Mailing Address: 727 th Ave N Jacksonville Beach E-Mail: nathan.kocher@cmg.com

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: 727 4th Ave N Jacksonville Beach RE#174145-0000  
 Legal description of property (Attach copy of deed): Lot 11 Block 58 Pablo Beach N  
 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).  
Request Lot coverage variance from 35% to 45% to accommodate new pool and paver decking.

### AFFIDAVIT

I, Nathan Kocher, 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.

Nathan Kocher  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE 1/23/20

STATE OF FLORIDA, COUNTY OF DUVAL:  
 This instrument was acknowledged before me by means of  physical presence or  online notarization, this 23rd day of January, 2020, by Nathan Kocher, who is personally known to me or produced personally known as identification.

Kay Paluszynski  
 NOTARY PUBLIC SIGNATURE  
 KAY PALUSZYNSKI  
 PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X-Shaded

CODE SECTION (s):  
34-337(a)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling

**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.

<b>Standard</b>	<b>Applies? Yes/No</b>	<b>Circumstances/ Explanation</b>
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.	NO	
Special circumstances and conditions do not result from the actions of the applicant.	NO	
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.		
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.	NO	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	New pool deck square footage as proposed will increase total lot coverage by 5%, for a total of 40%. We are asking for a 5% variance of the 35% lot coverage for a total of 40%.
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	

Jacksonville Beach Building

1/23/2020

To: Variance Board

The lot coverage calculations for 727 4th Av N, Jacksonville Bch are as follows

Property: 7582.58 sf

House: 1684.24 sf

Pool Deck: 873 sf

Driveway and other concrete pads: 401 sf

Total coverage of lot: 3029 sf

$3029 \text{ sf} / 7582.58 \text{ sf} = 40\%$

Verified by phone call  
1/23/20 with Mike from  
Palace Pools

Sincerely,

Mike Paluszynski

Pres. Palace Pools Inc.

RECORDED

JAN 23 2020

20-100019

PLANNING & DEVELOPMENT

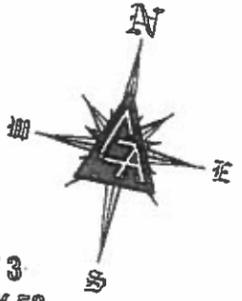
Proposed

**BOUNDARY SURVEY OF:**

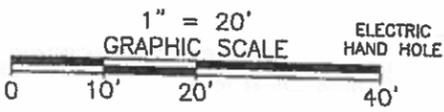
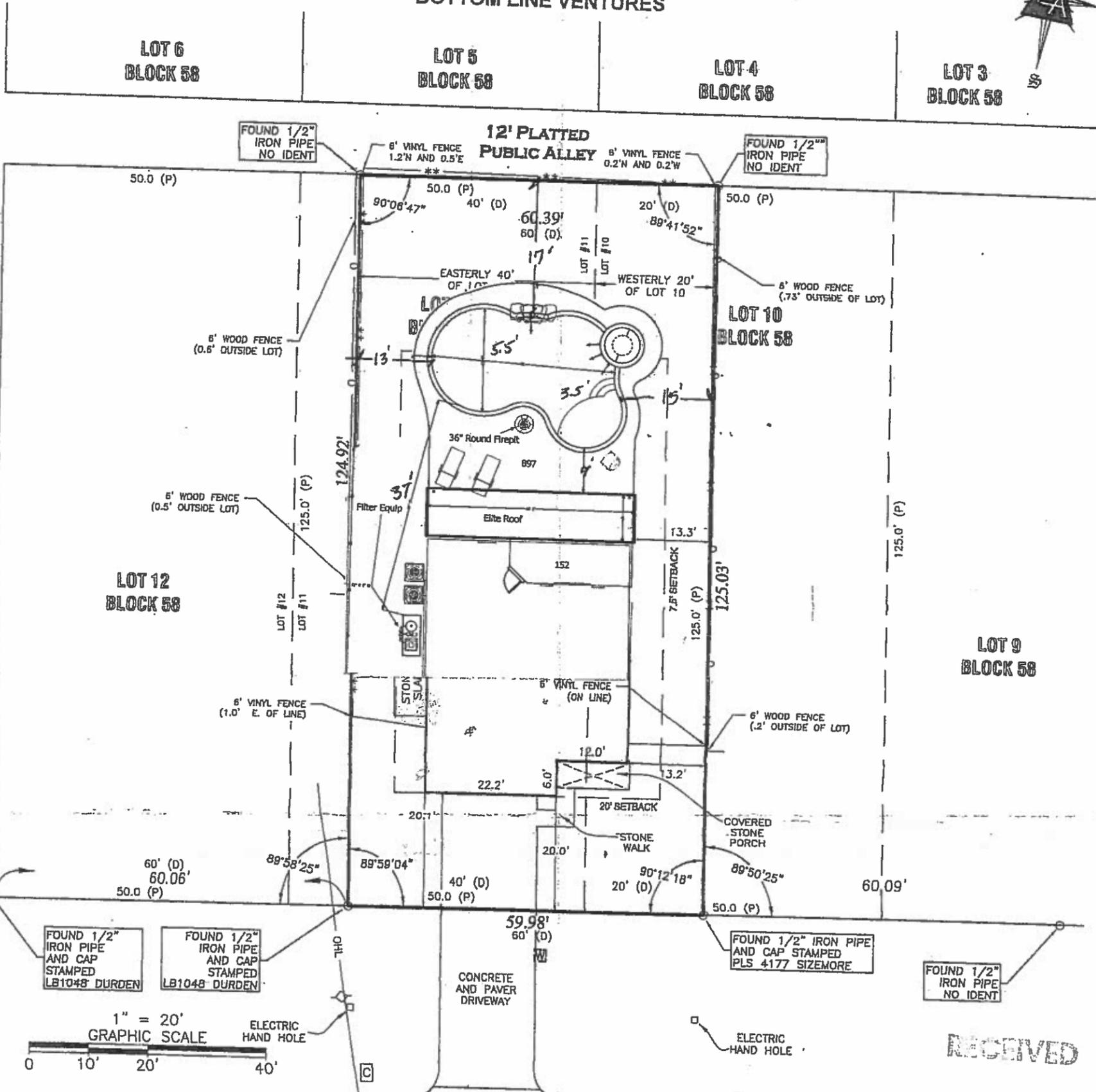
THE EAST 40 FEET OF LOT 11 AND THE WEST 20 FEET OF LOT 10, BLOCK 58, PABLO BEACH IMPROVEMENT COMPANY'S REPLAT OF THE NORTHERN PORTION OF PABLO BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 66, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FOR:

**BOTTOM LINE VENTURES**



**EIGHTH STREET NORTH**  
50' UNIMPROVED RIGHT-OF-WAY



LEGEND	
IDENT.	IDENTIFICATION
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
(D)	DEED DIMENSION
(P)	PLAT DIMENSION
◇	WOOD POWER POLE
-OHL-	OVERHEAD LINE
Ⓜ	WATER METER
ⓐ	BURIED CABLE PEDESTAL

**4TH AVE. NORTH**  
80' RIGHT-OF-WAY

**GENERAL NOTES:**

- NO ELEVATIONS SHOWN HEREON.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120078, (MAP NO. 12031C0471H), WHICH BEARS AN EFFECTIVE DATE OF JUNE 3, 2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 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-17.060-.052 REQUIREMENTS.
- ALL DATA SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
- NO BEARINGS SHOWN HEREON, RECORD PLAT HAS NO ANGULAR INFORMATION DENOTED.

RECEIVED  
JAN 23 2020  
20-100019  
PLANNING & DEVELOPMENT

**FOR THE BENEFIT OF:**

Nathan A. Kocher and Vanessa L. Kocher  
America's Choice Title Company  
Chicago Title Insurance Company  
Bank of England

JOB No. 18-19  
FILE No. A-152  
PARTY CHIEF: J. Lonnecker  
F.B. 723 PG 49  
DRAWN BY: R. Rain  
CHECKED BY: J. Thomas  
SURVEY DATE 02-22-2018

REVISION:	DATE:	BY:

CAD FILE: P:\18\18-019 COJB 727 4TH AVE N\DWG\18-019 COJB 727 4TH AVE N.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

*Philip M. Ghiotto*  
PHILIP M. GHIOTTO - P.S.M. No. 4195  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

