



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Tuesday, July 7, 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

#### CORRESPONDENCE

#### OLD BUSINESS

**NEW BUSINESS**

**a. Case Number: BOA#20-100033**

Applicant: Bottom Line Ventures, Inc.

Owner: Joshua R. Nicolay

Property Address: 1011 22<sup>nd</sup> Street North

Parcel ID: 179206-0014

Legal Description: Lots 1 and 2, Block 85, *Section "A" Jacksonville Beach*

Current Zoning: RS-2

Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e**, for 39% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling on Lot 1

Miscellaneous Info: No previous variance requests

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

**b. Case Number: BOA#20-100034**

Applicant: Bottom Line Ventures, Inc.

Owner: Joshua R. Nicolay

Property Address: 1011 22<sup>nd</sup> Street North

Parcel ID: 179206-0014

Legal Description: Lots 1 and 2, Block 85, *Section "A" Jacksonville Beach*

Current Zoning: RS-2

Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): ):** 34-337(e)(1)e, for 39% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling on Lot 2

Miscellaneous Info: No previous variance requests

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

c. **Case Number:** BOA#20-100037

Applicant/Owner: Timothy L. Malden

Agent: John Reep, Architect

Property Address: 121 7<sup>th</sup> Court South

Parcel ID: 176052-0000 & 176050-0000

Legal Description: The South 1/2 of Lot 3, together with West 15 feet of the South 25 feet of Lot 2, Block 72, *Pablo Beach South*

Current Zoning: RM-2

Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.1, for a front yard setback of 6.5 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for side yard setbacks of 3 feet each in lieu of 10 feet minimum; 34-340(e)(3)c.3, for a rear yard setback of 6 feet in lieu of 30 feet minimum; 34-340(e)(3)e, for 75% lot coverage in lieu of 65% maximum; 34-340(e)(3)g, for an accessory structure setback of zero feet in lieu of 5 feet maximum for paved swales; 34-373(c), for turning and maneuvering space of 18.5 feet in lieu of 23 feet required; 34-373(d), for a parking loading area setback of 3 feet in lieu of 5 feet minimum; and 34-373(f), for one gravel parking space in lieu of required paving, all to allow for construction of a new two unit multiple-family dwelling

Miscellaneous Info: One previously approved conditional use not applicable to request (reference PC#26-08)

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

**d. Case Number: BOA#20-100040 and BOA#20-100085**

Applicant: John Atkins  
Owner: Ernest G. Lott  
Property Address: 1716 2<sup>nd</sup> Street North  
Parcel ID: 175415-0000  
Legal Description: Lot 12, Block 173, *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 side yard setbacks of 5 feet each in lieu of 10 feet minimum; 34-340(e)(1)f, for lot coverage of 52% in lieu of 35% maximum; and 34-340(e)(1)h, for an accessory structure (walkway) setback of 1 foot in lieu of 2 feet minimum to allow for construction of a new two-family dwelling  
Miscellaneous Info: No previous variance requests

Notes: \_\_\_\_\_  
\_\_\_\_\_**e. Case Number: BOA#20-100041**

Applicant/Owner: John Bordelon  
Agent: Joe Loretta  
Property Address: 3211 Ocean Drive South  
Parcel ID: 181515-0000  
Legal Description: Lot 10, Block 1, *Atlantic Shores Ocean Front Section – Division B*  
Current Zoning: RS-1  
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for side yard setbacks of 7.5 feet in lieu of 10 feet minimum; 34-336(e)(1)e, for 49.9% lot coverage in lieu of 35% maximum; and 34-373(f), for gravel driveway in lieu of required paving, all to allow for construction of a new single-family dwelling  
Miscellaneous Info: No previous variance requests

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

f. **Case Number: BOA#20-100042**

Applicant/Owner: Peter L. Lafser

Property Address: 3507 1<sup>st</sup> Street South

Parcel ID: 181471-0000

Legal Description: Lot 4, Block 5 & the East 20 feet of 1<sup>st</sup> Street South, *Atlantic Shores Ocean Front Section Division "A"*

Current Zoning: RS-1

Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e**, for lot coverage of 49% in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling

Miscellaneous Info: One previously approved variance (reference BOA#17-100028)

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

g. **Case Number: BOA#20-100048**

Applicant/Owner: James and Sonya Schmid

Property Address: 11 San Pablo Circle North

Parcel ID: 178256-0000

Legal Description: Lot 13, Block 4, *San Pablo Manor*

Current Zoning: RS-1

Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3**, for a rear yard setback of 11 feet in lieu of 30 feet required and **34-336(e)(1)e**, for lot coverage of 43.7% in lieu of 35% maximum to allow for the addition of a covered porch to an existing single-family dwelling

Miscellaneous Info: One previously approved variance (reference BOA#17-100036)

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

**h. Case Number:        BOA#20-100050**

Applicant:                L. Charles Mann

Owner:                    Charles D. Hiers

Property Address:        4221 2<sup>nd</sup> Street South

Parcel ID:                180466-0000

Legal Description:        Lot 5, Block 1, *Avalon Unit No. 3, Section "A"*

Current Zoning:         RS-1

Motion to Consider:    **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for side yard setbacks of 5 feet in lieu of 10 feet minimum to allow for construction of a new single-family dwelling**

Miscellaneous Info:    One previously approved variance request (reference BOA#11-100092)

Notes: \_\_\_\_\_  
\_\_\_\_\_**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is Tuesday, July 21, 2020. There are nine 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.*



# APPLICATION FOR VARIANCE

BOA NO. 20-100033  
HEARING DATE 4/21/20

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. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

FEB 27 2020

PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: BOTTOM LINE VENTURES INC Telephone: 904-813-5720  
 Mailing Address: P.O. BOX 51136 E-Mail: Millard T@BellSouth  
Jax Bch FL 32240 (me)  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: Josh Nicolay Telephone: \_\_\_\_\_  
 Mailing Address: 1011 N 22nd St E-Mail: \_\_\_\_\_  
Jax Bch FL 32250

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

### VARIANCE DATA

RE#179206-0014

Street address of property and Real Estate Number: 1011 N. 22nd St Jax Bch FL 32250  
 Legal description of property (Attach copy of deed): Section A Jax Bch LOTS 1+2 Block 85  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Requesting LOT COVERAGE of 39% in lieu of 35% to allow  
FOR NEW CONSTRUCTION of a TWO STORY SFD WOOD FRAME

### AFFIDAVIT

I, [Signature], 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.

APPLICANT SIGNATURE: [Signature] PRINT APPLICANT NAME: Timothy S. Millard DATE: 26 Feb 20

STATE OF FLORIDA, COUNTY OF DUVAL:  
 This instrument was acknowledged before me by means of  physical presence or  online notarization, this 26th day of February, 2020, by Timothy Millard, who is personally known to me or produced N/A as identification.

NOTARY PUBLIC SIGNATURE: [Signature] PRINT NOTARY NAME: Chandra Medford  
 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-2 FLOOD ZONE: X

CODE SECTION (s): 34-337(e)(1)e, for 39% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling on Lot 1

Feb 13, 2020

RECEIVED  
20-100033  
FEB 27 2020  
20-100034

Joshua R Nicolay

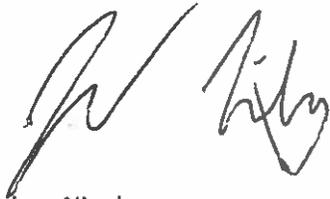
PLANNING & DEVELOPMENT

1011 22<sup>nd</sup> st n

Jacksonville Beach, Fl 32250

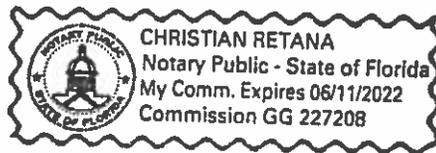
To whom it may concern, I am writing this letter to authorize Tim Millard, President of Bottom Line Ventures Inc. to apply for a variance for my property at 1011 22ns st n. Also know as Lots 1 and 2 Blk 85 of Section A Jacksonville Beach.

Sincerely;



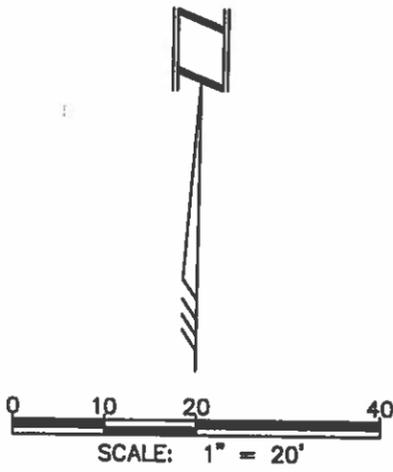
Joshua Nicolay

Sworn to before me this 16 day of  
Feb 2020 by Joshua Nicolay  
who produced FLDL as identification.

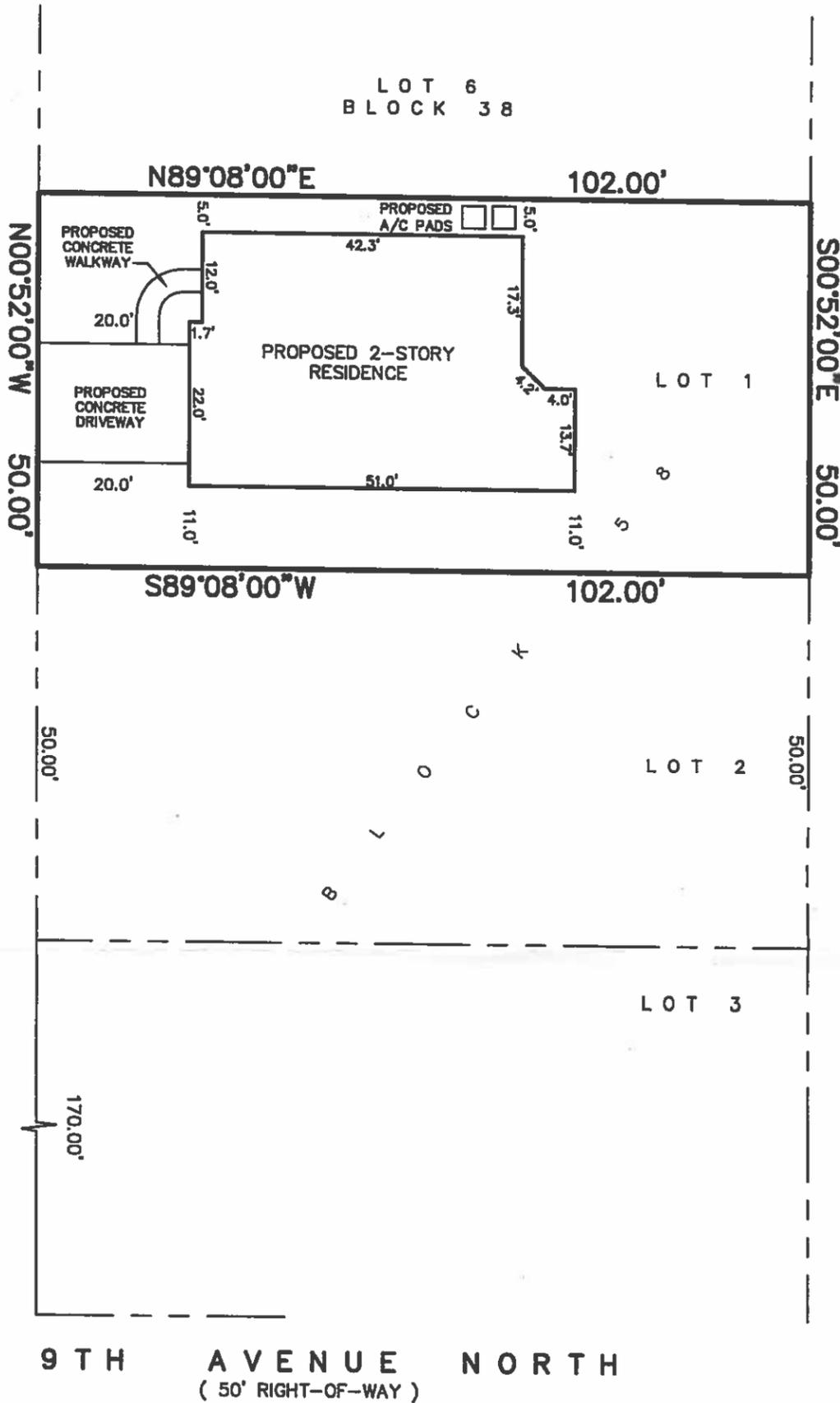


# MAP OF

LOT 1, BLOCK 85, SECTION "A" JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



22ND STREET NORTH  
(50' RIGHT-OF-WAY)



**NOTES:**

1. THIS IS A MAP ONLY AND NOT A FIELD SURVEY.
2. BEARINGS BASED ON THE SECTION "A" JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
4. NO BUILDING RESTRICTION LINES PER PLAT.
5. ALL IMPROVEMENTS SHOWN ARE PROPOSED.

