



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Wednesday, August 19, 2020

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Board of Adjustment
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

CALL TO ORDER

ROLL CALL

Francis Reddington (Chairperson), Scott Cummings (Vice-Chairperson), John Moreland, Sylvia Osewalt, Jeff Truhlar
Alternates: Daniel Janson, Alexi Gonzalez

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held July 7, 2020

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number:** **BOA#20-100088**
 Applicant/Owner: Eric Miller
 Property Address: 2610 Horn Street
 Parcel ID: 180855-0000
 Legal Description: Lot 11, Block 3, *Jacksonville Beach Heights*
 Current Zoning: RS-2
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 50% lot coverage in lieu of 35% maximum to allow for the addition of a pool and paver patio to an existing single-family dwelling
 Miscellaneous Info: One previously approved variance request (BOA#83-2000)

Notes: _____

- b. **Case Number:** **BOA#20-100089**
 Applicant/Owner: James and Sandra Thompson
 Property Address: 2607 Ocean Drive South
 Parcel ID: 181595-0000
 Legal Description: Lot 5, Except the North 2.50 feet, Block 1, *Replat of Part of Atlantic Shores Ocean Front Section Division "C"*
 Current Zoning: RS-1
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for a northerly side yard setback of 6.9 feet and a southerly side yard setback of 6.1 feet each in lieu of 10 feet minimum and 34-336(e)(1)(e), for 64.4% lot coverage in lieu of 35% maximum (60% previously approved) to allow for a second floor addition and substantial improvements and to rectify existing non-conformities of an existing single-family dwelling
 Miscellaneous Info: One previously amended and approved variance request (BOA#11-100146)

Notes: _____

- c. **Case Number:** BOA#20-100090
 Applicant/Owner: William Douglas Mordecai
 Property Address: 1630 Lower 4th Avenue North
 Parcel ID: 178025-0000
 Legal Description: Lots 11 and 13, Block 9, *Pine Grove Unit 4*
 Current Zoning: RS-1
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1, for a front yard setback of 14 feet in lieu of 25 feet minimum to allow for a front porch addition to an existing single-family dwelling
 Miscellaneous Info: No previous variance requests

Notes: _____

- d. **Case Number:** BOA#20-100092
 Applicant/Agent: Ryan Davis
 Owner: ACW Holdings, Inc.
 Property Address: 815 Penman Road
 Parcel ID: 177866-0010
 Legal Description: Lot 16, Block 11, *Pine Grove Unit 2*
 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 24.9 feet in lieu of 30 feet minimum and 34-336(e)(1)e, for 43.4% lot coverage (41.5% previously approved) in lieu of 35% maximum to rectify non-conformities resulting from the construction of a new single-family dwelling
 Miscellaneous Info: One previously approved variance request (BOA#19-100024)

Notes: _____

e. **Case Number:** BOA#20-100094
 Applicant/Owner: James Boughter
 Agent: Joe Ofalt, Blue Haven Pools and Spas
 Property Address: 128 36th Avenue South
 Parcel ID: 181448-0000
 Legal Description: Lot 7, Block 3, *Atlantic Shore 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 47.6% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling
 Miscellaneous Info: One previously denied variance request (BOA#05-100160)

Notes: _____

f. **Case Number:** BOA#20-100106
 Applicant/Owner: Nickolas Stam
 Agent: Michael Stauffer, Architect
 Property Address: 3002 Ocean Drive South
 Parcel ID: 181505-0000
 Legal Description: Lot 1, 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)e, for 47% lot coverage in lieu of 35% maximum; 34-336(e)(1)g, for an accessory structure setback of 4 feet in lieu of 5 feet minimum (shower and utility yard); and 34-373(f), for a turf block driveway in lieu of required paving to allow for construction of a new single-family dwelling
 Miscellaneous Info: One previously denied variance request (BOA#18-100040)