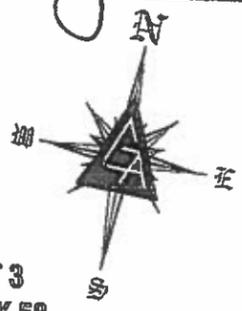
Existing

**BOUNDARY SURVEY OF:**

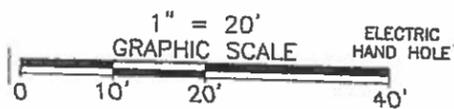
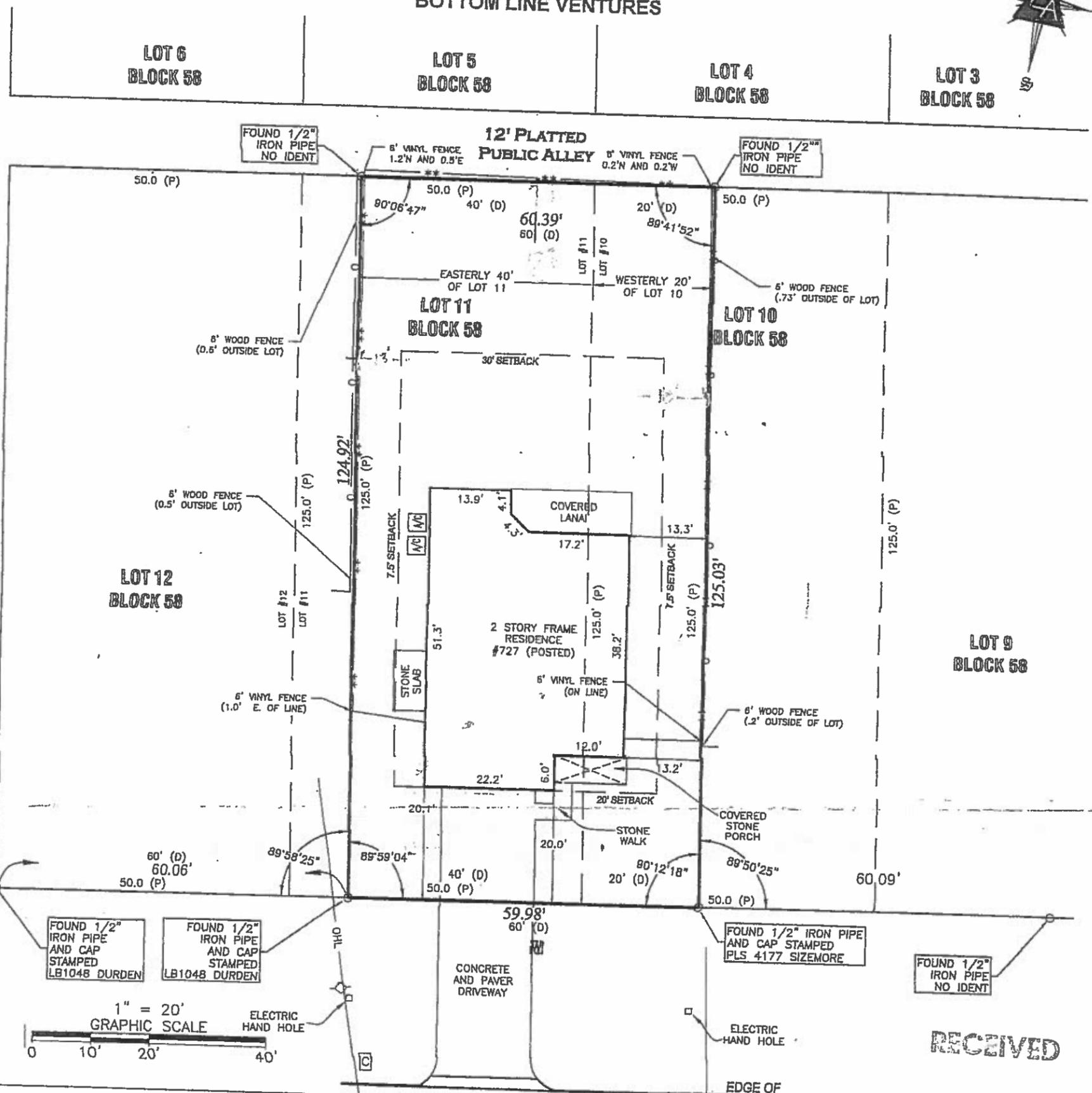
THE EAST 40 FEET OF LOT 11 AND THE WEST 20 FEET OF LOT 10, BLOCK 58, PABLO BEACH IMPROVEMENT COMPANY'S REPLAT OF THE NORTHERN PORTION OF PABLO BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 86, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FOR:

**BOTTOM LINE VENTURES**



**EIGHTH STREET NORTH**  
50' UNIMPROVED RIGHT-OF-WAY



RECEIVED

JAN 23 2020  
20-100019  
PLANNING & DEVELOPMENT

LEGEND	
IDENT.	IDENTIFICATION
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
(D)	DEED DIMENSION
(P)	PLAT DIMENSION
◇	WOOD POWER POLE
-OHL-	OVERHEAD LINE
W	WATER METER
⊠	BURIED CABLE PEDESTAL

- 4TH AVE. NORTH**  
80' RIGHT-OF-WAY
- GENERAL NOTES:**
- NO ELEVATIONS SHOWN HEREON.
  - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120078, (MAP NO. 12031C0471H), WHICH BEARS AN EFFECTIVE DATE OF JUNE 3, 2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.
  - 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.
  - NO BEARINGS SHOWN HEREON, RECORD PLAT HAS NO ANGULAR INFORMATION DENOTED.

**FOR THE BENEFIT OF:**

Nathan A. Kocher and Vanessa L. Kocher  
America's Choice Title Company  
Chicago Title Insurance Company  
Bank of England

JOB No. 18-19  
FILE No. A-152  
PARTY CHIEF: J. Lonnecker  
F.B. 723 PG 49  
DRAWN BY: R. Rain  
CHECKED BY: J. Thomas  
SURVEY DATE 02-22-2018

REVISION:	DATE:	BY:

CAD FILE: P:\18\18-019 COJB 727 4TH AVE N\DWG\18-019 COJB 727 4TH AVE N.DWG



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*Philip M. Ghiotto*  
PHILIP M. GHIOTTO - P.S.M. No. 4195  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



# APPLICATION FOR VARIANCE

BOA NO. 20-100021  
HEARING DATE 3/18/20

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.

### REQUIRED DOCUMENTATION

- ✓ Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
- ✓ 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).
- ✓ Proof of ownership (copy of deed or current property tax notification).
- If applicant is not owner, notarized written authorization from owner is required.
- ✓ Non-refundable processing fee of \$500.00 (due at the time of application submittal).
- ✓ Completed application.

RECEIVED

JAN 29 2020

### PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: Cheryl Kirkland Telephone: (904) 234-4845  
 Mailing Address: 715 Palm Tree Rd E-Mail: cheryl301@aol.com  
Jacksonville Beach, FL 32250  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: same 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: 715 Palm Tree Rd #177781-0000  
 Legal description of property (Attach copy of deed): 17 FT. OF LOT 8 AND ALL LOT 9, BLOCKS PINE GROVE #2  
 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 41.8% for pool & decking on non conforming lot size for zone RS-1

### AFFIDAVIT

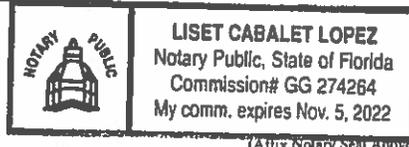
I, Cheryl Kirkland, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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.

Cheryl Kirkland (Signature)  
 APPLICANT SIGNATURE  
Cheryl Kirkland (Print Name)  
 PRINT APPLICANT NAME  
1-24-2020 (Date)  
 DATE

### STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of January, 2020, by Cheryl Kirkland, who is personally known to me or produced FL Driver's License as identification.

Liset Cabalet Lopez (Signature)  
 NOTARY PUBLIC SIGNATURE  
Liset Cabalet Lopez (Print Name)  
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X

CODE SECTION (s):  
34-336(e)(1)e, for 41.8% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 20-100021