**IMPERVIOUS CALCULATION:**

LOT AREA = 5,100 SQUARE FEET (PLAT)

BUILDING AREA = 1,577 SQUARE FEET  
 CONCRETE AREA = 379 SQUARE FEET  
 TOTAL IMPERVIOUS = 1,956 SQUARE FEET

IMPERVIOUS PERCENTAGE = 38.4%

**RECEIVED**  
 20-100033  
 FEB 27 2020

THIS SURVEY WAS MADE FOR THE BENEFIT OF  
 BOTTOM LINE VENTURES, INC.

PLANNING & DEVELOPMENT

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 12031C0416J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.



**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.\*

CHECKED BY: _____ DRAWN BY: <u>JDB</u> FILE: <u>2020-209</u>	<b>BOATWRIGHT LAND SURVEYORS, INC.</b> 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: <u>FEBRUARY 27, 2020</u> SHEET <u>1</u> OF <u>1</u>
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# APPLICATION FOR VARIANCE

LOT 2

BOA No. 20-10003L

HEARING DATE 4.21.2020

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 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. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

FEB 27 2020

PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: BOTTOM LINE VENTURES INC Telephone: 904-813-5720  
 Mailing Address: P.O. BOX 51136 E-Mail: millardt@bellsouth  
JAX Bch FL. 32240 .NET  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: Josh Nicolay Telephone: \_\_\_\_\_  
 Mailing Address: 1011 N. 22nd ST E-Mail: \_\_\_\_\_  
JAX Bch 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: 1011 N 22ST JAX Bch FL. 32250 RE# 179206  
 Legal description of property (Attach copy of deed): SECTION Ajax Bch LOTS #2 Block 85 -001  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Requesting lot coverage of 39% in lieu of 35% to allow  
for new construction of a two-story SFD wood frame

### AFFIDAVIT

I, Timothy S. Millard 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.

APPLICANT SIGNATURE: [Signature] PRINT APPLICANT NAME: Timothy S. Millard DATE: 26 Feb 20

### STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of  physical presence or  online notarization, this 26th day of February, 2020, by Timothy Millard, who is personally known to me or produced [Signature] as identification.

NOTARY PUBLIC SIGNATURE: [Signature]  
 PRINT NOTARY NAME: Chandra Medford

 CHANDRA MEDFORD  
 Commission No. GG 283199  
 Expires December 21, 2022  
 Notary Public State of Florida

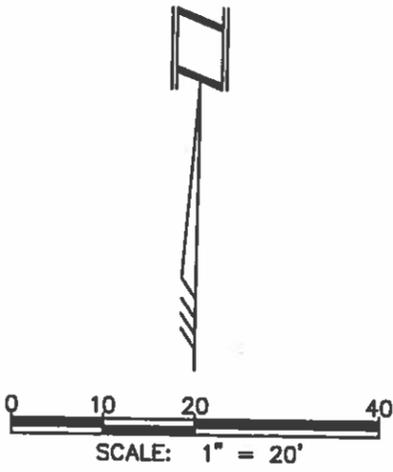
(Affix Notary Seal Above)

### THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

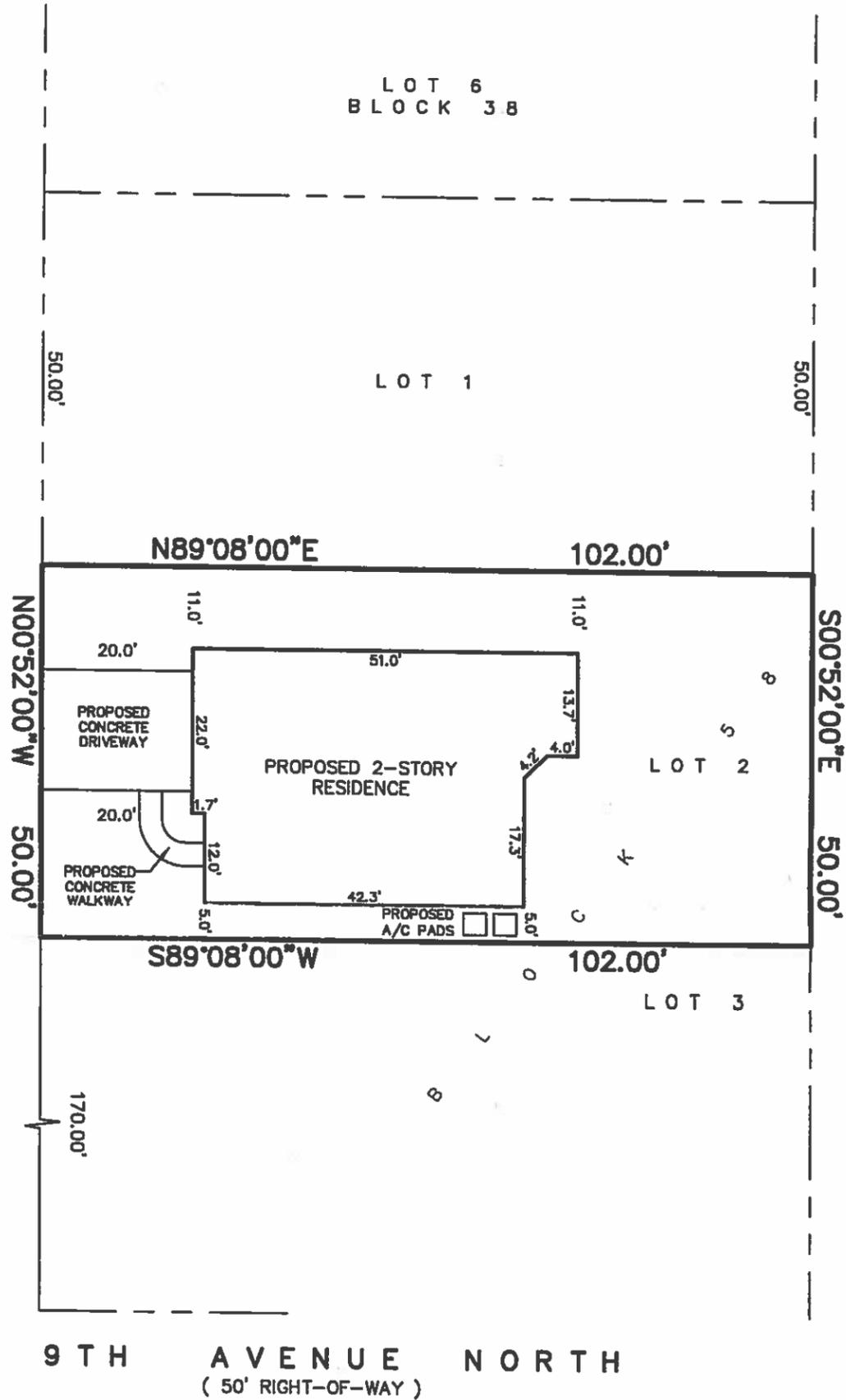
CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X  
 CODE SECTION (s): \_\_\_\_\_  
34-337(e)(1)e, for 39% lot coverage in lieu of 35% maximum to allow for construction of a new  
single-family dwelling on Lot 2

# MAP OF

LOT 2, BLOCK 85, SECTION "A" JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



22ND STREET NORTH  
(50' RIGHT-OF-WAY)



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 BUILDING AREA = 1,577 SQUARE FEET  
 CONCRETE AREA = 379 SQUARE FEET  
 TOTAL IMPERVIOUS = 1956 SQUARE FEET  
 IMPERVIOUS PERCENTAGE = 38.4%

RECEIVED  
20-100034  
FEB 27 2020

THIS SURVEY WAS MADE FOR THE BENEFIT OF  
BOTTOM LINE VENTURES, INC.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 12031C0416J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

  
 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.\*

CHECKED BY: \_\_\_\_\_  
 DRAWN BY: JOB  
 FILE: 2020-217

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

DATE: FEBRUARY 27, 2020  
 SHEET 1 OF 1



# APPLICATION FOR VARIANCE

BOA NO. 20-100037  
HEARING DATE 4/21/20

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### REQUIRED DOCUMENTATION

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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. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

FEB 28 2020

PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: Timothy L. Malden Telephone: (904) 422-4401  
 Mailing Address: 12839 La Costa Court E-Mail: timothymalden@comcast.net  
Jacksonville, FL. 32225

Agent Name: John Reep, Architect Telephone: (904) 687-9303  
 Mailing Address: 5703 Lake Lucine Drive North E-Mail: huntdrafting@aol.com  
Jacksonville, FL. 32211

Landowner Name: Timothy L. Malden Telephone: (904) 422-4401  
 Mailing Address: 12839 La Costa Court E-Mail: timothymalden@comcast.net  
Jacksonville, FL. 32225

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: 121 7th Court South RE#176052-0000 & 176050-0000  
 Legal description of property (Attach copy of deed): 1-10-04-20-200 Public South Beach 0 1/2 Lot 2 06.0 73 and 1-20-04-20-200 Public South Beach W 1/4 of S 20PT Lot 2 06.0 73  
 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).  
Front yard 6.5FT setback, Back yard 6.0 FT setback, Left side yard 3.0ft setback, Right side yard 3.0FT setback

### AFFIDAVIT

I, Timothy L. Malden, 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.

Timothy L. Malden  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE 2-28-2020

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of February, 2020, by Timothy Malden, who is personally known to me or produced N/A as identification.

Chandra Medford  
 NOTARY PUBLIC SIGNATURE  
 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: RM-2 FLOOD ZONE: X-Shaded

CODE SECTION (s):  
 334-340(e)(3)c.1, for a front yard setback of 6.5 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for side yard setbacks of 3 feet each in lieu of 10 feet minimum; 34-340(e)(3)c.3, for a rear yard setback of 6 feet in lieu of 30 feet minimum; 34-340(e)(3)e, for 75% lot coverage in lieu of 65% maximum; 34-340(e)(3)g, for an accessory structure setback of zero feet in lieu of 5 feet maximum for paved swales; 34-373(c) for turning and maneuvering space of 18.5 feet in lieu of 23 feet required; 34-373(d), for a parking loading area setback of 3 feet in lieu of 5 feet minimum; and 34-373(f) for one gravel parking space in lieu of required paving, all to allow for construction of a new two unit multiple-family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 20-100037

**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	It a smaller interior lot that previosly had a house of 1885 SQ. Ft. heat/cool space not inculding garage area occupy the lot with less setback then what request presently
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.	No	There are structure with the same set back presently build from 2013 to present
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	With the small interior lot the (grand father) in claus would grant this appication and meet the need to build a structure to lot. Also the property owner is paying for half of road to paved wich save the City of Jacksonville beach \$17,489.00
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Just asking for same foot print from previosly house just center of lot attock you will find old survey
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	The property to rear of lot set back from backyard are less then what requested presently



# City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

October 15, 2008

Mr. Timothy Malden  
12839 LaCosta Court  
Jacksonville, FL 32223

RE: Planning Commission Case PC #26-08  
121 South 7<sup>th</sup> Court  
**Conditional Use Approval for an existing, non-conforming single family dwelling in a  
RM-2 zoning district**

Dear Mr. Malden:

The Jacksonville Beach Planning Commission met on Monday, October 14, 2008 to consider your conditional use application for an existing, non-conforming single family dwelling in a *Residential Multi-Family: RM-2* zoning district, pursuant to Section 34-340 (d)(12) of the Jacksonville Beach Land Development Code. Your request was approved, unanimously.

Should you have any additional questions relative to this matter, please feel free to contact our office at (904) 247-6231.