Notes: _____

- g. Case Number: BOA#20-100107**
Applicant/Owner: Timothy and Sharon Pickering
Property Address: 1102 Theodore Avenue
Parcel ID: 179919-0000
Legal Description: Lots 14 and 15, Block 9, *Williams Coastal Boulevard Heights*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.3**, for a rear yard setback of 14 feet in lieu of 30 feet minimum and **34-337(e)(1)e**, for 45% lot coverage in lieu of 35% maximum to allow for a covered porch addition to an existing single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- h. Case Number: BOA#20-100108**
Applicant/Owner: Melissa and John Caputo
Property Address: 1010 20th Street North
Parcel ID: 179200-0040
Legal Description: Lot 4 with the North 35 Feet of Lot 5, Block 82, *Section A of Jacksonville Beach*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e**, for 45.5% lot coverage in lieu of 35% maximum (40% previously approved) to rectify existing nonconformities and add a coping only pool to an existing single-family dwelling
Miscellaneous Info: One previously approved and amended variance request (BOA#58-2002)

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, September 1, 2020. There are seven 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 no later than one business day before the meeting. If you plan on attending or presenting at the hearing then you may use this website www.jacksonvillebeach.org/publichearinginfo for information concerning the hearing process. This information is also available in the City Hall first floor display case.

Mr. Reddington closed the public hearing.

Discussion:

Mr. Millard stated there had been numerous variances granted in the neighborhood as most of the lots are substandard in size. Ms. Osewalt agreed a variance was required as the lot is substandard.

Motion: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve BOA#20-100033, as presented and discussed.

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

B. Case Number: BOA#20-100034

Applicant: Bottom Line Ventures, Inc.
Owner: Joshua R. Nicolay
Property Address: 1011 22nd Street North
Parcel ID: 179206-0014

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.

Applicant: Tim Millard, Bottom Line Ventures, PO Box 51136, Jacksonville Beach, stated this was lot 2, and the hardship was the same as the last case. The lot was substandard in size at 5,100 square feet versus the 7,500 minimum. Mr. Truhlar asked if there would be a two-car garage. Mr. Millard stated yes and noted there would be no on-street parking required.

Public Hearing:

A Speaker Card, in opposition to the variance application, was received from the following:

- George Ballas, 1101 22nd Street North, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Discussion ensued, and the Board agreed this was a reasonable request as the lot was substandard in size.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve BOA# 20-100034, as presented and discussed.

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

C. Case Number: BOA#20-100037
Applicant/Owner: Timothy Malden
Agent: John Reep, Architect
Property Address: 121 7th Court South
Parcel ID: 176052-0000 & 176050-0000

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.

Applicant: Tim Malden, 12839 La Costa Court, Jacksonville, stated the hardship was the lot was small at 3,500 square feet, including an additional piece of property for parking. Mr. Malden advised the survey included in the agenda packet was an old survey. Ms. Osewalt asked for clarification on the number of units to be built on the property as there were only two listed on the motion. Mr. Malden stated that was incorrect as he turned in plans for three units to the Planning & Development Department. Mr. Knight stated Mr. Malden did submit plans to build three units, but due to zoning restrictions, was told by Planning & Development, he could only build a two-unit multi-family dwelling. Mr. Moreland asked if the case could be deferred until the number of units allowed to be built was determined. Mr. Knight said the case could be deferred. Mr. Malden stated he did not wish to defer.

Public Hearing:

Mr. Truhlar read into the record an email from the following person who is in opposition to the application:

- Stephen J. Reedberry, 757 2nd Street South, Jacksonville Beach

Mr. Truhlar read into the record a letter (on file) from Mr. Malden, disputing the claims made by Mr. Reedberry.

Mr. Truhlar wanted it noted for the record Mr. Malden agreed he would pay for the street to be paved to city standards. Mr. Malden confirmed that was correct.

Mr. Reddington closed the public hearing.

Discussion:

Discussion ensued concerning the number of variances needed to build the proposed units. Mr. Moreland noted although this lot is extremely substandard in size, with many variances needed to build on it, the Applicant still had the right to develop the property. Mr. Truhlar asked for clarification of the requested 0 feet accessory structure to which Mr. Knight advised that it was for the paved swales.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve BOA#20-100037, for a substantially substandard lot as presented and discussed.

Roll Call Vote: Ayes – John Moreland and Dan Janson
Nays – Sylvia Osewalt, Jeff Truhlar, and Francis Reddington
The motion to approve failed 2-3.