**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 29 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.

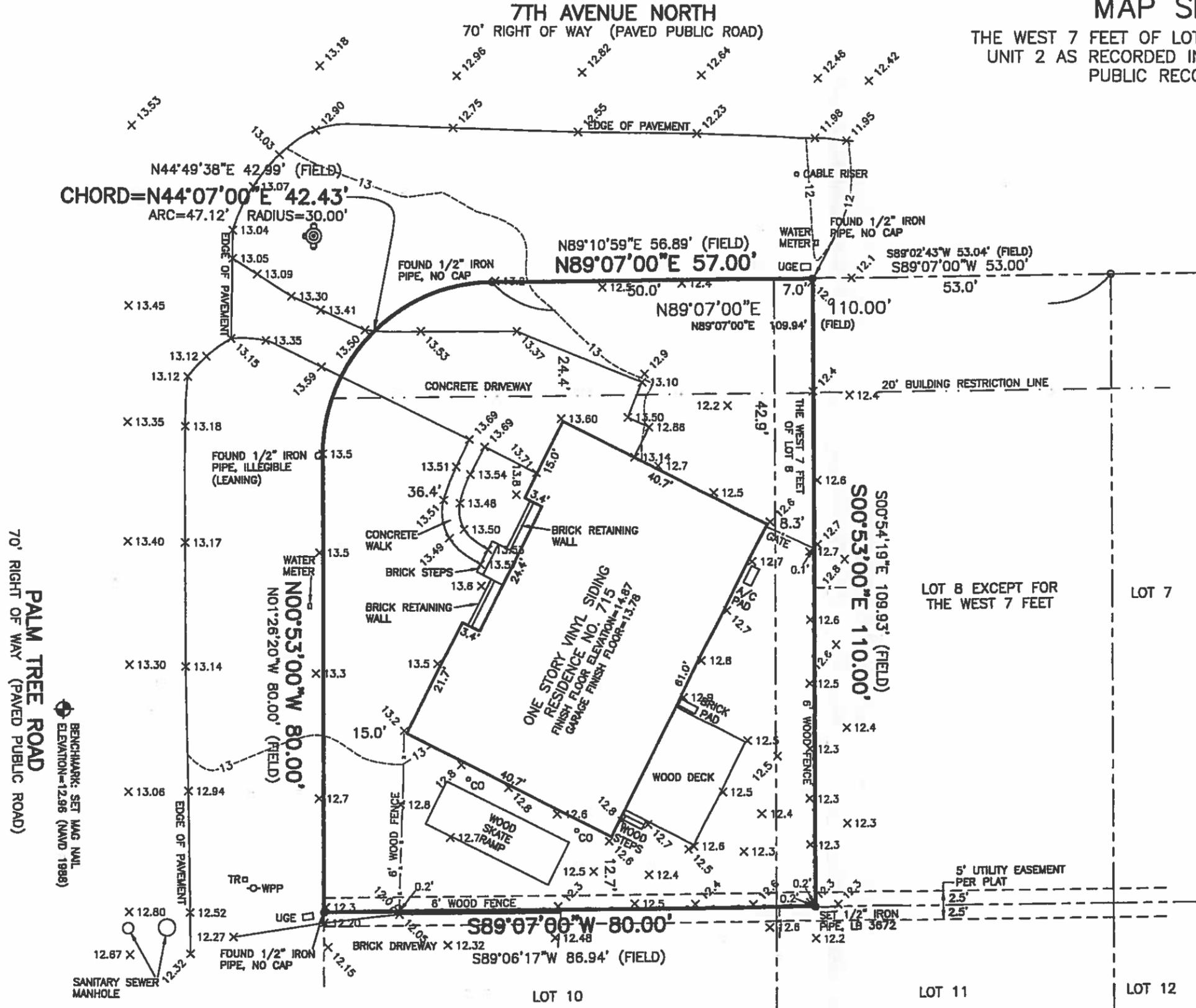
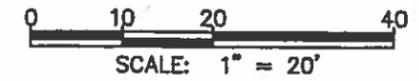
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	nonconforming lot size for zone RS-1 lot is under 10,000 sqft
Special circumstances and conditions do not result from the actions of the applicant.	Yes	previous owner exceeded lot coverage without variance preventing our addition.
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	only asking for reasonable variance consistent with other properties in zone.
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	Denial would prevent rights to add a pool commonly added & enjoyed by others in zone.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Requesting minimum variance to allow common use and enjoyment of property
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	NO impacts to neighboring properties



EX 15 1110

# MAP SHOWING SURVEY OF

THE WEST 7 FEET OF LOT 8 AND ALL OF LOT 9, BLOCK 5, PINE GROVE UNIT 2 AS RECORDED IN PLAT BOOK 17, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
  2. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF 7TH AVENUE NORTH BETWEEN NORTHEAST CORNER OF LOT 8, BLOCK 5, AND THE NORTHWEST CORNER OF LOT 9, BLOCK 5, PINE GROVE UNIT 2, BEING NORTH 89°07'00" EAST, AS PER PLAT.
  3. 20' BUILDING RESTRICTION LINES AS PER PLAT.
  4. BENCHMARK SHOWN HEREON ESTABLISHED BY CLOSED LEVEL LOOP FROM A FOUND MAG NAIL LOCATED IN SOUTH EDGE OF PAVEMENT OF PALM CIRCLE, ALONG THE EAST PROPERTY LINE OF RESIDENCE NO. 1238 HAVING AN ELEVATION OF 15.34 AND ESTABLISHED BY GPS OBSERVATION IN NAVD 1988 DATUM, DATED NOVEMBER 17, 2015.
  5. GPS RUN USING SPECTRA PRECISION EPOCH 50 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE.
  6. CO DENOTES CLEANOUT.
  7. TR DENOTES TELEPHONE RISER.
  8. UGE DENOTES UNDERGROUND ELECTRIC.
  9. WPP DENOTES WOOD POWER POLE.

RECEIVED

JAN 29 2020  
20-100021

IMPERVIOUS:  
 HOUSE=2397 SQUARE FEET  
 CONCRETE & BRICK=921 SQUARE FEET  
 WOOD=488 SQUARE FEET  
 TOTAL IMPERVIOUS=3806 SQUARE FEET

LOT AREA=9377 SQUARE FEET  
 PERCENTAGE OF IMPERVIOUS=40.6%

PLANNING & DEVELOPMENT

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF CHERYL S. AND JACOB KIRKLAND.



DONN W. BOATWRIGHT, P.S.M.  
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295  
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

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

**BOATWRIGHT LAND SURVEYORS, INC.**  
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

CHECKED BY: \_\_\_\_\_ DRAWN BY: DAF FILE: 2019-1820

DATE: DECEMBER 31, 2019

SHEET \_\_\_\_\_

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

FEB - 3 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Ryan Weilersbacher Telephone: (904) 403-6179
Mailing Address: 806 Palm Tree Road E-Mail: weilersbacher@comcast.net
Jacksonville Beach, FL 32250
Agent Name: Telephone:
Mailing Address: E-Mail:
Landowner Name: Ryan Weilersbacher Telephone: (904) 403-6179
Mailing Address: 806 Palm Tree Road E-Mail: weilersbacher@comcast.net
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: 806 Palm Tree Road RE# 177821-0000
Legal description of property (Attach copy of deed): Lot 2 & North 40ft Lot 3, Block 8, Pine Grove Unit 2
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).
Request to allow impervious surface to be 46% in lieu of 35% to allow the construction of a garage. The existing impervious surface is at 46% and a majority of the proposed garage lies on impervious surface. We propose removing 254sf of impervious surface to offset the proposed 246sf required for the garage.

AFFIDAVIT

I, Ryan Weilersbacher, 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 of Ryan Weilersbacher
APPLICANT SIGNATURE Ryan Weilersbacher PRINT APPLICANT NAME 2-3-20 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 3rd day of February, 2020, by Ryan Weilersbacher, who is personally known to me or produced as identification.

Signature of Dana Michele Thomas
NOTARY PUBLIC SIGNATURE Dana Michele Thomas PRINT NOTARY NAME



Dana Michele Thomas
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG176139
Expires 1/17/2022

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

Form box containing zoning information: CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X CODE SECTION (s): 34-336(e)(1)e, for 46% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback (pool deck) of 3 feet in lieu of 5 feet minimum to allow for the addition of a garage and to rectify existing (unpermitted) nonconformities at a single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 20-100023

**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.

FEB - 3 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.

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	EXISTING CONDITIONS ARE AT 46% IMPERVIOUS PROPOSED GARAGE INCLUDES IMP. REMOVAL FOR A NET DECREASE
Special circumstances and conditions do not result from the actions of the applicant.	NO	ADDITIONAL OF A GARAGE WILL GET PROPERTY MORE CONSISTENT WITH SURROUNDING PROPERTIES
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.	NO	A MAJORITY OF HOMES IN THE ZONING DISTRICT HAVE GARAGES
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	THIS RESIDENCE HAS NO CARPORT OR GARAGE
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	WE ARE ACTUALLY SEEKING APPROVAL TO DECREASE IMPERVIOUS SURFACE
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	HOUSES REQUIRE A GARAGE PER LDC. APPROVAL WOULD GET RESIDENCE INTO COMPLIANCE

**LeeAnn Bassabe**

---

**From:** Acuki <babyautumn2004@gmail.com>  
**Sent:** Friday, February 28, 2020 12:47 PM  
**To:** Planning Division  
**Subject:** building permit

I am writing on behalf of 806 Palm Tree Road (BOA #20-100023). It is my understanding that they would like permits to build a garage. I am in agreement with this build. I feel that it will clear up alot of the clutter tht is accumulated in their yard. They are a big family and are great neighbors , they really need this garage and my family supports them completely.

Diana Harden  
1309 Palm Cir, Jacksonville Beach, FL 32250

**LeeAnn Bassabe**

---

**From:** Jim Williams <lobsterbud@gmail.com>  
**Sent:** Sunday, March 1, 2020 9:00 PM  
**To:** Planning Division  
**Subject:** Variance at 806 Palm Tree Rd., and BOA #20-100023

I am a neighbor of Ryan Weilersbacher and I am in total support of the work he wants to do at his residence. He will only improve his property and the neighborhood with whatever he has done!! Thank you,

James Williams  
738

**LeeAnn Bassabe**

---

**From:** Isabel Ford <issymendez@hotmail.com>  
**Sent:** Tuesday, March 10, 2020 8:23 AM  
**To:** Planning Division  
**Subject:** 806 palm tree road, BOA #20-100023

To Whom it may Concern,

We support the approval of the variance at 806 Palm Tree Road (BOA #20-100023). Variances have been provided throughout Jacksonville Beach and should be provided here.

If you need any additional information, please contact me at this email address or 904-703-6311.