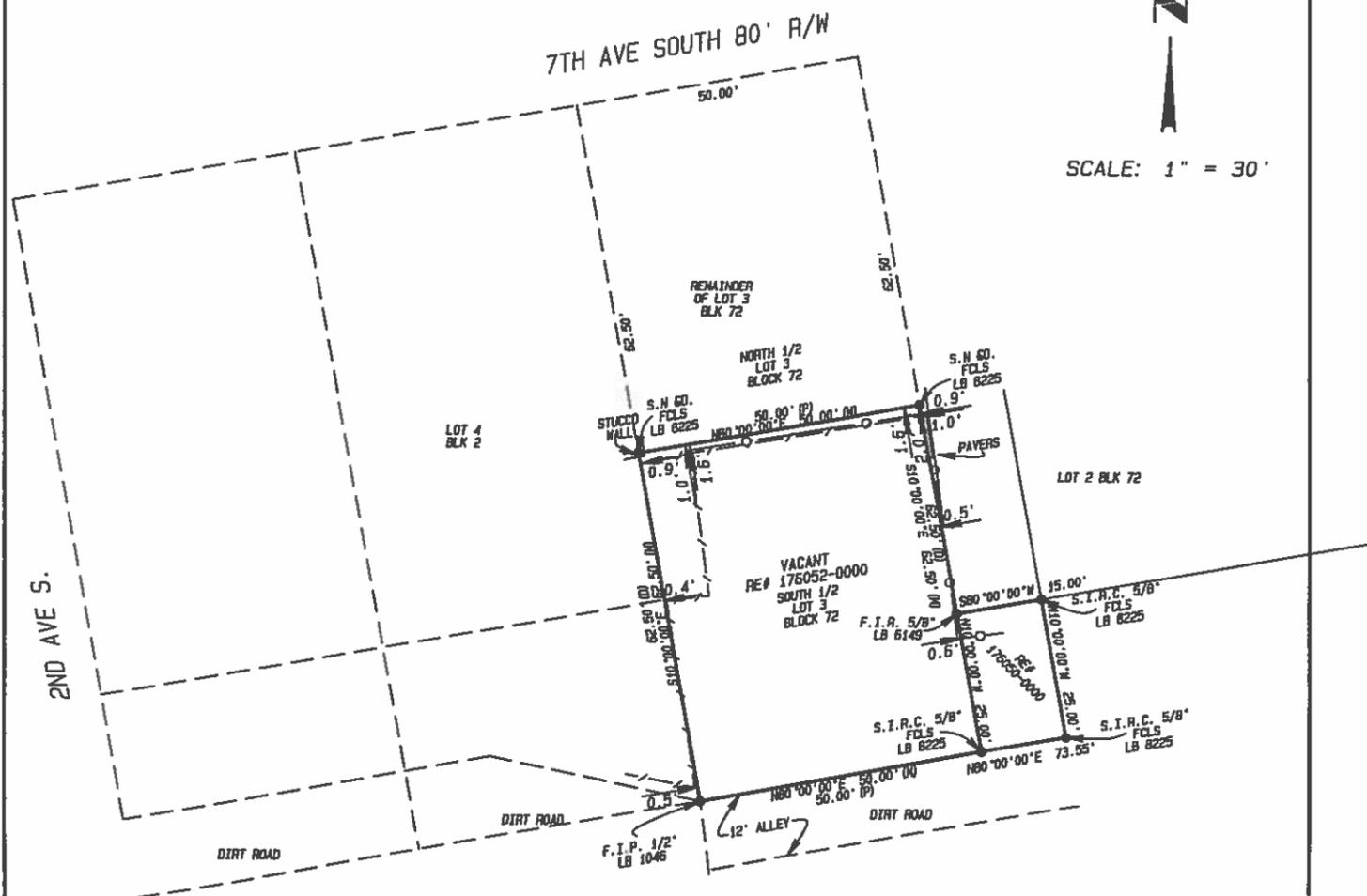
Sincerely,

Chandra M. Tolman  
Permit Specialist  
Planning & Development

# MAP OF BOUNDARY SURVEY

SOUTH 1/2 OF LOT 3, BLOCK 72, PABLO BEACH SOUTH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

AND:  
THE WEST 15 FEET OF THE SOUTH 25 FEET OF LOT 2, BLOCK 72, PABLO BEACH SOUTH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE NORTH 100 FEET OF LOT 2, BLOCK 72, PABLO BEACH SOUTH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



SCALE: 1" = 30'

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:

TIMOTHY MALDEN  
STREET ADDRESS:

RE# 176052-0000  
120 7TH AVE SOUTH  
JACKSONVILLE, FLORIDA  
RE# 176050-0000

**SURVEY NOTES:**

- #1 PLAT PROVIDES NO ANGLES OR BEARINGS THEREFORE THE BEARING OF THE WEST LINE OF LOT 3, BLOCK 72, WAS SCALED FROM THE RECORD MAP AS BEING N10°00'00"W.
- #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 12031C 0417 J, EFFECTIVE 11/02/2018, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
- #6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- #7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- #8 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
- #9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: BUILDING MATERIAL, STORAGE PODS, PAVER BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
- #10 LEGAL DESCRIPTION PROVIDED BY CLIENT.
- #11 PROPOSED ELEVATIONS AND LOCATION OF PROPOSED HOME WERE SET BY SURVEYOR. THESE ARE SUBJECT TO CHANGE BY ARCHITECT, ENGINEER, AND/OR CLIENT. FCLS ASSUMES NO RESPONSIBILITY/LIABILITY FOR PROPOSED ELEVATIONS OR PROPOSED LOCATION OF HOME

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

RECEIVED  
20-100037  
FEB 28 2020

PLANNING & DEVELOPMENT

CLYDE O. VAN KLEECK  
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546  
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

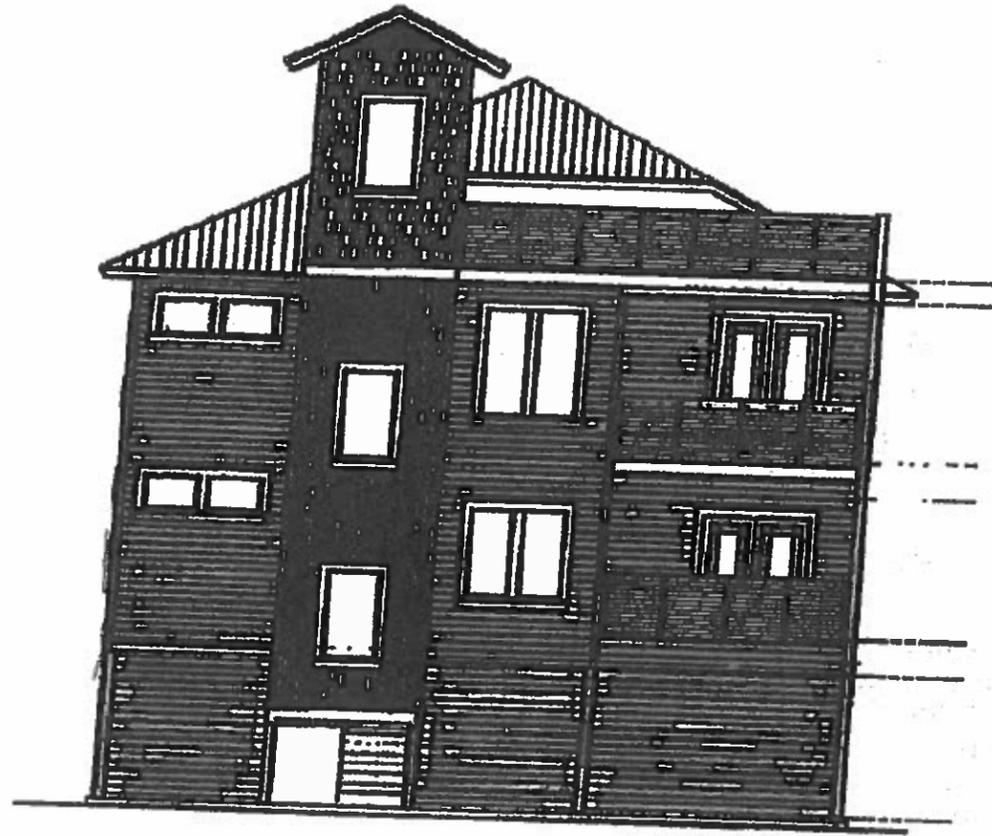
F.C.M. - FOUND CONCRETE MONUMENT	C.M. - CONCRETE MONUMENT	SEC - SECTION	F/H - FIRE HYDRANT	OHE - OVERHEAD ELECTRIC
F.I.R.C. - FOUND IRON ROD AND CAP	P.T. - POINT OF TANGENCY	TWP - TOWNSHIP	WV - WATER VALVE	C.L.F. - CHAIN LINK FENCE
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	RGE - RANGE	FND - FOUND	M.F. - WOOD FENCE
F.I.P. - FOUND IRON PIPE	U.E. - UTILITY EASEMENT	P.I. - POINT OF INTERSECTION	(P) - PLAT	C.B. - CHORD BEARING
S.I.R.C. - SET IRON ROD AND CAP	D.E. - DRAINAGE EASEMENT	A/C - AIR CONDITION UNIT	EB - ELECTRIC BOX	WM - WATER METER
F.NSD - FOUND NAIL AND DISK	C & G - CURB & GUTTER	NTS - NOT TO SCALE	CONC. - CONCRETE	WP - WOOD POLE
(M) - FIELD MEASUREMENT	R/M - RIGHT OF WAY	4' C.L.F. - 4' CHAIN LINK FENCE	CB - CABLE BOX	LP - LIGHT POLE
(C) - CALCULATED MEASUREMENT	C/L - CENTERLINE	6' M.F. - 6' WOOD FENCE	PB - PHONE BOX	M/H - MANHOLE

FIELD SURVEY DATE
PLOT PLAN
BOUNDARY: 02/21/2020
FORMBOARD
FOUNDATION
FINAL

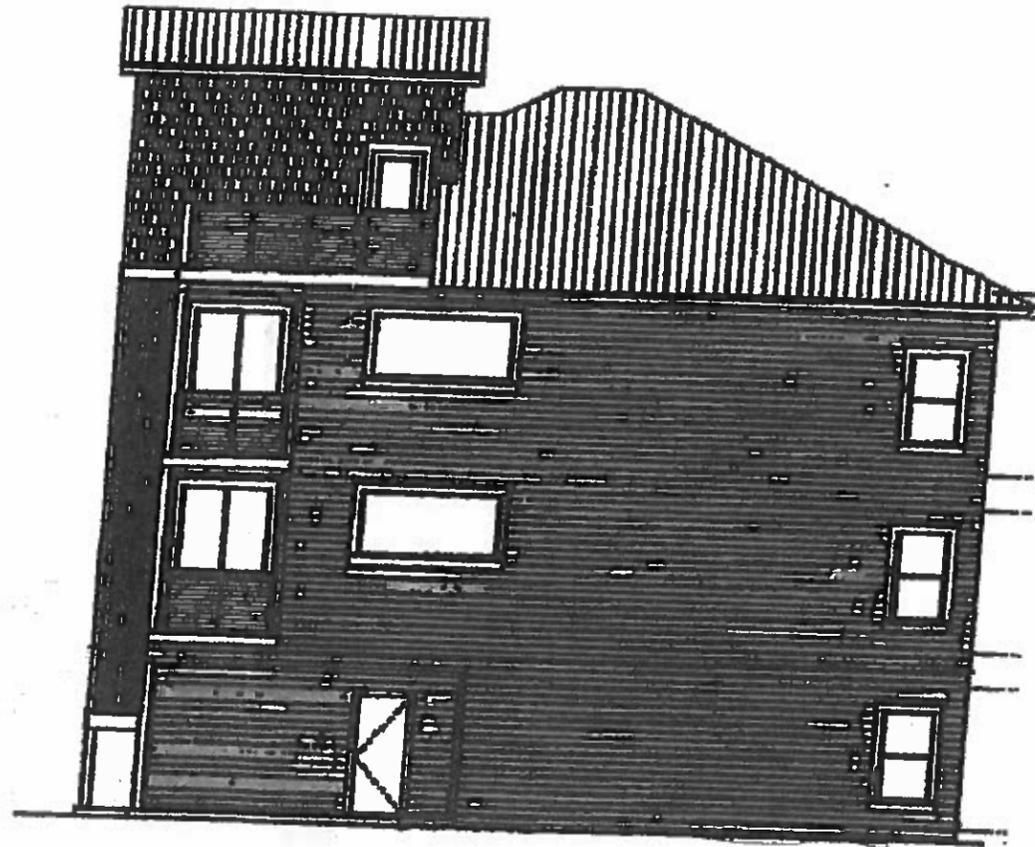
**FIRST COAST LAND SURVEYORS, INC.**  
3161-4 ST JOHNS BLUFF ROAD S. JACKSONVILLE, FL. 32246  
PHONE (904) 779-2062 FAX (904) 779-7784  
CERTIFICATE NO. LB 8225  
WWW.FIRSTCOASTLANDSURVEYING.COM