D. Case Number: BOA#20-100040 and BOA #20-100085

Applicant: John Atkins
Owner: Ernest G. Lott
Property Address: 1716 2nd Street North
Parcel ID: 175415-0000

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.

Agent: Tim Millard, Bottom Line Ventures, PO Box 51136, Jacksonville Beach, speaking for the Applicant advised the hardship was due to the lot being undersized. Mr. Millard further advised he would like to change his lot coverage request from 52.2% to 49.9% as they are no longer doing sidewalks. He clarified stepping stones would be done in place of sidewalks, which would reduce the amount of lot coverage. Mr. Moreland noted if the lot were standard sized, lot coverage would only be 47%.

Public Hearing:

The following spoke in support of the application:

- Ernest Lott, 1331 1st Street North, Jacksonville Beach
- Neil Hemenway, 123 16th Avenue North, Jacksonville Beach

The following supported the application, but chose not to speak:

- Delina Avis, 106 17th Avenue North, Jacksonville Beach

The following spoke in opposition to the application:

- Rudy Dean, 1717 2nd Street North, Jacksonville Beach

Mr. Truhlar read into record emails (on file) in support of the application:

- Lee and Darla Buck, 136 17th Avenue North
- Nick and Jana Andrews. 135 17th Avenue North

Discussion ensued regarding what materials could be used to construct the driveway. Mr. Knight noted an impervious paver driveway would not reduce the total lot coverage. He further advised for the record, and the stepping stones placed a minimum of 12 inches apart would not increase lot coverage.

Mr. Reddington closed the public hearing.

Discussion:

The discussion continued regarding the driveway. Mr. Truhlar asked if the Board could make it part of the motion that the Applicant use impervious pavers for the driveway. Mr. Knight stated that was correct.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Truhlar, to approve BOA# 20-100040 and 20-100085, for 34-340(e)(1)c.2, for side yard setbacks of 5 feet each in lieu of 10 feet minimum; and 34-340(e)(1)f, for lot coverage of 49.9% in lieu of 35% maximum to allow for the construction of a new two-family dwelling.

Roll Call Vote: Ayes – Jeff Truhlar, John Moreland, Sylvia Osewalt, and Dan Janson
Nays – Francis Reddington
The motion was approved 4-1.

E. Case Number: BOA#20-100041
Applicant/Owner: John Bordelon
Agent: Joe Loretta
Property Address: 3211 Ocean Drive South
Parcel ID: 181515-0000

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 a gravel driveway in lieu of required paving, all to allow for construction of a new single-family dwelling.

Agent: Joseph Loretta, 1887 Green Heron Court, Jacksonville Beach, stated the hardship was the lot was substandard in both size and width. The current lot coverage is 95%, but the new construction would cut lot coverage to 49.7%. Mr. Loretta provided an aerial photo of the lot as well as other homes in the neighborhood with similar variances; a list of names of neighbors the Applicant spoke to who are in support of the variance; and a photo showing an example of the gravel driveway, in support of the variance request (on file). Mr. Loretta explained the driveway would be concrete to the right of way, then gravel, followed by a four-foot strip of concrete. This design would help with drainage and ease of maintenance.

Public Hearing:

No one came before the Board to speak about this case.

Mr. Truhlar submitted into record a list (on file) of 14 names of neighbors who are in favor of the variance.

Mr. Reddington closed the public hearing.

Discussion:

Mr. Moreland advised if this were a standard-sized lot, coverage would only be 37.5%.

Motion: It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA#20-100041, as presented and discussed.

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

F. Case Number: BOA#20-100042

Applicant/Owner: Peter L. Lafser
Property Address: 3507 1st Street South
Parcel ID: 181471-0000

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.

Applicant: Pete Lafser, 3507 1st Street South, Jacksonville Beach, stated the hardship was the lot was undersized. The plan was to put in a small patio and walkway from the house to the pool for aesthetics and safety. A previous variance was granted, making the current lot coverage 46%. Mr. Lafser further stated the neighbors who border his property are in favor of this variance request. Mr. Moreland noted if this were a standard-sized lot, the coverage would only be 34.3%.

Public Hearing:

No one came before the Board to speak about this case.

Mr. Trular advised there were five correspondences (on file) from neighbors who are in support of the variance.