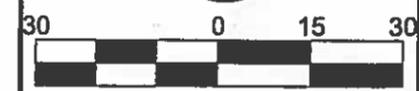
Kindly,  
Mrs. Ford  
1229 7th Ave N  
Jacksonville Beach, FL 32250

806 PALM TREE ROAD,  
JACKSONVILLE BEACH, FLORIDA  
32250

WEILERSBACHER RESIDENCE

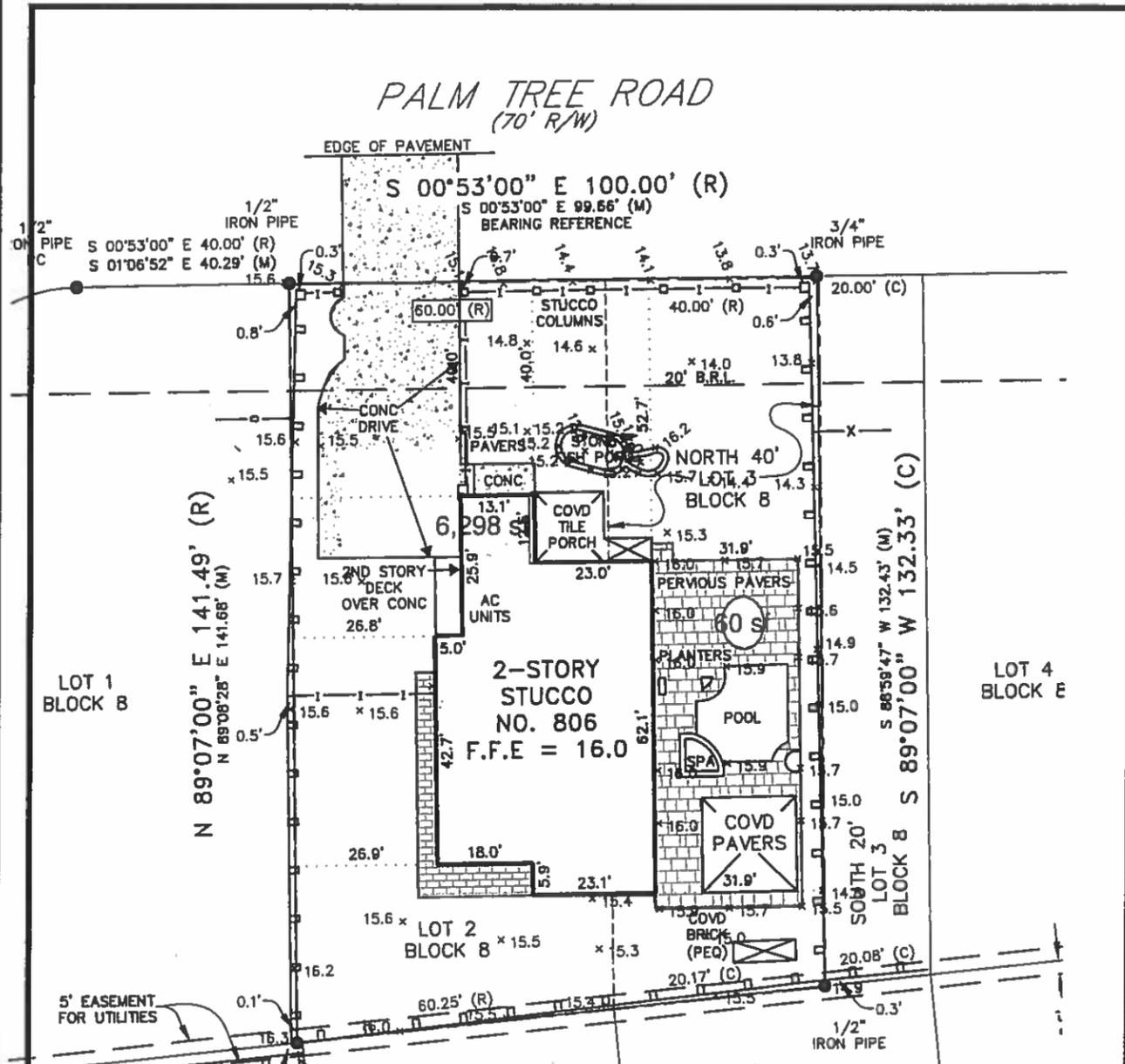
RECEIVED  
20-100023  
FEB - 3 2020

PLANNING & DEVELOPMENT



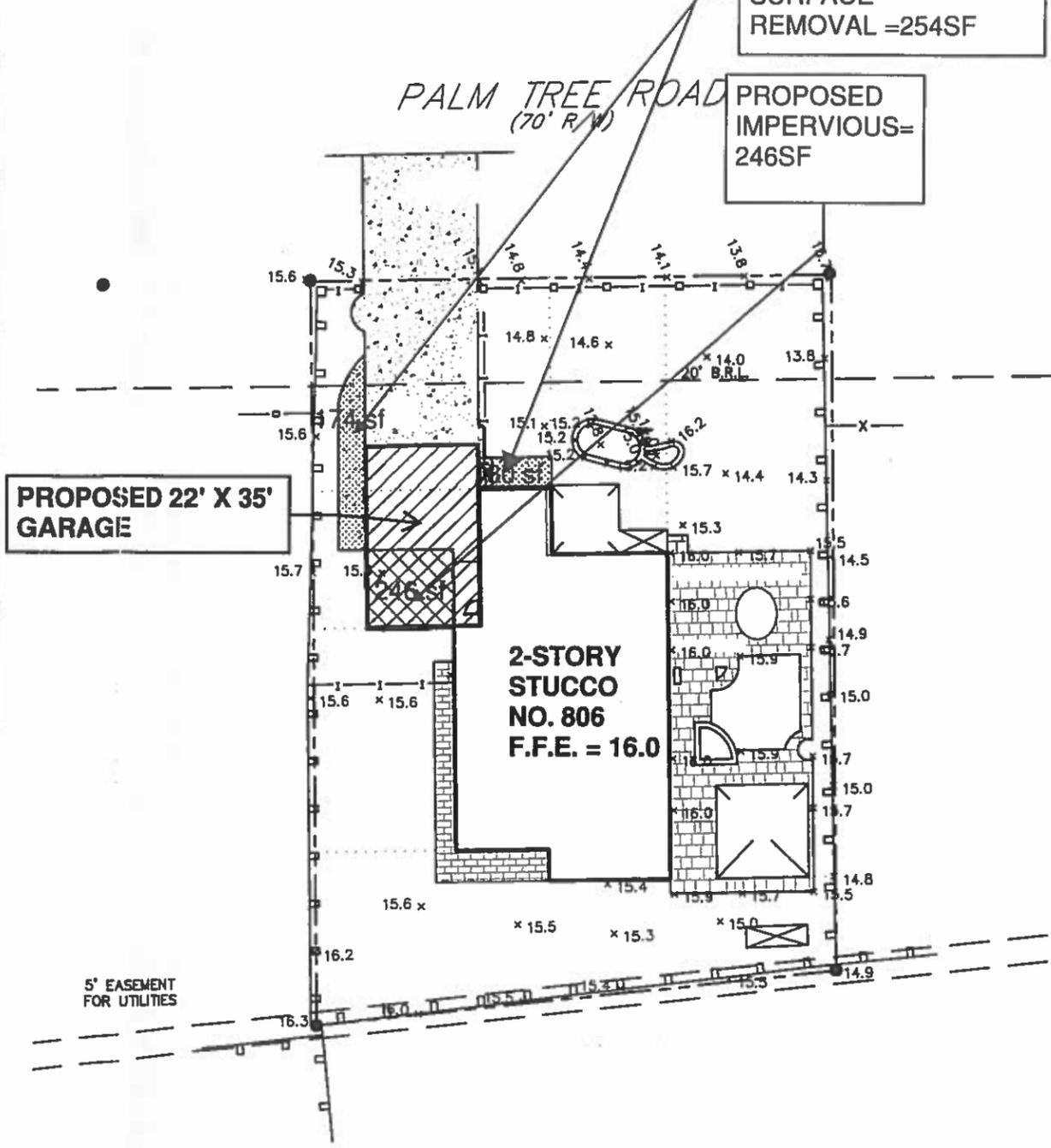
SITE PLAN

C2.0



TOTAL LOT AREA=	13,700 SF
EXISTING IMPERVIOUS=	6,238 SF
EXISTING PERCENT IMPERVIOUS=	46%
IMPERVIOUS SURFACE REMOVAL=	254 SF
ADDITIONAL IMPERVIOUS REQ'D FOR GARAGE=	246 SF
NET CHANGE ON IMPERVIOUS=	- 8 SF