PROJECT INFORMATION
ORDER NO: 30849
DRAWN BY: KMP
REVIEWED BY: HF
CHECKED BY: VAN

FILE NAME: \\FCLSSRV\TerraModel Jobs\JOBS\30000-30999\30849.dwg



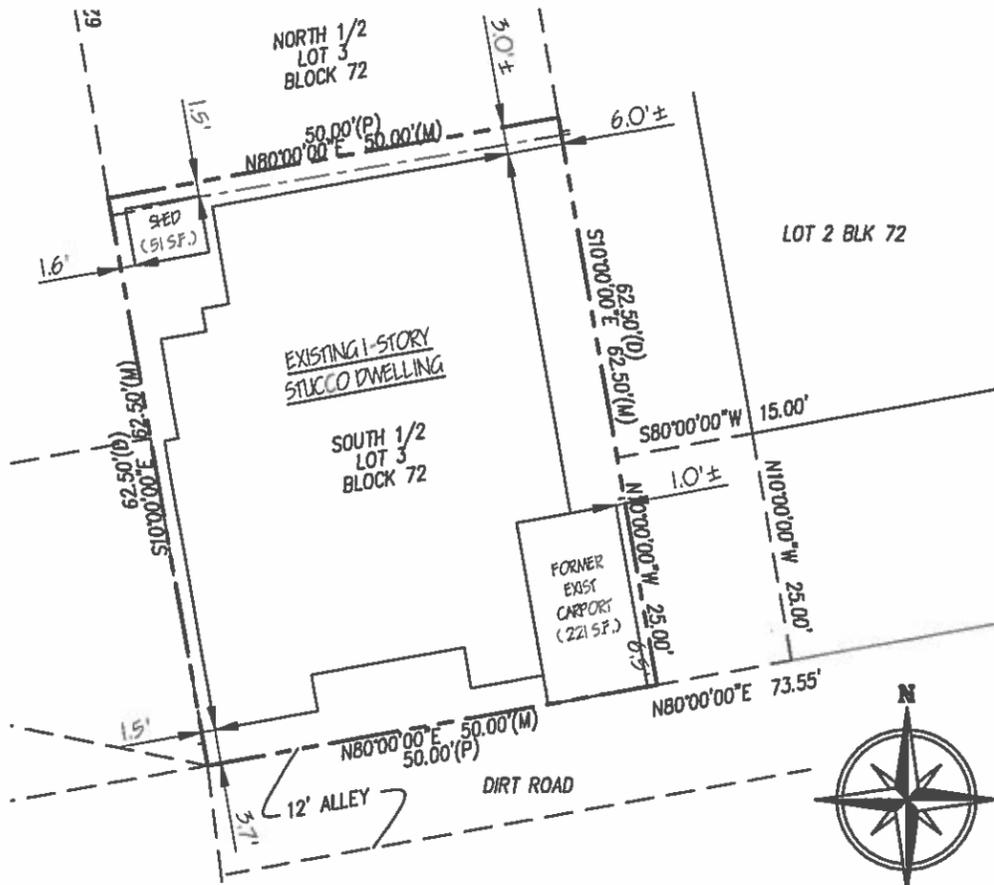
**South Elevation**



**East Elevation**

REC'D  
20-100037  
FEB 18 1920

PLANNING DEPARTMENT

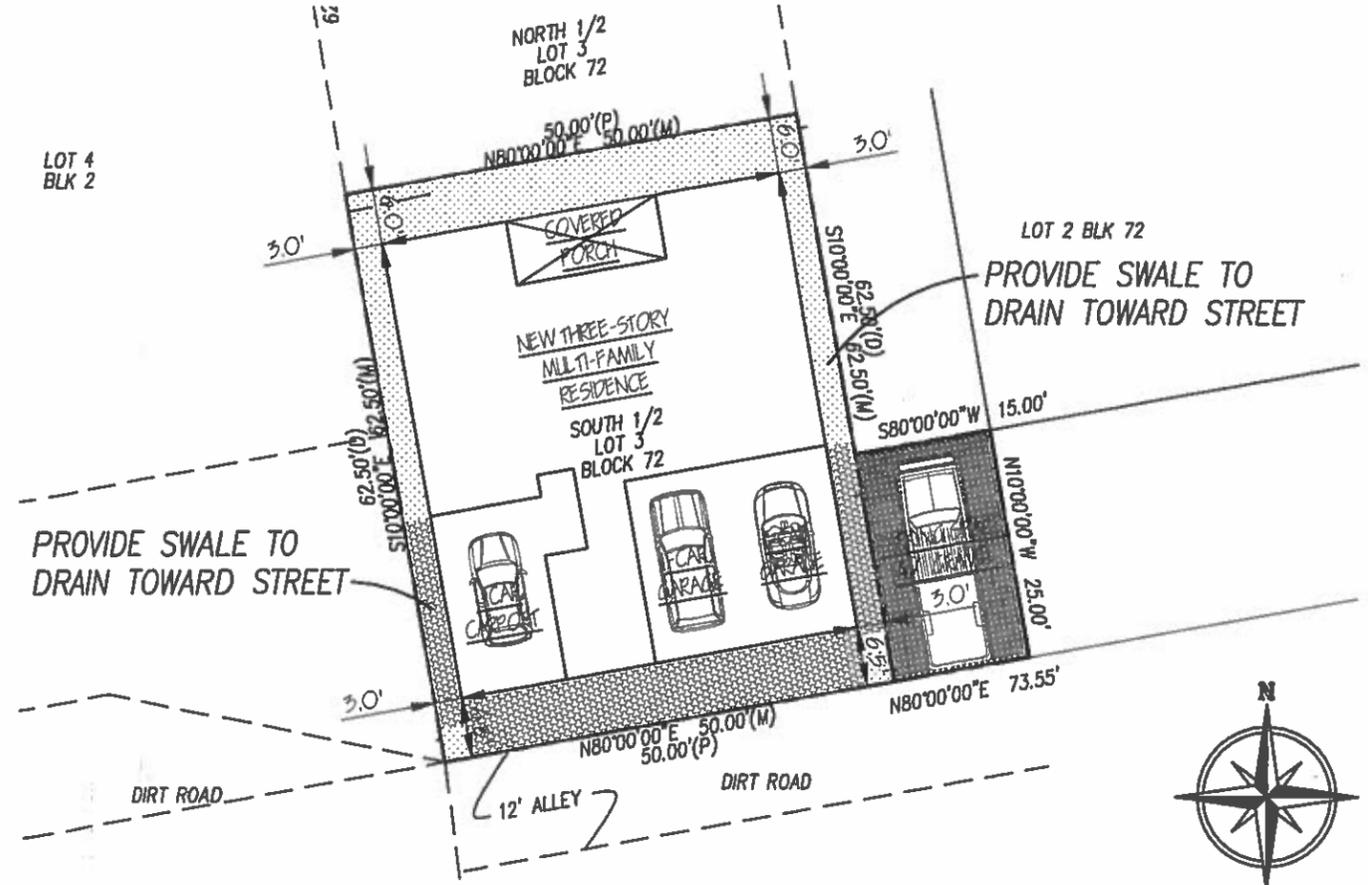


FORMER SITE PLAN

SCALE: 1" = 20'-0"

PREVIOUS LOT COVERAGE INFORMATION

TOTAL EXISTING IMPERVIOUS LOT COVERAGE:	2,345	S.F. (75%)
TOTAL LOT:	3,125	S.F.



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

PROPOSED LOT COVERAGE INFORMATION

NEW STRUCTURE:	2,200	S.F. (63%)
PERMEABLE PAVERS:	423	S.F. (12%)
TOTAL IMPERVIOUS LOT COVERAGE:	2,200	S.F. (63%)
ADDITIONAL LAND ACQUIRED:	+375	S.F.
TOTAL LOT:	3,500	S.F.

RECEIVED  
20-100037  
MAY 18 2020

PLANNING & DEVELOPMENT

REVISIONS BY

JOHN REEP ARCHITECT  
THREE DECADES OF SERVICE  
FLORIDA AR 0014860  
5705 LAKE LUCINA DR. N., JACKSONVILLE, FLA. 32211  
(904) 704-9154  
ARCHITECTJAN@GMAIL.COM



NEW CUSTOM MULTI-FAMILY HOME FOR  
**TIMOTHY MALDEN**  
121 7TH COURT SOUTH  
JACKSONVILLE BEACH, FLORIDA

DATE: 04/30/2020  
SCALE: AS SHOWN  
DRAWN: BGH  
SHEET

OF SHEETS

## LeeAnn Bassabe

---

**From:** Stephen Reedberry <sreedber@hotmail.com>  
**Sent:** Monday, June 29, 2020 8:37 AM  
**To:** Planning Division  
**Subject:** BOA#20-100037 Neighboring Property Owner Comments

I oppose the proposed variance for 121 7<sup>th</sup> Court South.

I have owned the neighboring property 757 2<sup>nd</sup> Street South for almost 20 years. A variance increasing the footprint of a building reduces the amount of free space surrounding the building. This is a very tight area already, with a narrow dirt road running between my building and the proposed building. I owned the 753 side of my building (duplex) for 15 years and my fence was regularly hit due to the tight maneuvering room in that area. Buildings are already on top of each other here, and I'd strongly prefer not to aggravate the problem by waiving building requirements.

Stephen J Reedberry  
Property Owner 757 2nd Street South  
Jax Beach  
904-571-0317

Sent from [Mail](#) for Windows 10



# APPLICATION FOR VARIANCE

BOA No. 20-100040  
HEARING DATE 2/7/2020

20-100085

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.

RECEIVED

MAR - 6 2020

### 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: Ernest G. Lott Telephone: (904) 881-4707  
 Mailing Address: 1331 N. 1st St. #503 E-Mail: \_\_\_\_\_  
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: 1716 N. 2nd St. RE# 175415-0000

Legal description of property (Attach copy of deed): Lot 12 Block 173 Elton Co's Replat, Plat 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).  
Side yard setback of 5 in lieu of 10' required. Lot coverage of 51.97% in lieu of 35% required. for 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 3/6/20  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUAL: Sworn to and signed before me this 6th day of March, 2020 by John Atkins, who is personally known to me or has produced \_\_\_\_\_ as identification

[Signature] CATHERINE MARTINICH  
 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): setbacks each  
 34-340(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet minimum; 34-340(e)(1)f, for lot coverage of 52% in lieu of 35% maximum; and 34-340(e)(1)h, for an accessory structure (walkway) setback of 1 foot in lieu of 2 feet minimum to allow for construction of a new two-family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS.**

BOA No. 20-10004C

*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.*

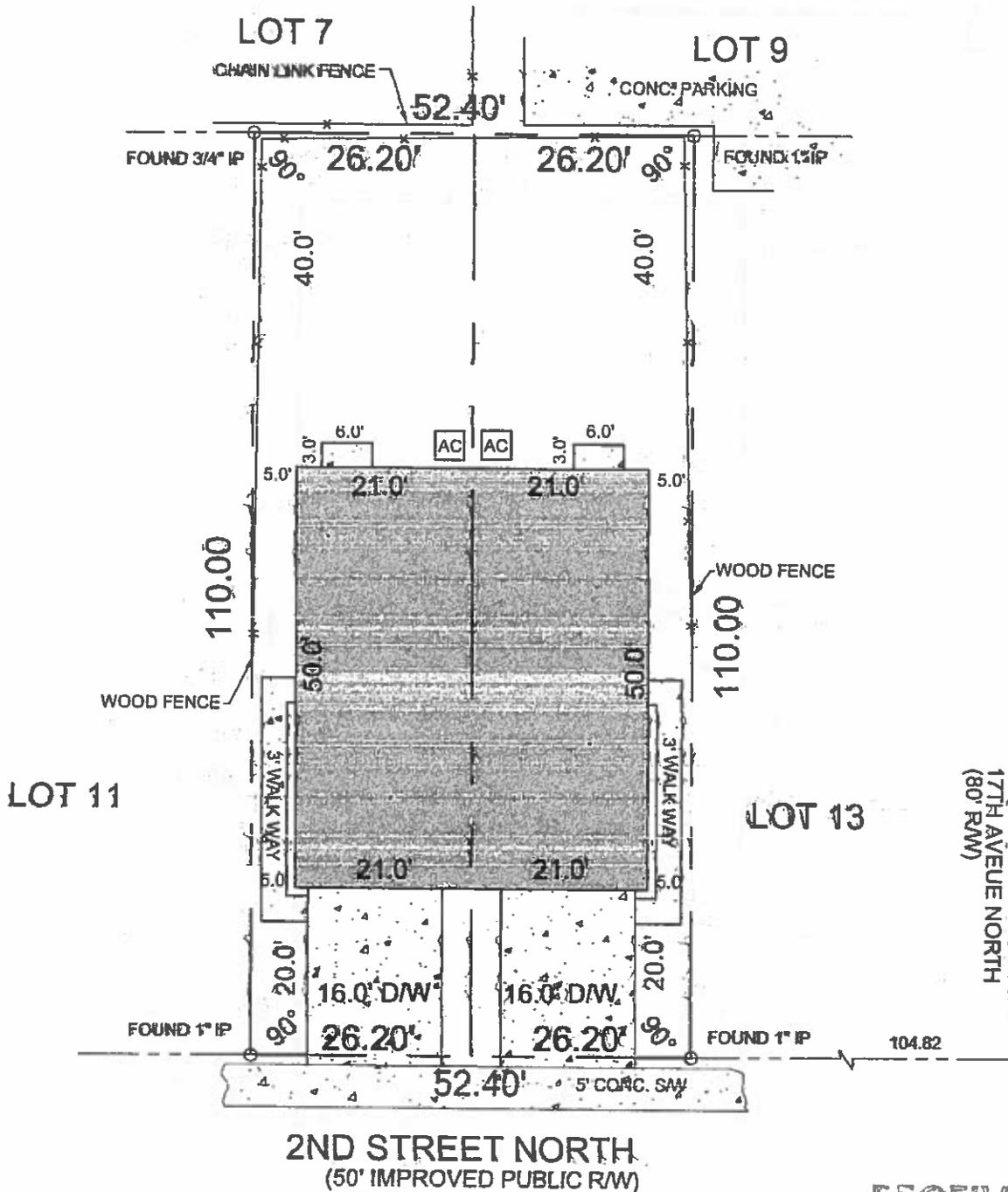
**Section 34-281. Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**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.
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	Same or more generous variances have been granted to parcels in the same area.
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	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

MAP SHOWING SURVEY OF  
 LOT 12, BLOCK 173 AS SHOWN ON MAP OF  
 PABLO BEACH  
 AS RECORDED IN PLAT BOOK 10, PAGE 14  
 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

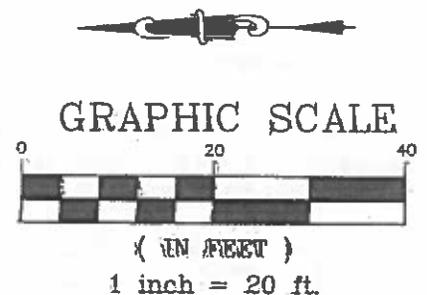


RECEIVED  
 20-100040  
 MAR - 6 2020

PLANNING & DEVELOPMENT

DATA SUMMARY

POST-DEVELOPMENT DRAINAGE DATA:	
SITE AREA:	±5,764 SF
IMPERVIOUS AREA:	
BUILDINGS:	2,100 SF
CONCRETE PAVEMENT:	895.5 SF
TOTAL:	2995.5 SF
PERCENT IMPERVIOUS:	
2,995.5 SF / 5,764 SF	51.97 %