Mr. Reddington closed the public hearing.

Discussion:

The Board agreed this was a reasonable request.

Motion: It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA#20-100042, as presented and discussed.

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

G. Case Number: BOA#20-100048

Applicant/Owner: James and Sonya Schmid

Property Address: 11 San Pablo Circle North
Parcel ID: 178256-0000

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.

Owner: James Schmid, 11 San Pablo Circle North, Jacksonville Beach, advised he would like to add a covered porch to the existing home. However, the lot was undersized, causing the hardship. Ms. Osewalt asked if the Applicant had spoken to the neighbors regarding the request. He stated he had not. Mr. Moreland asked if the porch could be placed on the northwest side of the home instead of extending off into the backyard. Mr. Schmid explained the reason for placing the porch on the backside of the home was due to an existing sliding glass door as well as a paver patio that would be extended to accommodate the new porch.

Public Hearing:

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

Discussion:

Mr. Moreland advised if this were a standard-sized lot, the coverage would only be 30.9%.

Motion:

It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA#20-100048, as presented and discussed.

Roll Call Vote:

Ayes – Sylvia Osewalt, Jeff Truhlar, John Moreland, Dan Janson, and Francis Reddington
The motion was unanimously approved.

H. Case Number: BOA#20-100050

Applicant: L. Charles Mann
Owner: Charles D. Hiers
Property Address: 4221 2nd Street South
Parcel ID: 180466-0000

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.

Applicant: Charles Mann, 165 Arlington Road, Jacksonville, advised the hardship was the lot was substandard as it was only 65 square feet wide versus the 90 square feet minimum. A variance for 40% lot coverage had been previously granted for the lot. Ms. Osewalt asked if Mr. Mann had talked to the neighbors. He stated, yes.

Public Hearing:

Mr. Truhlar read into record emails (on file) from the following who support the variance:

- Timothy Shea, 4217 2nd Street South, Jacksonville Beach
- Melanie Caserta, 4231 2nd Street South, Jacksonville Beach
- Matthew and Stephanie Kelly, 4107 Ponce de Leon Boulevard, Jacksonville Beach

The following supported the application, but did not wish to speak:

- Michael Herzberg, 12483 Aladdin Road, Jacksonville

The following spoke in opposition to the application:

- Randy Deloach, 59 34th Avenue South, Jacksonville Beach

Mr. Mann reiterated the lot is substandard in width as it does not meet the Land Development Code as it was platted at 65 square feet versus 90 square feet.

Mr. Reddington closed the public hearing.

Discussion:

Discussion ensued. Mr. Moreland stated the requested variance was not excessive. Ms. Osewalt agreed the lot was substandard as it did not meet the 90 square feet width minimum.

Motion: It was moved by Mr. Janson, seconded by Ms. Osewalt, to approve BOA#20-100050, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Dan Janson and Francis Reddington
Nays – Jeff Truhlar
The motion was approved 4-1.

PLANNING DEPARTMENT REPORT

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

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 8:43 P.M.

Submitted by: Sheila Boman
Office Assistant

Approval:

Chairperson

Date

APPLICATION FOR VARIANCE

BOA NO. 20-100088

HEARING DATE 6-19-20

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 20-100088 JUN 19 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: ERIC MILLER Telephone: 904-476-3032
Mailing Address: 2610 HORN STREET E-Mail: ERIC.MILLER@EVREALESTATE
Jacksnville Beach, FL 32250
Agent Name: Mailing Address: Telephone: 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

RE: 180855-0000

Street address of property and Real Estate Number: 2610 HORN STREET, JAY BCH, FL 32250
Legal description of property (Attach copy of deed): LOT 11 BLK 3 JAY BEACH HEIGHTS
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

APPLICANT DESIRES TO REMOVE EXISTING PAVERS ON THE SOUTH AND WEST SIDE OF HOUSE
APPLICANT PLANS TO INSTALL POOL AND PAVERS IN REAR OF HOME AS DEPICTED ON SITE PLAN. APPLICANT REQUESTS A LOT VARIANCE OF 50% TO ALLOW FOR POOL AND DECK.