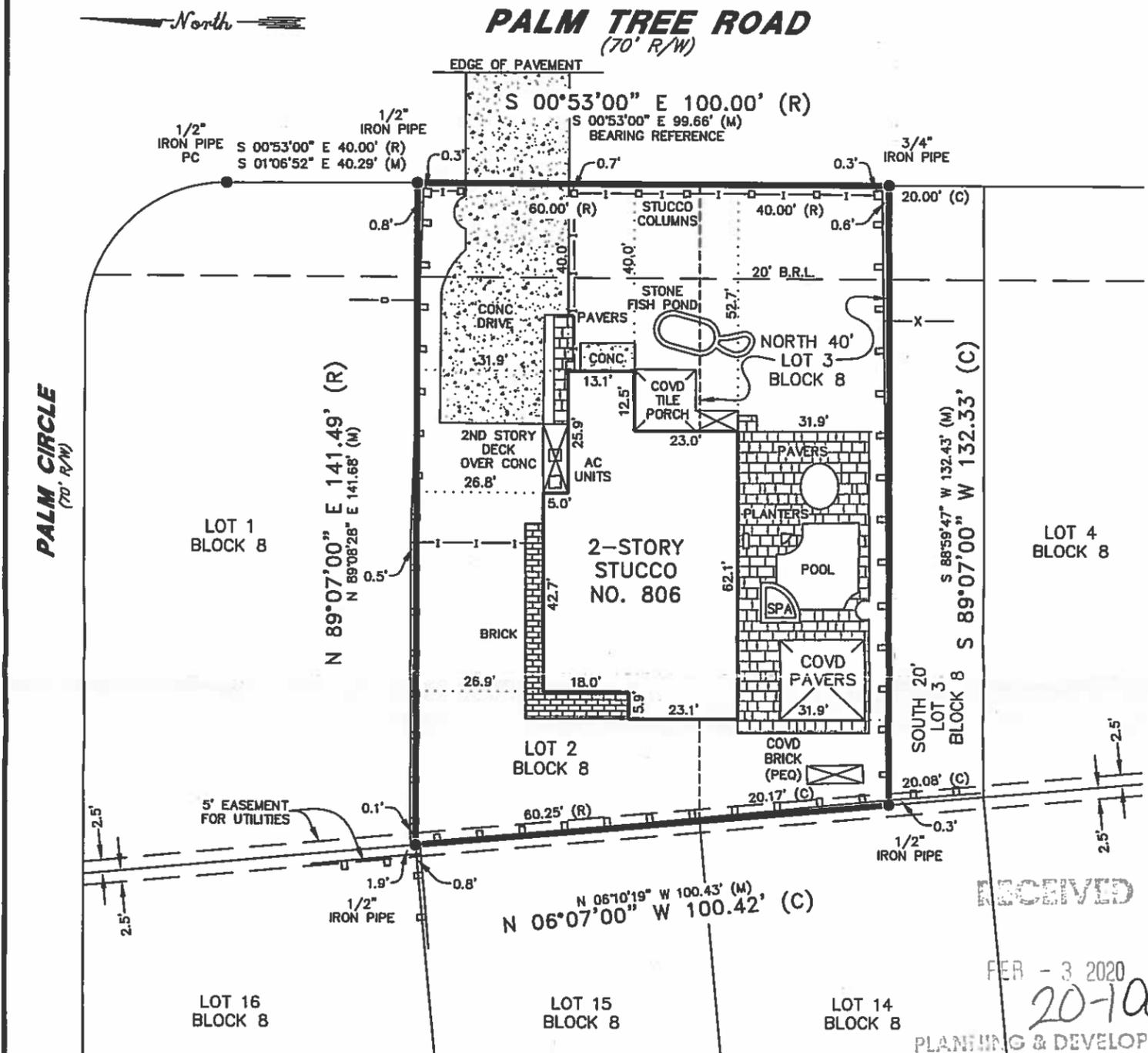
EXISTING



PROPOSED

Z:\PERSONAL\LRW2019-12-19\_Weilersbacher\_Garage\_Live.dwg [C-1.0] 1/10/2020 10:29:34 AM Tim O'Reilly

**MAP SHOWING BOUNDARY SURVEY OF**  
**LOT 2 AND THE NORTH 40 FEET OF LOT 3, BLOCK 8, ACCORDING TO THE PLAT OF**  
**PINE GROVE UNIT 2**  
 AS RECORDED IN PLAT BOOK 17, PAGE 18, OF THE CURRENT  
 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



RECEIVED  
 FEB - 3 2020  
 20-100023  
 PLANNING & DEVELOPMENT

FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



**ASSOCIATED SURVEYORS INC.**  
 LAND & ENGINEERING SURVEYS  
 3846 BLANDING BOULEVARD  
 JACKSONVILLE, FLORIDA 32210  
 904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY:  
 CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771  
 CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579  
 RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 71253 DATE 01-12-2018  
 SCALE: 1" = 30' DRAFTER MDC

- GENERAL NOTES:**
- BEARINGS ARE BASED ON PLAT BOOK 17, PAGE 18.
  - STRUCTURE NO. 806 SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 417 DATED 06-03-2013
  - THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
  - JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY
  - THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.R.L.'S RESTRICTIONS, CLOSURES, TANKS OR ORDINANCES, ETC.
  - THE HEAVY LINE SHOWN HEREON, MAY NOT INDICATE ACTUAL OWNERSHIP.
  - UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

<p><b>LEGEND</b></p> <p>AC = AIR CONDITIONER          BRL = BUILDING RESTRICTION LINE          BT = BUILDING TIE          BTN = BETWEEN          (C) = COMPUTED FROM RECORD          CAR = COVENANTS &amp; RESTRICTIONS          CH = CHORD          (CNR) = CAN NOT READ          CONC = CONCRETE          COVD = COVERED          EB = ELECTRIC BOX          ET = ELECTRIC TRANSFORMER &amp; PAD          JEA = JACKSONVILLE ELECTRIC AUTHORITY          L = LENGTH OF ARC          LB = LICENSED BUSINESS          LS = LICENSED SURVEYOR          (M) = MEASURED          N&amp;D = NAIL &amp; DISC          DRB = OFFICIAL RECORDS BOOK          DRV = OFFICIAL RECORDS VOLUME          PC = POINT OF CURVE          PCC = POINT OF COMPOUND CURVE          PED = POOL EQUIPMENT PAD          PI = POINT OF INTERSECTION          PRC = POINT OF REVERSE CURVE          PRM = PERMANENT REFERENCE MONUMENT          PT = POINT OF TANGENCY          PLS = PROFESSIONAL LAND SURVEYOR</p>	<p>PSH = PROFESSIONAL SURVEYOR &amp; MAPPER          R = RADIUS          (R) = RECORD          RLS = REGISTERED LAND SURVEYOR          R/W = RIGHT OF WAY          (TYP) = TYPICAL</p> <p>O = SET IRON PIPE (IP) OR REBAR "ASSOC SURV" OR LB. 5488          ● = FOUND IRON PIPE (IP) OR PIN          ■ = FOUND CONCRETE MONUMENT (CM)          ⊗ = CROSS CUT OR DRILL HOLE          ⊙ = NAIL &amp; DISC          -X-X-X-X-X-X- = CHAIN LINK FENCE          -I-I-I-I-I-I- = METAL FENCE          -U-U-U-U-U-U- = WIRE FENCE          -W-W-W-W-W-W- = WOOD FENCE          -V-V-V-V-V-V- = VINYL FENCE          -OU-OU-OU-OU-OU-OU- = OVERHEAD UTILITY          ○ = FIRE HYDRANT          ○ = PHONE RISER          ○ = WATER METER          ○ = UTILITY POLE          ○ = DIAMETER          ○ = GUY ANCHOR          △ = CENTRAL ANGLE</p>
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



# APPLICATION FOR VARIANCE

BOA NO. 20, 100024  
HEARING DATE 3.18.2020

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.

FEB - 7 2020

### APPLICANT INFORMATION

### PLANNING & DEVELOPMENT

Applicant Name: Elizabeth Evans Telephone: 904-923-5003  
 Mailing Address: 3671 America Ave E-Mail: eevans@e2dc.net  
Jacksonville Beach, FL 32250  
 Agent Name: Jason Reisdorf Telephone: 904-305-1830  
 Mailing Address: 6900 Philips Hwy, Suite 31 E-Mail: jreisdorf@e2dc.net  
Jacksonville, FL 32216  
 Landowner Name: Same 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: 3671 America Ave 181403-0122  
 Legal description of property (Attach copy of deed): lot 19, block 16, 1/2 closed alley, Ocean Terr. Sub.  
 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).  
Add 768 SF of paver decking to existing coping only pool  
Accessory Structure Setback of 4' in lieu of 5' ~ 50.8%

### AFFIDAVIT

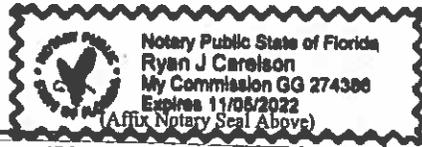
I, Elizabeth Evans, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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] Elizabeth Evans 2/7/20  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 7 day of February, 2020 by Elizabeth Evans, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature] Ryan Carlson  
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X

CODE SECTION (s): 34-336(e)(1)e, for 50.3% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 4 feet in lieu of 5 feet minimum to allow for the addition of pool pavers around a new pool at an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 20-100024

*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	<i>Undersized Lot</i>
Special circumstances and conditions do not result from the actions of the applicant.	Yes	<i>Existing platted lot of record</i>
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	<i>Same or more generous variances have been granted.</i>
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	<i>Same or more generous variances have been granted.</i>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	<i>Asking for minimum amount of coverage to create stable surface for existing pool + home.</i>
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	<i>Will enhance property values in neighborhood.</i>



RECEIVED

January 16, 2013

FEB - 7 2020

20-100024  
PLANNING & DEVELOPMENT

City of  
Jacksonville Beach  
City Hall  
11 North Third Street  
Jacksonville Beach  
FL 32250

Stephen B. Williams  
3731 Duval Drive  
Jacksonville Beach FL 32250

Phone: 904.247.6231

RE: BOA #12-100199  
3671 America Avenue

Fax: 904.247.6107

Dear Mr. Williams:

Planning@jaxbchfl.net

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, January 15, 2012 to consider your variance application.

www.jacksonvillebeach.org

As indicated in the application, the request was for the following:

- 34-336(e)(1)c.2, side yards of 7.5 feet in lieu of 10 feet required; and
- 34-336(e)(1)e, for 40% lot coverage in lieu of 35% maximum

To allow for a new single family dwelling.