CHECKED BY: RKP  
 DRAWN BY: DB  
 FILE: 3000-20

2ND STREET NORTH  
 LOT 12, BLOCK 173  
 JACKSONVILLE BEACH, FL  
 POST-DEVELOPMENT

Atkins Builders

DATE: MAR 2020

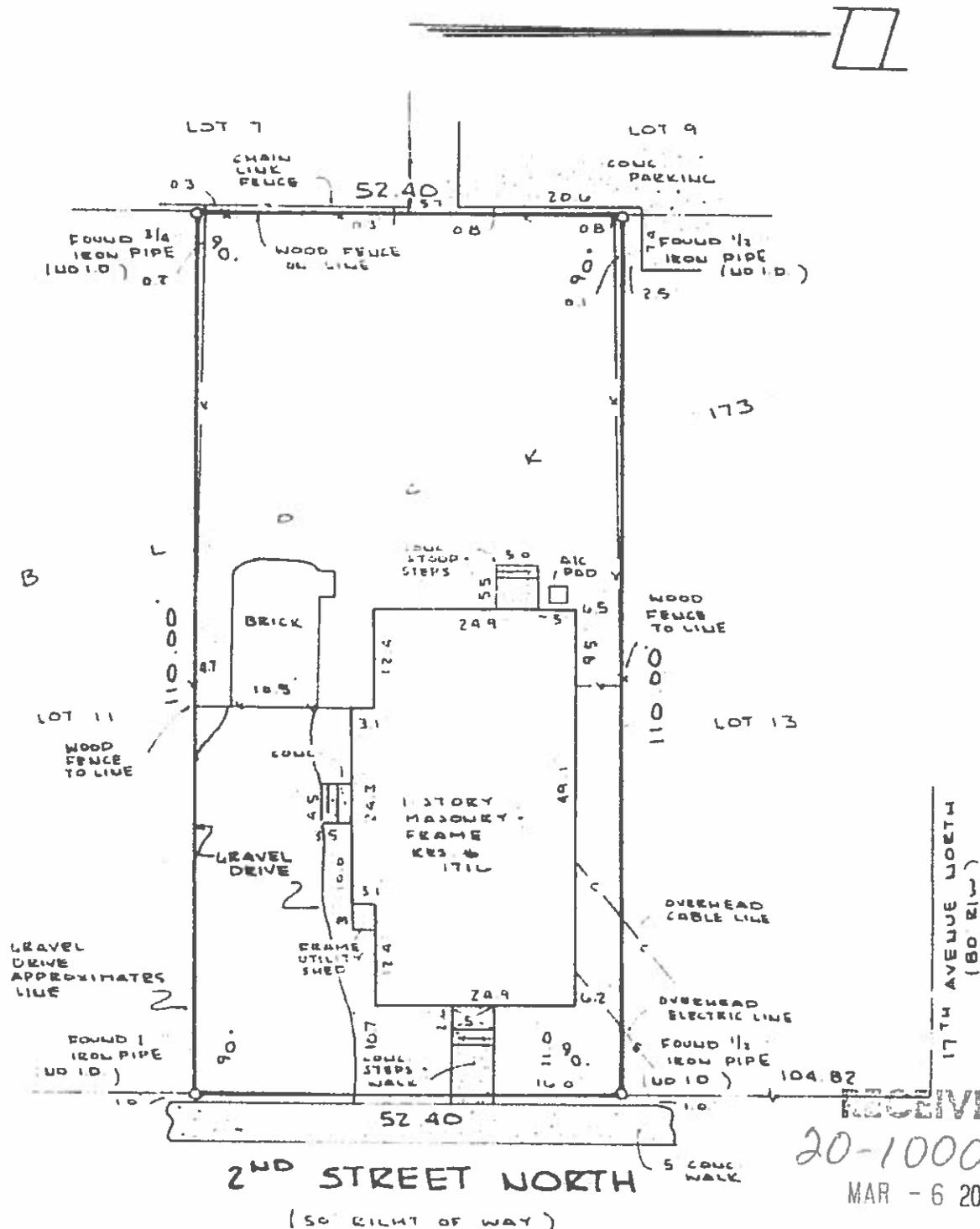
SHEET 2 OF 2

MAP SHOWING SURVEY OF

EXISTING

LOT 12 BLOCK 173 ELTON REALTY CO'S REPLAT

RECORDED IN PLAT BOOK 10 PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA



RECEIVED  
20-100040  
MAR - 6 2020

- 1. ES:
- 1. This is a boundary survey.
- 2. Flood zone  $\alpha$  as best ascertained from Flood Insurance Rate Map, community panel no. 13001B-0001 dated 4-17-89
- 3. This survey is not a determination of ownership
- 4. Business license #6470

RECHECKED - RECERTIFIED SURVEY  
FEBRUARY 12, 1999  
RECHECKED - RECERTIFIED SURVEY  
APRIL 14, 2000

NOTE:  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY THAT ARE NOT SHOWN ON THIS SURVEY BUT MAY BE FOUND IN THE PUBLIC RECORDS OR FACILITIES OF THIS COUNTY.

**Marvin R. Banks**  
Surveyors, Inc.  
2866 MANGROVE AVE.  
JACKSONVILLE, FLORIDA 32246  
(904) 641-2520  
# 7805  
# 6875  
# 5779

I HEREBY CERTIFY TO:  
DAVID P. DANZEISEN, NATIONSBANK, N.A., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CRABTREE FALLS, P.A.  
THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 61G17-6 FLORIDA ADMINISTRATION CODE.  
*Marvin R. Banks*  
FLORIDA REGISTERED SURVEYOR NO. 4470  
Marvin R. Banks

SIGNED NOVEMBER 11 19 97

SCALE: 1" = 20'

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED



# APPLICATION FOR VARIANCE

BOA NO. 20-100041  
HEARING DATE 5.5.2020

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 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. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

MAR 11 2020

### APPLICANT INFORMATION

Applicant Name: John Bordelon Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: PLANNING & DEVELOPMENT

Agent Name: Joe Loretta Telephone: (904) 476-5147  
 Mailing Address: 1887 Green Heron Ct. E-Mail: jpl9605@hotmail.com  
Jacksonville Beach, FL

Landowner Name: John Bordelon Telephone: (904) 502-0560  
 Mailing Address: 3211 Ocean Dr. S E-Mail: jgbeach@comcast.net  
Jacksonville Beach, FL

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: 3211 Ocean Dr. South / 181515 0000  
 Legal description of property (Attach copy of deed): Lot 10, Block 1 Atlantic Shores Oceanfront  
 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):  
7.5 foot side yard setback in lieu of 10 ft and 49.9% lot coverage in lieu of 35%  
Crushed gravel / coquina driveway in lieu of 18" concrete ribbon strips.

Section - Division B

### AFFIDAVIT

I, John Bordelon, 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.

John Bordelon  
APPLICANT SIGNATURE

John Bordelon  
PRINT APPLICANT NAME

3-10-20  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of March, 2020, by John Bordelon, who is personally known to me or produced Florida Drivers License as identification.

Elizabeth Fourie  
NOTARY PUBLIC SIGNATURE  
Elizabeth Fourie  
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

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

CODE SECTION (s):  
 34-336(e)(1)c.2, for sideyard setbacks of 7.5 feet in lieu of 10 feet minimum; 34-336(e)(1)e, for 49.9% lot coverage in lieu of 35% maximum; and 34-373(f), for gravel driveway in lieu of required paving, all to allow for construction of a new single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 20-100041

**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	This is an undersized RS-1 lot at 7,617 SF.
Special circumstances and conditions do not result from the actions of the applicant.	No	This request will create no adversarial effect upon the neighboring properties. We are reducing lot coverage from approx. 95% to 49.9%.
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	This variance will grant reasonable use of the property, similar to adjacent properties.
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	Literal interpretation would make the project infeasible for development. Furthermore, we are looking to match the adjacent property to the south finish floor which requires additional building depth and lot coverage.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	This variance request includes minimal outdoor spaces. Reduction of this variance would remove the opportunity for outdoor utilization.
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	This property will align with the new construction to the south and prior construction to the north and along Ocean Drive. The property will be an asset to the community and is consistent with the comprehensive plan.



SCALE: 3/32"=1'-0"

# BORDELON-WILLIAMSON RESIDENCE (PROPOSED)

## SITE DATA - IMPERVIOUS / PERVIOUS CALCULATIONS

SITE AREA: 7,617 SQ. FT.

### HARDSCAPE TAKE-OFFS:

IMPERVIOUS		
BUILDING COVERAGE (HOUSE)	1,616	SQ. FT.
GARAGE	778	SQ. FT.
STEPS / STOOP	260	SQ. FT.
COVERED ENTRY	150	SQ. FT.
BACKYARD DECKS	294	SQ. FT.
DRIVEWAY EDGING	240	SQ. FT.
SIDEWALK (CONCRETE PADS)	115	SQ. FT.
OPEN AIR PATIO	296	SQ. FT.
DUNE BOARDWALK	36	SQ. FT.

TOTAL: 3,785 SQ. FT.

PERCENTAGE OF SITE IMPERVIOUS: 49.7%

# SITE PLAN

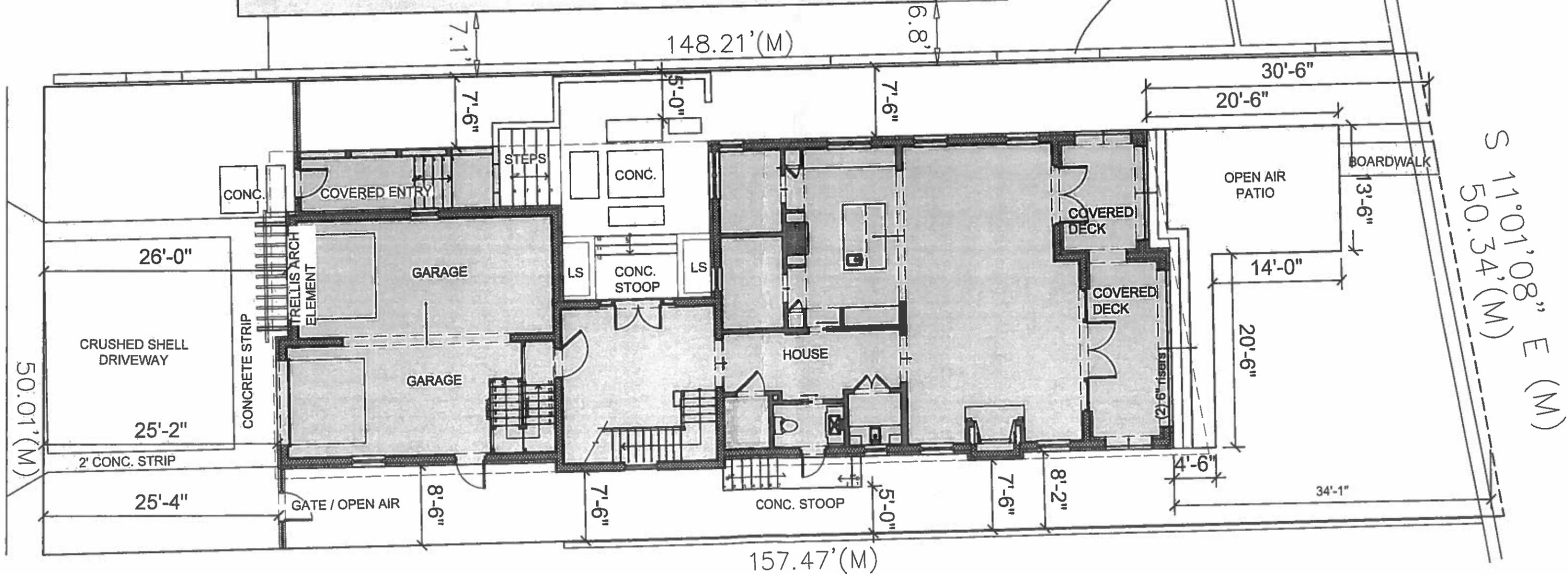
3.7.20

RECEIVED

20-100041

MAR 11 2020

PLANNING & DEVELOPMENT



S 11°01'08" E (M)  
50.34 (M)





# APPLICATION FOR VARIANCE

BOA No. 20-100042  
HEARING DATE 5.5.2020

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 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. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

904-704-9144  
Martin Pools

### APPLICANT INFORMATION

Applicant Name: Peter Lafser Telephone: 904-262-2384  
 Mailing Address: 2610 Sims Cove Jax Fl 32223 E-Mail: plafser@gmail.com

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

Landowner Name: Same as above Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: MAR 13 2020

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.

PLANNING & DEVELOPMENT

### VARIANCE DATA

Street address of property and Real Estate Number: 3507 S. 1St. St. Jax. Bch., Fl 32250 RE#181471-0000  
 Legal description of property (Attach copy of deed): Atlantic Shores R/P Lot4 20ft CL ST lying thereof blk5  
 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).  
Increase variance of 48% to 49% to construct inground swimming pool

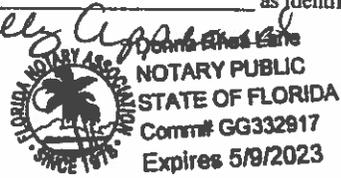
### AFFIDAVIT

I, Peter Lafser, 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.