AFFIDAVIT

I, Thomas Eric Miller, 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 T. Eric Miller DATE 6/19/20

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 19 day of June, 2020, by Thomas Miller, who is personally known to me or produced as identification.

NOTARY PUBLIC SIGNATURE DEANNA YODERS PRINT NOTARY NAME



VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100088

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	RECEIVED JUN 19 2020
Special circumstances and conditions do not result from the actions of the applicant.	YES	PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	
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	VARIANCES VERY SIMILAR to this request have been granted to other property owners in this SPECIFIC AREA
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

BOA 20-100088

August 16, 2000

Bestcon, Inc.
ATTN: Paul W. Nichols
2440 South Beach Parkway
Jacksonville Beach, FL 32250

RE: Case No. #72-2000, 73-2000, 74-2000, 75-2000, 76-2000, 77-2000, 78-2000, 79-2000, 80-2000, 81-2000, 82-2000, 83-2000, 84-2000, 85-2000, 86-2000, 87-2000, 88-2000, 89-2000, 90-2000, 91-2000, 92-2000, 93-2000, 94-2000, 95-2000, 96-2000, 97-2000, 98-2000, 99-2000, 100-2000, 101-2000, 102-2000, 103-2000, 104-2000, 105-2000, 106-2000
2825 St. Johns Blvd., 2793 St. Johns Blvd., 2857 Merrill Blvd., 3014 Merrill Blvd., 3212 St. Johns Blvd., 2761 St. Johns Blvd., 2605 St. Johns Blvd., 2706 Horn St., 2674 Horn St., 2642 Horn St., 2610 Horn St., 2578 Horn St., 2503 Merrill Blvd., 2604 St. Johns Blvd., 2502 Merrill Blvd., 3020 St. Johns Blvd., 2988 St. Johns Blvd., 1948 Horn St., 1204 Theodore Ave., 2452 Pullian St., 1010 Theodore Ave., 917 Theodore Ave., 1951 Pullian St., 1060 Osceola Ave., 1030 Osceola Ave., 1032 Theodore Ave., 1135 Osceola Ave., 1103 Owen Ave., 1107 Owen Ave., 1271 Osceola Ave., 1251 Osceola Ave., 1235 Osceola Ave., 1217 Osceola Ave., 1220 Theodore Ave.

Dear Mr. Nichols:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. on August 15, 2000 to consider your variance application.

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

- Section 34-337(e)(1)(e) for exceeding the 35% maximum lot coverage percentage to allow for construction of single family dwellings in accordance with required yard dimensions and to not exceed the maximum lot coverage percentage provided the lot meets the minimum lot area requirement.

The results of the meeting were:

- Approved as written.

Please remove the public hearing notice posted on your property. You are required to apply for a building permit for this project. A copy of the building permit application and 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.

Bestcon, Inc.
ATTN: Paul W. Nichols
August 16, 2000
Page 2

If you have any questions regarding this variance, please feel free to call me at (904) 247-6235.