The results of the meeting were:

- Approved

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,

Jon Hays, CBO  
Building Department

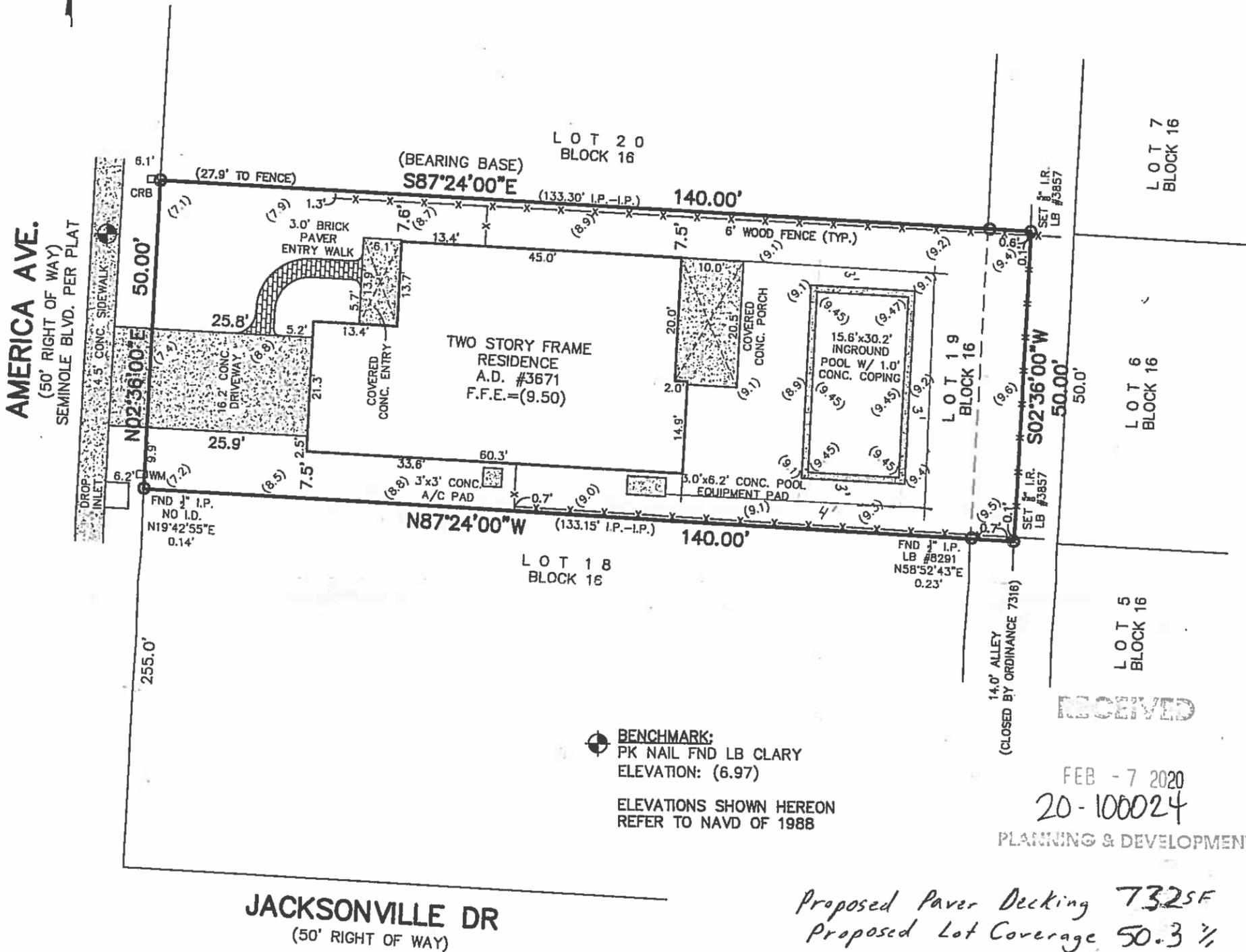
cc: Double D Construction LLC



# MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF DEED OF RECORD

LOT 19, BLOCK 16, TOGETHER WITH THE WESTERLY 1/2 OF CLOSED ALLEY BY ORDINANCE 7316 LYING EASTERLY THEREOF, OCEAN TERRACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 2, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO: ELIZABETH A. & HEATHER P. EVANS



**BENCHMARK:**  
PK NAIL FND LB CLARY  
ELEVATION: (6.97)

ELEVATIONS SHOWN HEREON REFER TO NAVD OF 1988

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FEB - 7 2020  
20-100024  
PLANNING & DEVELOPMENT

*Proposed Paver Decking 7325F*  
*Proposed Lot Coverage 50.3 %*

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN

LOT 19, BLOCK 16	EVANS RESIDENCE
LOT SIZE	7,000± SQ. FT.
DRIVEWAY TO R/W	418± SQ. FT.
ENTRY WALK	74± SQ. FT.
APPROXIMATE SIDEWALK	225± SQ. FT.
RIGHT-OF-WAY LENGTH	50.00 FT.
TOTAL IMPERVIOUS COVERAGE	2,786± SQ. FT. 40%

00.00 - DENOTES TOPOGRAPHIC SPOT ELEVATION (HARD SHOT)  
00.0 - DENOTES TOPOGRAPHIC SPOT ELEVATION (GROUND SHOT)

TOPOGRAPHIC; W.O.#179693; 01-31-2020 (FIELD)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

FOUND 1/2" IRON PIPE, NO I.D. UNLESS OTHERWISE SHOWN HEREON

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0419 J FOR DUVAL COUNTY, FLORIDA, F.I.R.M INDEX DATE 11-02-18

## ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 LICENSED LAND BUSINESS NO. 3857

### Legend

- COV. = COVERED
- FND. = FOUND
- ESMT. = EASEMENT
- CONC. = CONCRETE
- MON. = MONUMENT
- IP. = IRON PIPE
- LR. = IRON ROD
- Δ = DELTA ANGLE
- CH. = CHORD
- A = ARC LENGTH
- R = RADIUS
- (C) = CALCULATED
- (D) = DEED
- (P) = PLAT
- (R) = RADIAL LINE
- E = CENTER LINE
- R/W = RIGHT-OF-WAY
- (A) = ACTUAL
- (W) = WITNESS
- F.F.E. = FINISH FLOOR ELEVATION
- A/C = AIR CONDITIONER
- I.D. = IDENTIFICATION
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- P.C.P. = PERMANENT CONTROL POINT
- P.C. = POINT OF CURVE
- P.R.C. = POINT OF REVERSE CURVE
- P.C.C. = POINT OF COMPOUND CURVE
- B.R.L. = BUILDING RESTRICTION
- F.P.&L. = FLORIDA POWER & LIGHT (TYP.) = TYPICAL
- NGVD = NATIONAL GEODETTIC VERTICAL DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- LB = LICENSED BUSINESS
- P.I. = POINT OF INTERSECTION
- EDW = EDGE OF WATER
- TOB = TOP OF BANK

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS, EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 472.028, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL  
JAMES D. HARRISON, JR. No. 2847  
MICHAEL A. GARRETT, No. 8843

SCALE 1"=20'