Peter Lafser  
 APPLICANT SIGNATURE \_\_\_\_\_  
 Peter Lafser  
 PRINT APPLICANT NAME \_\_\_\_\_  
 3/11/20  
 DATE \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF DUVAL:  
 This instrument was acknowledged before me by means of  physical presence or  online notarization, this 11th day of March, 2020, by Peter Lafser, who is personally known to me or produced FLDL as identification.

Donna Khea Lane  
 NOTARY PUBLIC SIGNATURE  
Donna Khea Lane  
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X shaded

CODE SECTION (s):  
34-336(e)(1)e, for lot coverage of 49% 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. 20-100042

**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.	NO	<p><b>RECEIVED</b></p> <p>MAR 13 2020</p>
Special circumstances and conditions do not result from the actions of the applicant.	NO	<p><b>PLANNING &amp; DEVELOPMENT</b></p>
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	while looking at almost every other house with a pool there is some sort of decking going around the pool. having this decking does not give special privileges to anyone.
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	Due to the coverage limitations. a simple paver deck is not allowed around a swimming pool that is allowed. this seems unnecessary. due to the minimal quantity of pavers listed.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	This minimum paver deck is a very reasonable request beside the swimming pool. we are less that 200sf. when most decks are around 500+sf.
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	NO other lots will be effected by this build in any way.



CERTIFIED MAIL# 7016 2140 0000 5138 6307

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

April 6, 2017

Peter and Patricia Gayle Lafser  
2610 Sims Cove Lane  
Jacksonville, FL 32223

RE: BOA# 17-100028  
3507 South 1<sup>st</sup> Street  
(Lot 4 and the east 20 feet of closed street, Block 5, *Atlantic Shores Ocean Front Section Division "A"*)

Dear Mr. and Mrs. Lafser,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 4, 2017, 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;

- 34-336(e)(1)c.2., for side yards of 7.5 feet each, in lieu of 10 feet required;
- 34-336(e)(1)e., for 46% lot coverage, in lieu of 35% maximum; and
- 34-336(e)(1)g., for a 2.5 foot setback for an accessory structure, in lieu of 5 feet required;

To allow construction of a new single-family dwelling.

The Board **approved** the request as written.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at

<http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklist>

Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permit process, please feel free to call me at (904) 247-6235.

Sincerely,

William C. Mann III, AICP  
Planning and Development Director



## **Variance Application Overview**

**3507 South First Street, Jacksonville Beach, FL**

We are respectfully requesting that the Board approve a variance as to our lot coverage which currently is at 46.3%. We would like approval to increase the coverage to 48.8% to allow us to build a pool and small patio on one end of the pool. We will not be encroaching on any setbacks with this project.

Our lot is considered a non-conforming lot in that it is only 7000 total square feet as opposed to 10,000 in a conforming lot. If our lot was conforming in size our coverage with the variance would be 34%.

We have worked with our pool contractor (Martin Pool) to locate the pool in a manner that will allow us to enjoy the pool while requiring minimum coverage of the lot. The pool pavers are the minimum we need to allow ingress and egress from the pool from the house and without being in the yard and a small patio for recreation/shade/etc.

We have discussed the pool project with all of our neighbors in our immediate vicinity and they are in favor of the variance. A list of these neighbors is enclosed.

Thank you

Pete and Gayle Lafser

See inset #1

MAP SHOWING BOUNDARY SURVEY OF  
 LOT 4 BLOCK 5 & THE EAST 20 FEET OF 1st. STREET  
 SOUTH AS SHOWN ON MAP OF  
 ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "A"  
 AS RECORDED IN PLAT BOOK 14 PAGE 11 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLA.  
 CERTIFIED TO: PETE & GAYLE LAFSER

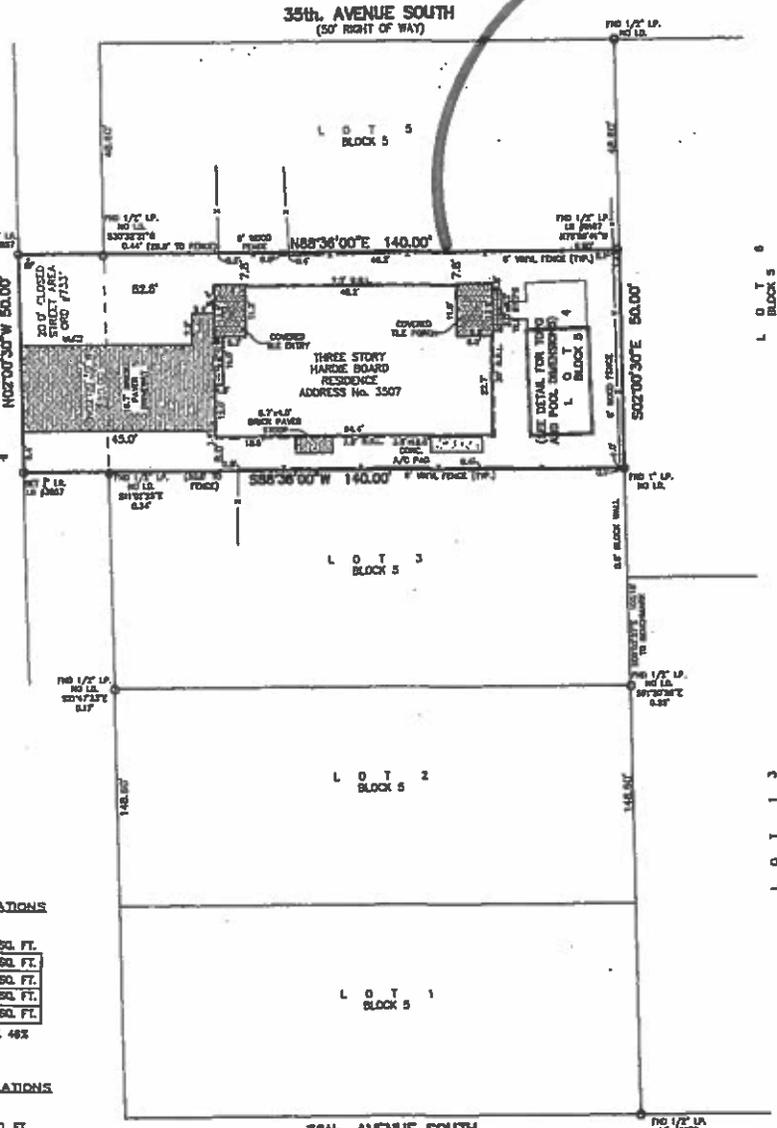
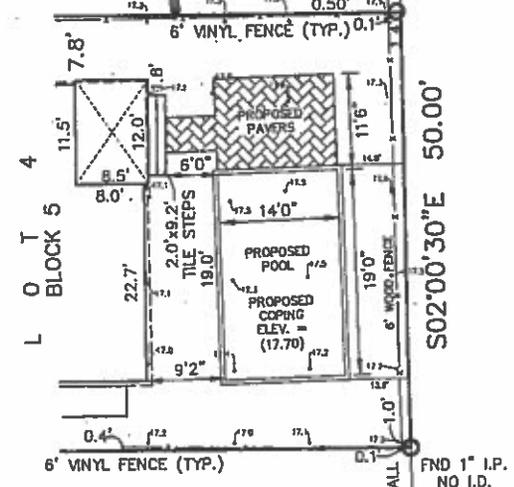
See inset #2

RECEIVED  
 20-100042  
 MAR 13 2020

PLANNING & DEVELOPMENT

LB #5167  
 N79°59'41"W  
 0.50'

DETAIL  
 (NOT TO SCALE)



SOURCE BENCHMARK:  
 FOUND PK NAIL IN ASPHALT  
 IN FRONT LOT 12, BLOCK 1  
 ELEVATIONS (9.27)  
 ELEVATIONS SHOWN HEREON  
 REFER TO NAVD OF 1988

BENCHMARK:  
 SET NAIL & DISK; LB #3857  
 IN ASPHALT @ WESTERLY  
 EDGE OF 1st. ST. SOUTH IN  
 FRONT OF LOT 4, BLOCK 5  
 ELEVATIONS (7.77)  
 ELEVATIONS SHOWN HEREON  
 REFER TO NAVD OF 1988

SYMBOL LEGEND

- LEV UNDERGROUND ELECTRIC VAULT
- CBE CABLE BUSH BOX
- WB WATER METER
- BP BACKFLOW PREVENTER
- SLM GAS LINE METER
- 1" W/P 1" WOOD POWER POLE

EXISTING IMPERVIOUS CALCULATIONS  
 LOT 4 & EAST 20' OF 1ST ST.

LOT SIZE	7,000± SQ. FT.
BUILDING	2,187± SQ. FT.
DRIVEWAY TO R/W	948± SQ. FT.
ADDITIONAL PAVERS	53± SQ. FT.
CONCRETE A/C PAD	42± SQ. FT.
TOTAL IMPERVIOUS AREA	3,238± SQ. FT. 46%

PROPOSED IMPERVIOUS CALCULATIONS  
 LOT 4 & EAST 20' OF 1ST ST.

LOT SIZE	7,000± SQ. FT.
BUILDING	2,187± SQ. FT.
DRIVEWAY TO R/W	948± SQ. FT.
ADDITIONAL PAVERS	53± SQ. FT.
CONCRETE A/C PAD	42± SQ. FT.
PROPOSED PAVERS	170± SQ. FT.
TOTAL IMPERVIOUS AREA	3,408± SQ. FT. 49%

EXPROPRIATED, S.A. §18826 05-11-2008 (FIELD)  
 FINAL S.A. §121218 04-11-18 (FIELD)  
 LOT & HOUSE SIDE CUT (0000-02 772.3) S.A. §180189 10-11-17 (FIELD)

NOTE:  
 SIDE/FRONT TIES ARE TO THE FOUNDATION.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND BOUNDARY HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP #419-J FOR DUAL COUNTY, FLORIDA, FIRM DATE 11-02-18

**ALL AMERICAN SURVEYORS OF FLORIDA, INC.**  
 LAND SURVEYORS - 3731 SW JOSE PLACE, SUITE 18 - JACKSONVILLE, FLORIDA, 32227 - 904/727-0088 - LICENSED LAND SURVEYORS NO. 3267

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER THE RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWS HEREON MEETS THE HIGHEST TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND APPROVES PURSUANT TO CHAPTER 47EAST / CHAPTER 47EAST-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS ENDORSED BY SEAL

JAMES S. HANCOCK, JR., No. 2847  
 MICHAEL A. CARRETT, No. 0843 3/11/2020

SCALE 1"=40'

DATE 03-10-20

FLORIDA REGISTERED SURVEYOR AND MAPPER







# APPLICATION FOR VARIANCE

BOA No. 20-100048  
HEARING DATE 5/5/20

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. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

MAR 23 2020

### APPLICANT INFORMATION

### PLANNING & DEVELOPMENT

Applicant Name: Jim and Sonya Schmid Telephone: 904-661-7302  
 Mailing Address: 11 San Pablo Circle N E-Mail: Jamesjschmid@gmail.com  
Jacksonville Beach FL 32250

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

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: 11 San Pablo Circle N. #178256-0000  
 Legal description of property (Attach copy of deed): 27-97-38-2S-29E San Pablo Manor Lot 13 Blk 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).  
Respectfully request a rear set back of 12.5' in lieu of the 25' set back currently allowed.  
Lot Coverage with the covered porch will be at 43.8%

### AFFIDAVIT

I, James J Schmid, 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.

James J Schmid  
APPLICANT SIGNATURE

James J Schmid  
PRINT APPLICANT NAME

3-23-2020  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who is personally known to me or produced \_\_\_\_\_ as identification.