Sincerely,

Jonathan C. Hays, CBO
Building Official
JH:sdg

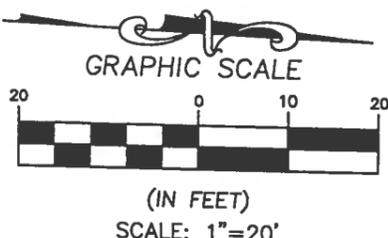
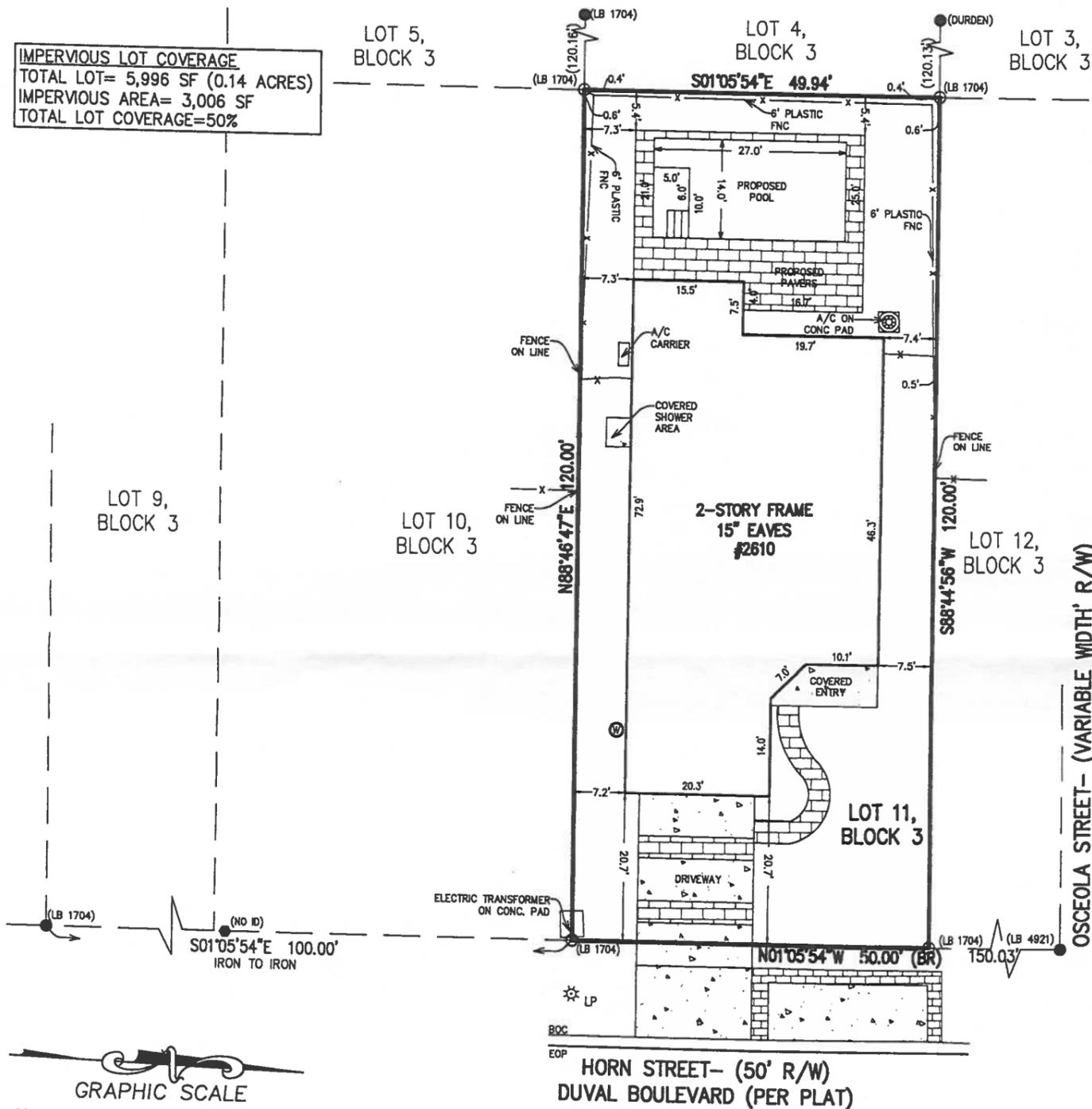
Attachment(s)

PROPOSED

MAP SHOWING SITE PLAN OF LOT 11, BLOCK 3, AS SHOWN ON MAP OF JACKSONVILLE BEACH HEIGHTS

AS RECORDED IN PLAT BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

IMPERVIOUS LOT COVERAGE
 TOTAL LOT= 5,996 SF (0.14 ACRES)
 IMPERVIOUS AREA= 3,006 SF
 TOTAL LOT COVERAGE=50%



LEGEND	
●	FOUND 5/8" IRON ROD (IDENTIFICATION AS NOTED)
●	FOUND 1/2" IRON PIPE (IDENTIFICATION AS NOTED)
○	SET 1/2" IRON PIPE (LB 1704)
■	FOUND CONCRETE MONUMENT (SIZE & TYPE AS NOTED)
□	SET 4"x4" CONCRETE MONUMENT (LB 1704)
X	SET X-CUT
○	SET MAG NAIL & DISK (LB 1704)
●	FOUND MAG NAIL & DISK (IDENTIFICATION AS NOTED)
I.P.	IRON PIPE
I.R.	IRON ROD
X	FENCE, AS NOTED, W/TIES TO FACE
⊙	LIGHT POLE
CONC.	CONCRETE
BOC	BACK OF CURB
EOP	EDGE OF PAVEMENT