DATE 01-02-2020

2/3/2020  
FLORIDA REGISTERED SURVEYOR AND MAPPER

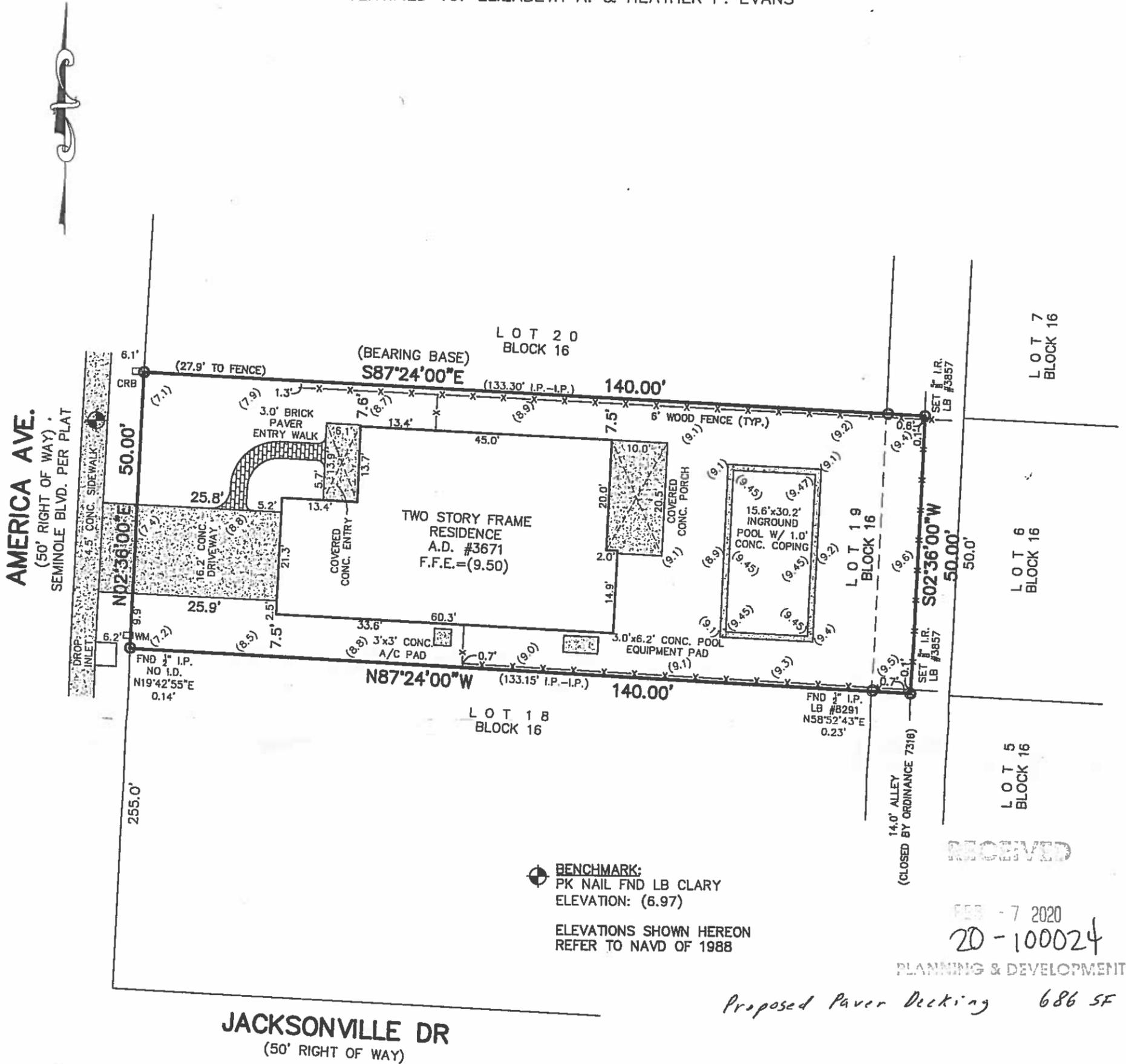


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CERTIFIED TO: ELIZABETH A. & HEATHER P. EVANS



**BENCHMARK:**  
PK NAIL FND LB CLARY  
ELEVATION: (6.97)

ELEVATIONS SHOWN HEREON  
REFER TO NAVD OF 1988

RECEIVED

FEB - 7 2020  
20-100024

PLANNING & DEVELOPMENT

Proposed Paver Decking 686 SF

**JACKSONVILLE DR**  
(50' RIGHT OF WAY)

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN

LOT 19, BLOCK 16	EVANS RESIDENCE
LOT SIZE	7,000± SQ. FT.
DRIVEWAY TO R/W	418± SQ. FT.
ENTRY WALK	74± SQ. FT.
APPROXIMATE SIDEWALK	225± SQ. FT.
RIGHT-OF-WAY LENGTH	50.00 FT.
TOTAL IMPERVIOUS COVERAGE	2,786± SQ. FT. 40%

00.00 - DENOTES TOPOGRAPHIC SPOT ELEVATION (HARD SHOT)  
00.0 - DENOTES TOPOGRAPHIC SPOT ELEVATION (GROUND SHOT)

TOPOGRAPHIC; W.O.#179693: 01-31-2020 (FIELD)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

○ FOUND 3" IRON PIPE, NO I.D. UNLESS OTHERWISE SHOWN HEREON

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0419 J FOR DUVAL COUNTY, FLORIDA, F.I.R.M INDEX DATE 11-02-18

## ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

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  - TDB = TOP OF BANK

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SCALE 1"=20'

DATE 01-02-2020

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL

JAMES D. HARRISON, No. 2847

MICHAEL A. GARRETT, No. 8884

2/3/2020

FLORIDA REGISTERED SURVEYOR AND MAPPER





# APPLICATION FOR VARIANCE

20-100026.  
BOA No. 20100825  
HEARING DATE 3-18-2020

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).
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.

RECEIVED  
FEB - 4 2020  
PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

**Applicant Name:** John Atkins **Telephone:** (904) 465-3749  
**Mailing Address:** PO Box 51262 **E-Mail:** atkinsbuilders@hotmail.com  
Jacksonville Beach, Fl. 32240

**Agent Name:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Landowner Name:** Atkins Builders, Inc. **Telephone:** (904) 465-3749  
**Mailing Address:** PO Box 51262 **E-Mail:** Atkinsbuilders@hotmail.com  
Jacksonville Beach, Fl. 32240

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:** 201 18th Ave. N. **RE #** 175433-0000 **FEB - 4 2020**

**Legal description of property (Attach copy of deed):** LOT 10, BLOCK 153 EPOCH RESIDY CO'S, FLORIDA AS RECORDED IN PLAN BOOK 10 PAGE 14.

**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):** **PLANNING & DEVELOPMENT**

**Corner side yard setback of 7.3' in lieu of 10' required. Rear yard setback of 15' in lieu of 30' required. Lot coverage of 46% in lieu of 35% required.** A NEW TWO FAMILY DWELLING

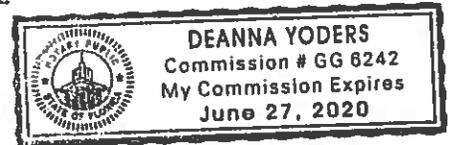
### AFFIDAVIT

I, John Atkins, 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] **John Atkins** 2/4/20  
 APPLICANT SIGNATURE **PRINT APPLICANT NAME** **DATE**

**STATE OF FLORIDA, COUNTY OF DUVAL:**  
 Sworn to and signed before me this 4 day of February, 2020 by John Atkins, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature] [Signature]  
 NOTARY PUBLIC SIGNATURE **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-Shaded

**CODE SECTION (s):** 334-340(e)(1)c.2, for an corner side yard setback of 7.3 feet in lieu of 10.5 feet minimum and 34-340 (e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required, and 34-340(e)(1)f, for 45.98% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**BOA No. 20-100025JU-100 V.06  
20-100025

*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.

<b>Standard</b>	<b>Applies? Yes/No</b>	<b>Circumstances/ Explanation</b>
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	Lot is undersized. Lots in RM-2 zoning must be a minimum of 60' wide and 6000 SF. Lot is only 52' wide and 5765 SF.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot was platted as is. <b>RECEIVED</b> FEB - 5 2020 <b>PLANNING &amp; DEVELOPMENT</b>
<del>Granting the variance will not confer upon</del> 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	Same or more generous variances have been granted to parcels in the same area.
<del>Literal interpretation and enforcement of the terms and provisions of this code would de</del> prive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Same or more generous variances have been granted to parcels in the same area.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant has used all methods to reduce lot coverage.
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	Granting of the variance will enhance the neighborhood.