*\* submitted during COVID-19 \**

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 20-100048

**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	
Special circumstances and conditions do not result from the actions of the applicant.	N	
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.		Current condition prohibits enjoyment of outside space due to the small existing patio which is not covered and is not useable during the seasons
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	<b>RECEIVED</b>
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.	N	MAR 23 2020 <b>PLANNING &amp; DEVELOPMENT</b>





CERTIFIED MAIL# 7016 1370 0001 1148 8714

REFERENCE



FILE COPY

20-100048

City of  
April 24, 2017

Jacksonville Beach

DSM Renovation LLC  
John McPherson  
1433 A1A South  
Ponte Vedra Beach, FL 32082

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

RE: BOA# 17-100036  
11 North San Pablo Circle  
(Lot 13, Block 4, *San Pablo Manor*)

www.jacksonvillebeach.org

Dear Mr. McPherson,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 18, 2017, 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:

- 34-336(e)(1)c.2., for 7.7 feet side yards, each in lieu of 10 feet required;
- 34-336(e)(1)c.3, for a rear yard of 25 feet in lieu of 30 feet required;
- 34-336(e)(1)d., for no garage, in lieu of a required one-car garage; and
- 34-377 for one off-street parking space, in lieu of two required;

The Board *amended* and *approved* the request as follows:

- 34-336(e)(1)c.2., for 7.7 feet side yards, each in lieu of 10 feet required; and
- 34-336(e)(1)c.3, for a rear yard of 25 feet in lieu of 30 feet required;

To allow for substantial improvement and addition to an existing nonconforming single-family dwelling.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

Heather Ireland, AICP  
Senior Planner



FRUWED

MAP SHOWING BOUNDARY SURVEY OF  
LOT 13, BLOCK 4, SAN PABLO MANOR, AS RECORDED IN PLAT BOOK 27,  
PAGE 97, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
DSM RENOVATIONS

Existing Conditions:  
House 2084  
Porches/ac pad 114  
Driveway/sidewalk 362  
Total Area 2560

Lot Size 7091  
Lot Coverage 36%

Proposed Addition  
Covered Porch 466

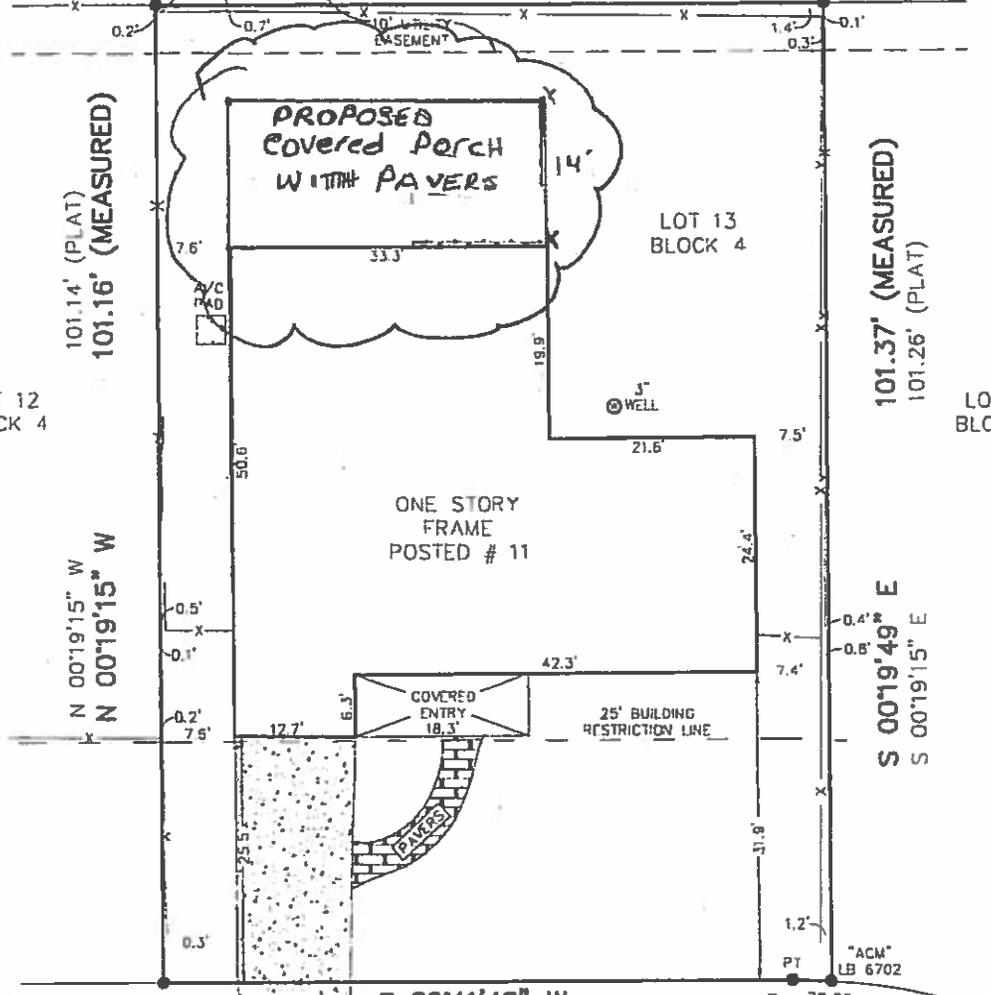
Lot Coverage with Porch 42.7%

BEACH HOMESITES UNIT 3  
PLAT BOOK 25, PAGE 3B

LOT 9  
BLOCK 11

LOT 8  
BLOCK 11

N 89°40'45" E  
70.00' (PLAT)  
N 89°40'03" E  
69.96' (MEASURED)



LOT 12  
BLOCK 4

LOT 13  
BLOCK 4

LOT 14  
BLOCK 4

ONE STORY  
FRAME  
POSTED # 11

SAN PABLO CIRCLE NORTH  
(50' RIGHT OF WAY)

S 89°41'48" W  
65.94' (MEASURED)  
S 89°40'45" W  
65.98' (PLAT)

N 87°54'07" W  
4.04' (CHORD)  
(MEASURED)  
N 88°40'31" W  
4.02' (CHORD)  
(PLAT)

RECEIVED  
20-100048  
MAR 23 2020

PLANNING & DEVELOPMENT

LEGEND:

- x - = FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#B145
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

PC = POINT OF CURVATURE  
PT = POINT OF TANGENCY

PRC = POINT OF REVERSE CURVATURE  
PCC = POINT OF COMPOUND CURVATURE

NOTES:

1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 00°19'15" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 70078, PANEL 0417 H.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION
12-6-17	UPDATE

JOB # 31860-A

DATE OF FIELD SURVEY: 01-19-17

SCALE: 1" = 20'



Ray Thompson  
SURVEYING, Inc.

Going the DISTANCE for You

1825 University Boulevard West  
Jacksonville, Florida 32217  
(Phone) 904-448-5125  
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 409.07, FLORIDA STATUTES.

*Raymond Thompson*  
RAYMOND THOMPSON  
REGISTERED SURVEYOR AND APPRAISER #6146 STATE OF FLORIDA  
LICENSE BUSINESS # 7469

LAND SURVEYS

○

CONSTRUCTION SURVEYS

○

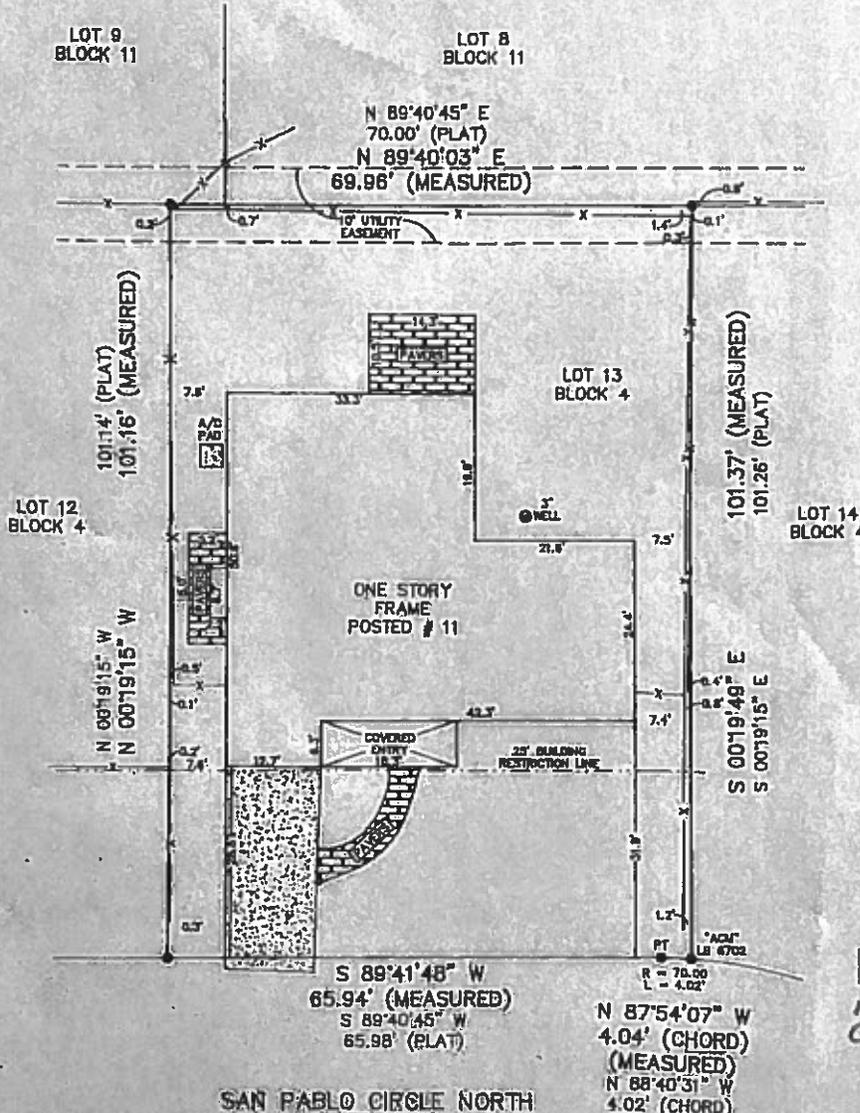
SUBDIVISIONS

EXISTING

MAP SHOWING BOUNDARY SURVEY OF  
 LOT 13, BLOCK 4, SAN PABLO MANOR, AS RECORDED IN PLAT BOOK 27,  
 PAGE 97, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
 JAMES J. SCHMID AND SONYA M. VANVLECK  
 MOVEMENT MORTGAGE  
 BRYAN C. GOODE III, P.A.  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

BEACH HOMESITES UNIT 3  
 PLAT BOOK 25, PAGE 38



RECEIVED  
 20-100048  
 MAR 23 2020

PLANNING & DEVELOPMENT

- LEGEND:**
- X- FENCE
  - CHORD
  - ⊙ SET 1/2" REBAR STAMPED PERM 1148
  - FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
  - 4" CONCRETE MONUMENT
  - ▲ ALL CONDITIONS

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- POC = POINT OF COMPOUND CURVATURE

- NOTES:**
- BEARINGS ARE BASED ON THE PLAT BEARING OF N 00°19'15" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
  - BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120078, PANEL 0417 H.
  - THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
  - THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS	
DATE	DESCRIPTION
12-6-17	UPDATE

JOB # 31860-A DATE OF FIELD SURVEY: 01-19-17 SCALE: 1" = 20'



**Ray Thompson SURVEYING, Inc.**  
 Going the DISTANCE for You  
 1825 University Boulevard West  
 Jacksonville, Florida 32217  
 (Phone) 904-448-5125  
 (Fax) 904-448-5178

**CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS SPECIFIED HEREIN FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 407.07, FLORIDA STATUTES.  
 RAYMOND THOMPSON  
 REGISTERED SURVEYOR AND MAPPER # 51146 STATE OF FLORIDA  
 LICENSE BUSINESS # 7489



# APPLICATION FOR VARIANCE

BOA No. 20-100050  
HEARING DATE 5/5/2020

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.

RECEIVED

MAR 26 2020

### 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.

PLANNING & DEVELOPEMEI

### APPLICANT INFORMATION

Applicant Name: L. Charles Mann Telephone: 904-721-1546  
 Mailing Address: 165 Arlington Road E-Mail: charliemann1@comcast.net  
Jacksonville, FL 32211 904,945,0868.

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

Landowner Name: CHARLES D. HIERS Telephone: \_\_\_\_\_  
 Mailing Address: 5303 Wesconnect Blvd E-Mail: \_\_\_\_\_  
Jacksonville, FL 32210

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: 4221 RE# (180966-0000)  
4221 S. 2nd Street, Jax Beach, FL 32250

Legal description of property (Attach copy of deed): SEE ATTACHED

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).  
D) REDUCE REQUIRED SIDE YARDS (NORTH & SOUTH) FROM 10' TO 5'  
SIDE YARDS PREVIOUSLY REDUCE TO 7.5' via BOA # 11-100092

### AFFIDAVIT

I, L. Charles Mann, 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.

L. Charles Mann L. Charles Mann 3/25/2020  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:  
 Sworn to and signed before me this 25 day of MARCH, 2020 by L. Charles Mann, who  
 is personally known to me or has produced \_\_\_\_\_ as identification.

Judith D. Califano Judith D. Califano  
 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)c.2, for side yard setbacks of 5 feet in lieu of 10 feet minimum to allow for construction of a new single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 20-100050

*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.		SEE ATTACHED
Special circumstances and conditions do not result from the actions of the applicant.		
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.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		
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.		

PLANNING AND DEVELOPMENT DEPARTMENT 11 NORTH 3<sup>RD</sup> STREET PHONE (904) 247-6231 FAX (904) 247-6107

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1. Yes, the standard is applicable. The assigned zoning is RS-1. This district mandates a minimum lot area of 10,000 square feet and a lot width of 90 feet. The lots of this plat are <sup>Plat</sup> only 60 feet in width and 8,400 square feet in area. This disparity significantly reduces the allowable building envelope, prompting the need for such relief through a variance. Thus, special circumstances do exist for parcels within this subdivision that do not apply to other appropriately sized parcels which share this zoning district. This lot pattern promotes the need for such variances, in effort to construct dwellings that are visually appealing to buyers in relation to the property values and construction styles.

2. Yes, the standard is applicable. There are indeed special circumstances that are not the result of the applicant's actions. This is a common issue for development of parcels within this community, as the applicable zoning intends for the properties to be almost sixteen percent larger, and one third wider, which could otherwise more easily provide the larger yard areas and reduce the lot coverage. Researching the original plat it appears that the subdivision long predates the current zoning regulations, creating an inconsistency that significantly reduces the developable area of the parcels themselves without some relief through a variance.

3. Yes, the Standard is applicable. Granting relief of the requests in this Variance would not confer any special privilege intended to be denied by the Comprehensive Plan, which focuses on density as opposed to specific dimensional standards. Further, it is readily apparent that numerous parcels in this community have sought and been granted relief from similar parameters of the Zoning Code. The use of good architecture and the adopted guidelines of the community provide sufficient regulatory oversight to promote high quality and sustainable building types, even with such variances being approved.

4. Yes, the Standard is applicable. Literal interpretation and enforcement would indeed deprive the applicant of rights enjoyed by other landowners whose properties are adequately sized for such dimensional standards. Further, without relief, the regulations would promote a dwelling that would not be contextual to the community. The average dwelling unit along 2<sup>nd</sup> Street South has a Gross Area in excess of 3,900 square feet. The proposed dwelling is less than 3,000 square feet as depicted on the site plan. Imposition of the strict letter of the regulation would not only deprive the owner the reasonable use of his property, it would promote a building type that would be inconsistent with the streetscape and not consistent with the valuations of the community. Further, the community has adopted architectural guidelines that serve to regulate construction in the community.

5. Yes, the Standard is applicable. The circumstances of the property dictate some relief in effort to construct a comparable dwelling, commensurate with the value and style of the surrounding community. Again, the applicable zoning district is inconsistent with the lot sizes as originally platted. The variances would permit the construction of a single-family home, in a manner that would not be discernable to the average pedestrian, and as the adjoining neighbor is not averse to these requests, the variance is indeed the minimum necessary to permit such new development.

6. Yes, the Standard is applicable. The circumstances relate to the average dwelling unit built in this community and the lot sizes that were platted for this subdivision. The parcels exhibit sixty feet of road frontage and total approximately .19 acres or about 8,200 square feet of area. The minimum lot width and area intended within the RS-1 District are considerably larger than the platted parcels and would therefore permit a broader development pattern, using a wider home. In effort to provide a dwelling

commensurate with the value and nature of the community, the home must be wider, mandating the reduction of the side yard areas. This provides a presence from the street front, creating a grander streetscape. In effect the landowner is trading the previous relief from the front setbacks for a wider footprint, which accomplishes a benefit to the visual aesthetic of the streetscape. It is generally the intent of the goals, objectives and policies of the Comprehensive Plan to promote an attractive street front, especially where the adjoining owners are not adversely affected by the side yard reductions. Noting that the property was once granted a reduction to 7.5 feet, the additional reduction of the side yard in exchange for the elimination of the front yard reduction does serve to benefit the overall community.

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# City of Jacksonville Beach

Reference for BOA#20-100050

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

June 8, 2011

J.W. Terry Simmons  
1510-B 2<sup>nd</sup> Street South  
Jacksonville Beach FL 32250

RE: BOA #11-100092  
4221 2<sup>nd</sup> Street South

Dear Mr. Simmons,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, June 7, 2011 to consider your variance application.

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

- 34-336(e)(1)c.1: For a 15 foot front yard limited to open porches, 20 feet for enclosed portions of habitable space, and 25 feet for garage walls in lieu of 25 feet required
- 34-336(e)(1)c.2: for 7.5 foot side yards in lieu of 10 feet required, and
- 34-363(e)(1)e: for 40% lot coverage in lieu of 35% maximum

The results of the meeting were *Amended* and *Approved* for:

- 34-336(e)(1)c.1: For a 15 foot front yard limited to open porches, 20 feet for enclosed portions of habitable space, and 25 feet for garage walls in lieu of 25 feet required
- 34-336(e)(1)c.2: for 7.5 foot side yards in lieu of 10 feet required, and
- 34-363(e)(1)e: for 40% lot coverage in lieu of 35% maximum
- Conditioned that above includes the Avalon Neighborhood Architectural Guidelines as shown and submitted

All to allow for a new single family home.

You are required to apply for a building permit for this project. A copy of the building permit application, as well as a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

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: Charles Hiers

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20-100050  
MAY 26 2020

FISHER & SIMMONS ARCHITECTS, INC. 1510B Second Street South · Jacksonville Beach, Florida 32250  
Phone: (904) 247-1800 · Fax: (904) 247-4900

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### AVALON NEIGHBORHOOD ARCHITECTURAL GUIDELINES

In addition to the Land Development Regulations of Jacksonville Beach, the properties included in the Avalon Blanket Variances shall comply with the following architectural guidelines:

1. **DESIGN:** There is no "theme" to Avalon, and variations in designs appropriate for the beach are encouraged, as long as they are respectful of the neighborhood. Designs shall provide appropriate balance, scaled for the size of the lot, and with elements of the facades similarly proportioned. A-frames, log cabins, modular or pre-manufactured homes, and adobe structures are not allowed. The third story of homes shall be stepped back a minimum of 5' from walls below at the front and sides.
2. **FLOOR ELEVATIONS:** First floor elevation shall meet federal flood regulations and be a minimum of 12" above finish grade. Porches and garages can be lower.
3. **PORCHES:** Open, covered front porches are encouraged. Porches shall be a minimum of 6' deep. Only open, covered porches can be located at the front yard setback line. All enclosed portions of the structures shall be located an additional 5' from the front yard set back lines.
4. **FRONT DOORS:** The location of front doors should be evident from the street. Transoms over front doors shall not be larger than the door. Sidelights shall not be wider than half of the width of the door.
5. **GARAGE DOORS:** Decoratively patterned or carriage style garage doors are encouraged, as are single doors. No more than two 9' wide single doors or one 18' wide double garage door shall face the front street. Side entry garages and side street facing garages on corner lots would not be limited to number of doors. Garages shall have an 18' minimum front yard setback.
6. **MATERIALS:** Exterior wall materials shall be stucco, brick, stone, horizontal lapped or vertical board & batten siding (wood or fiber cement boards), or cedar shingles. Walls shall be limited to two materials. Stucco is preferred only on the first floor walls. Different materials are encouraged for different floors, or a horizontal band or intermediate roof to divide floors shall be provided.
7. **ROOFS:** Roof slopes shall be 5/12 minimum to 12/12 maximum except for porches, shed dormers, decks, and roof kicks at eaves. Flat roofs with parapets may be approved if integral to the design (i.e. covered porches or entries). Roof materials shall be clay or concrete tile, textured "architectural" fiberglass shingles, wood shakes or shingles, or standing seam metal in subtle and neutral colors.

8. WINDOWS: Window openings shall be 15% to 35% of the front façade wall surface. Small windows can be square but larger windows shall be vertically proportioned with a ratio of height to width of from 1.5/1 to 2.4/1. Too many sizes of windows should be avoided and windows shall be similarly proportioned. Reflective glass is not allowed. Shutters, if used, shall be sized to the windows.
9. COLORS: Finish exterior colors shall be natural subtle colors ranging from Florida yellows to ocean blues and greens to earth tones.
10. VENTS AND DISHES: Plumbing vents should be grouped to minimize the number of roof vents, preferably located where not visible from the street, and painted to match the roof color. Roof mounted satellite dishes and television antennas shall be located to not be obtrusively visible from the street. If pole mounted satellite dishes or antennas are required, they should meet the City's accessory structure requirements (i.e.: 5' from property lines and in rear yards only).
11. ACCESSORY STRUCTURES: Accessory structures and pools are allowed per the Jacksonville Beach Land Development Regulations. Wind generators are not allowed. Solar panels are allowed only when installed on roofs and should be in keeping with the design of the house.
12. DRIVEWAYS: Paver driveways and walks are encouraged. Driveways at the street shall not be more than 16' wide.
13. FENCES: Chain link and barbed wire fences are not allowed. Other types of fences are allowed per the Jacksonville Beach Land Development Code.
14. LANDSCAPING: Preservation of existing trees, especially oaks, is encouraged. Removal of existing protected trees will require a City tree removal permit. Trees to be preserved shall be protected during construction by temporary barriers as required by the City. One shade tree is required to be preserved or planted for each 3,000 s.f. of lot area. At least one live oak meeting City requirements (2" DBH and 10' high min.) shall be planted in the front yard of each lot close to the street so that a shaded canopy will develop along all neighborhood streets. Native and xeriscape landscaping is encouraged to reduce irrigation, pesticide, and fertilizer needs.

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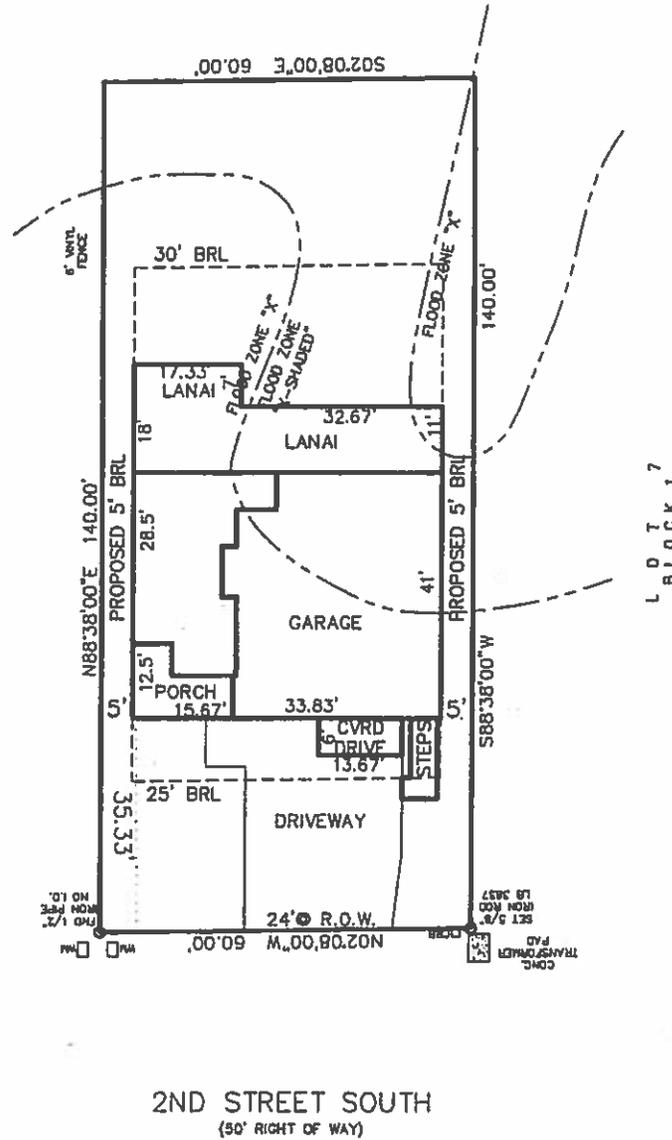
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PRELIMINARY SITE LAYOUT WITH  
PROPOSED 5' SIDE BUILDING  
RESTRICTION LINES

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LOT COVERAGE BY BUILDING: 2865/8400 - 34.1%

Lot 5 Block 1 Avalon Unit 3

SCALE: 1" = 30'	PLAT BOOK 18 PAGE 28 OF THE CURRENT PUBLIC RECORDS OF Duval COUNTY, FL
DATE: 03-24-20 DRAWN BY: LP	LOT SQ. FT. BLDG. FOOTPRINT JOB #
REVISED:	8400 2865

NOTE: BUILDING FOOTPRINT INCLUDES ALL  
COVERED SPACES INCLUDING STEPS

4221 2nd STREET SOUTH  
Jacksonville Beach, FL 32250

May 1, 2020

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20-160050  
MAY - 8 2020

Planning & Development Department  
11 North 3rd Street  
Jacksonville Beach, FL 32250

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Re: 4221 2<sup>nd</sup> St. South, Jacksonville Beach, FL 32250  
AKA Re # 180466-0000

Request to reduce side set back from ten (10) feet required to five (5) feet on either side.

To Whom It May Concern:

I am a contiguous property owner and I have reviewed the site plan for the above noted request reduction from ten (10) feet required to five (5) feet. I support this request in that I feel the reduction will give the new owner the option of more flexibility in design without having any adverse affect on the existing neighborhood.

Thank you for your consideration



Timothy G. Shea  
4217 2<sup>nd</sup> Street South  
Jacksonville Beach, FL 32250  
Re# 180465-0000



June 25, 2020

Planning & Development Department  
11 North 3rd Street  
Jacksonville Beach, FL 32250

Re: Variance Request for 4221 2<sup>nd</sup> St. S, Jacksonville Beach, FL, 32250

RE# 180466-0000

BOA#20-100050

Hearing date: July 7, 2020

Request to reduce side setbacks from 10' to 5' on each side.

To Whom It May Concern:

I am a property owner in close proximity to the above referenced property. I have reviewed the site plan for the noted variance request to reduce the side setbacks from 10' to 5'. I support this request in that I feel the reduction in setbacks will give the new owner the option of more flexibility in design without having any adverse effect on our neighborhood.

Thank you for your consideration,

Melanie Caserta, MD  
4231 2<sup>nd</sup> St. S.  
Jacksonville Beach, FL 32250