Proposed

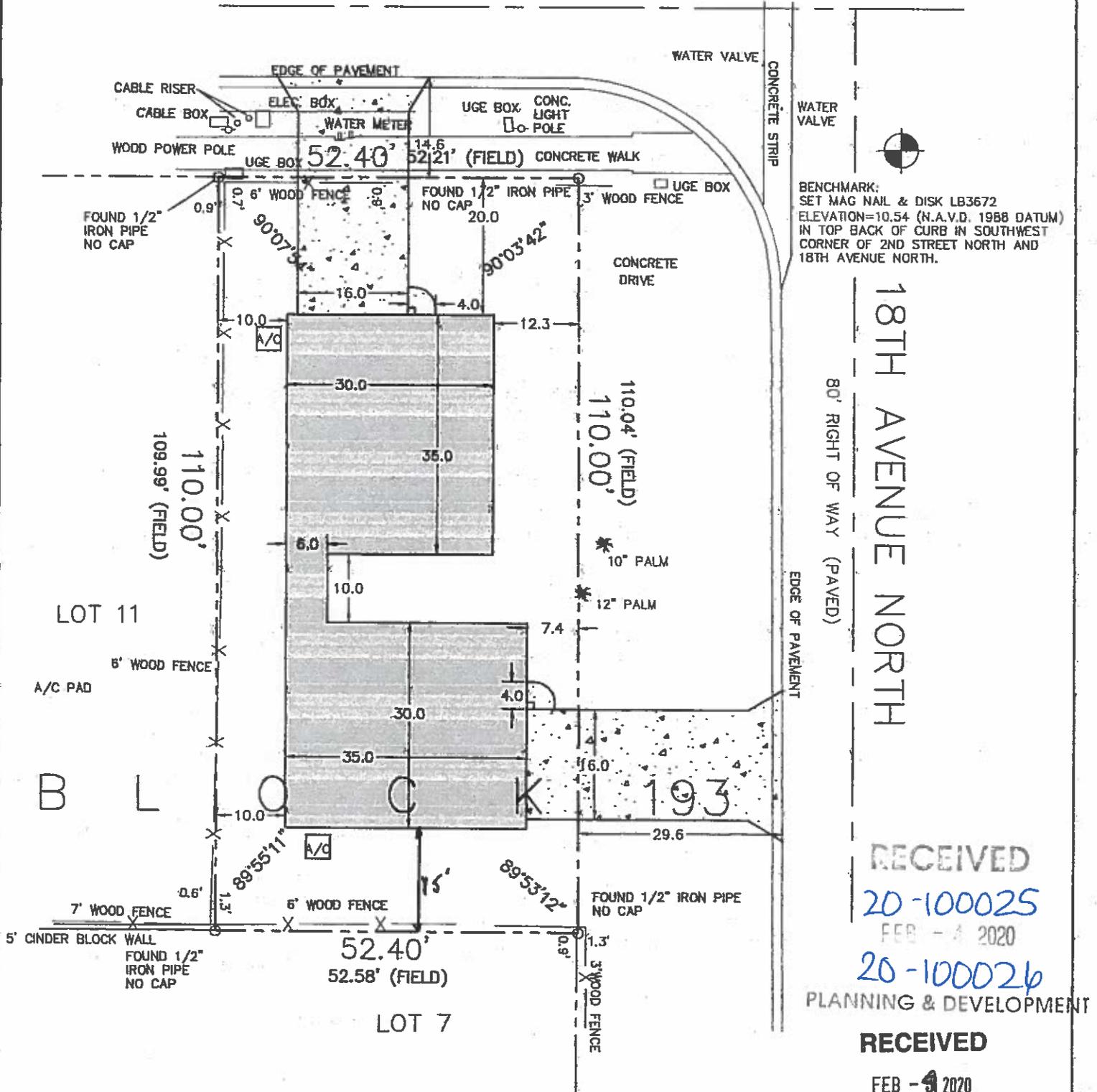
20-100025 20-100026

# MAP SHOWING SURVEY OF

LOT 10, BLOCK 193, ELTON REALTY CO'S REPLAT AS RECORDED IN PLAT BOOK 10, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

## SECOND STREET NORTH

50' RIGHT OF WAY (PAVED)



18TH AVENUE NORTH

80' RIGHT OF WAY (PAVED)

RECEIVED  
20-100025  
FEB - 4 2020

20-100026

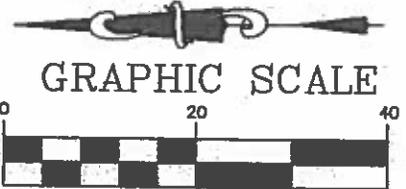
PLANNING & DEVELOPMENT

RECEIVED  
FEB - 4 2020

PLANNING & DEVELOPMENT

### DATA SUMMARY

POST-DEVELOPMENT DRAINAGE DATA:	
SITE AREA:	±5,765 SF
IMPERVIOUS AREA:	
BUILDINGS:	2,160 SF
CONCRETE PAVEMENT:	491 SF
TOTAL:	2,651 SF
PERCENT IMPERVIOUS:	45.98%
2,651 SF / 5,765 SF	



( IN FEET )  
1 inch = 20 ft.

CHECKED BY: RKP  
DRAWN BY: DB  
FILE: 1000-20

18th AVE. N. & 2nd St. N.  
LOT 10, BLOCK 193  
JACKSONVILLE BEACH, FL  
POST-DEVELOPMENT

# Atkins Builders

DATE: FEB 2020  
SHEET 2 OF 2

Existing

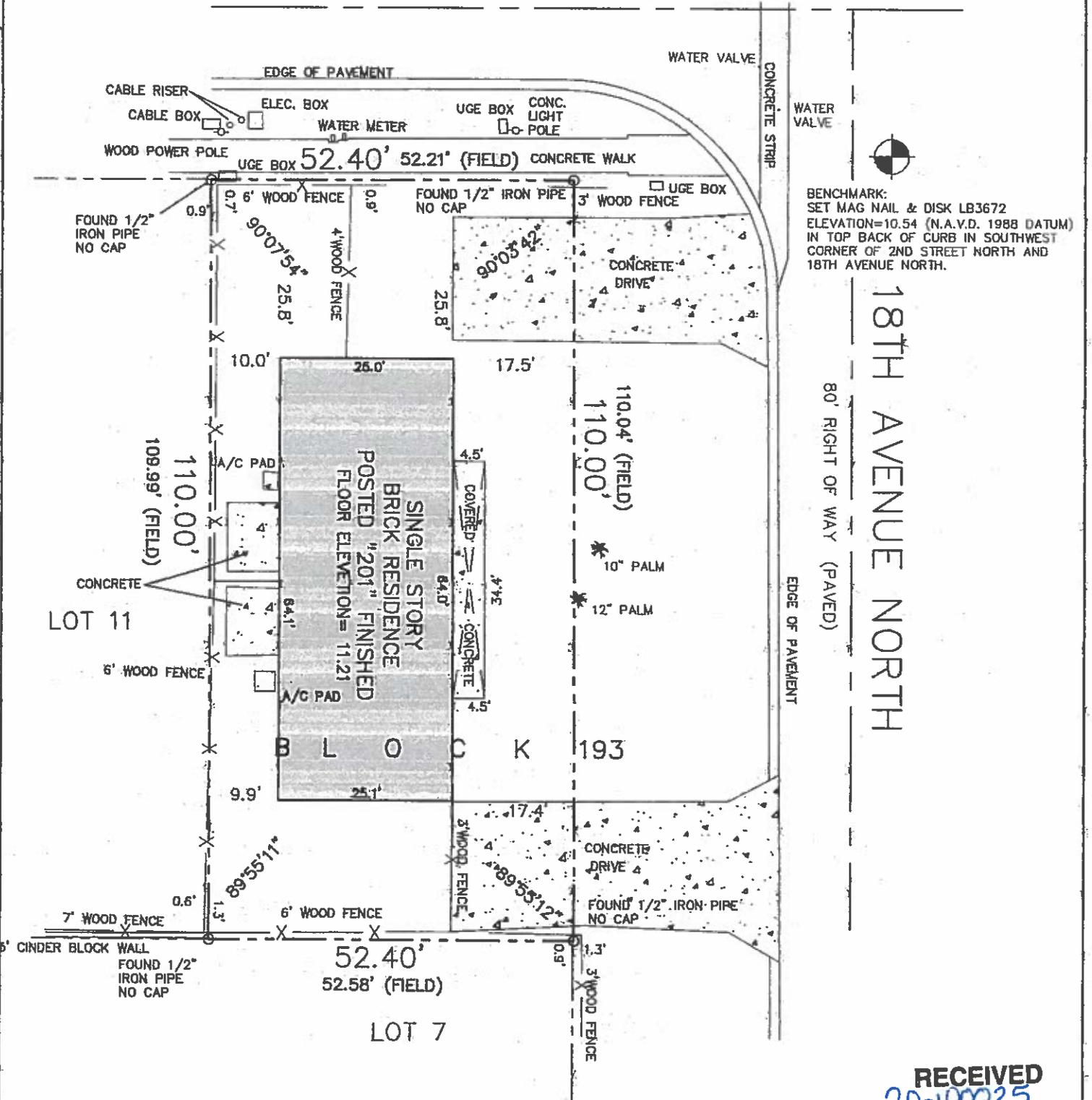
20-100025 20-100026

# MAP SHOWING SURVEY OF

LOT 10, BLOCK 193, ELTON REALTY CO'S REPLAT AS RECORDED IN PLAT BOOK 10, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

## SECOND STREET NORTH

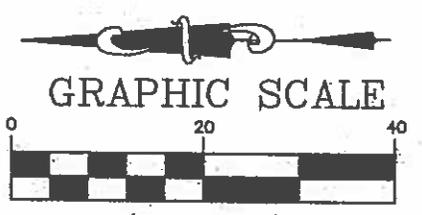
50' RIGHT OF WAY (PAVED)



### DATA SUMMARY

PRE-DEVELOPMENT DRAINAGE DATA:	
SITE AREA:	±5,765 SF
IMPERVIOUS AREA:	
BUILDINGS:	1602 SF
CONCRETE PAVEMENT:	939 SF
TOTAL:	2,385 SF
PERCENT IMPERVIOUS:	
2,541 SF / 5,765 SF	44.08%

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20-100025  
20-100026



**PROPERTIES**  
DUVAL MAPS

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