- NOTES:
- NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
 - BEARING REFERENCE (BR): N 01° 05' 54" W, FOR THE WESTERLY RIGHT-OF-WAY LINE OF HORN STREET.
 - THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 12031 C 0419 J, DATED: NOVEMBER 02, 2018. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON AND IS NOT REQUIRED TO BE SHOWN PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
 Professional Surveyors and Mappers
 1643 Naldo Avenue, Jacksonville, FL 32207
 Phone: 904.396.2623 Website: clarsonfl.com

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: JUNE 18, 2020 Drafted By: LZM
 Survey Scale: 1"=20' Reviewed By: WDP
 Project No. 20-038

N/A
 Professional Surveyor and Mapper No. 6793, State of Florida
WILLIAM D. PINKSTON
 SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

RECEIVED
 20-100088
 JUN 19 2020

PLANNING & DEVELOPMENT

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.

BOA 8-19-2020 RECEIVED 20-100089 JUN 19 2020

APPLICANT INFORMATION

Applicant Name: James & Sandra Thompson
Mailing Address: 2607 Ocean Drive South Jacksonville Beach, FL 32250
Agent Name:
Mailing Address:
Landowner Name: James & Sandra Thompson
Mailing Address: 2607 Ocean Drive South Jacksonville Beach, FL 32250
Telephone: (813) 393-0015
E-Mail: huskerjimt@gmail.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 2607 Ocean Drive South RE#181595-0000
Legal description of property (Attach copy of deed): LOTS, ATLANTIC SHORES OCEANFRONT DIVISION C
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).
A north side yard of 6.9' and a south side yard of 6.1' in lieu of 10' to allow the walls of the second floor addition to align with the existing north and south exterior walls. Lot coverage is not affected.

AFFIDAVIT

I, James Thompson, 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 Thompson (Signature) James Thompson (Print Name) 6/19/20 (Date)
STATE OF FLORIDA, COUNTY OF DUVAL:
This instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of June, 2020 by Thompson, who is personally known to me or produced as identification.

Notary Public Signature and Name



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE
CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: AE/AO/VE
CODE SECTION (S): 34-336(e)(1)c.2, for a northerly side yard setback of 6.9 feet and a southerly side yard setback of 6.1 feet each in lieu of 10 feet minimum and 34-336(e)(1)(e), for 64.4% lot coverage in lieu of 35% maximum (60% previously approved) to allow for a second floor addition and substantial improvements and to rectify existing non-conformities of an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-10008

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	The north and south concrete block exterior walls of the existing house were built too close to the side property lines
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The existing walls were the original walls when the house was built in 1970. JUN 19 2020
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	Most of the houses in the neighborhood have reduced yard setbacks, even the new 3 story houses, some as small as 6". PLANNING & DEVELOPMENT
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	Without the variance our addition would be impossible because the added structural costs would exceed the limit of 50% of the value of the existing building.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The request is to allow the new second floor walls to align with the existing first floor walls, so the addition will be no wider than the existing house.
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	The addition/remodel will continue the improvement of dwellings in the neighborhood and will extend no closer to adjacent properties.



Reference

BOA 20-100089

October 19, 2011

J.W. Terry Simmons
1510-B 2nd Street South
Jacksonville Beach, FL 32250

RE: BOA #11-100146
2607 Ocean Drive 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, October 18, 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 front yard of 21 feet in lieu of 25 feet required;
- 34-336(e)(1)c.2, for a southerly side yard of 1.58 feet and a northerly side yard of 1.58 feet in lieu of 10 feet required; and
- 34-336(e)(1)e, for 60% 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 front yard of 21 feet in lieu of 25 feet required;
- 34-336(e)(1)c.2, for a southerly side yard of 1.58 feet and a northerly side yard of 1.58 feet in lieu of 10 feet required; and
- 34-336(e)(1)e, for 60% lot coverage in lieu of 35% maximum
- Limited to as shown and submitted

To allow for improvements to a single family dwelling.

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

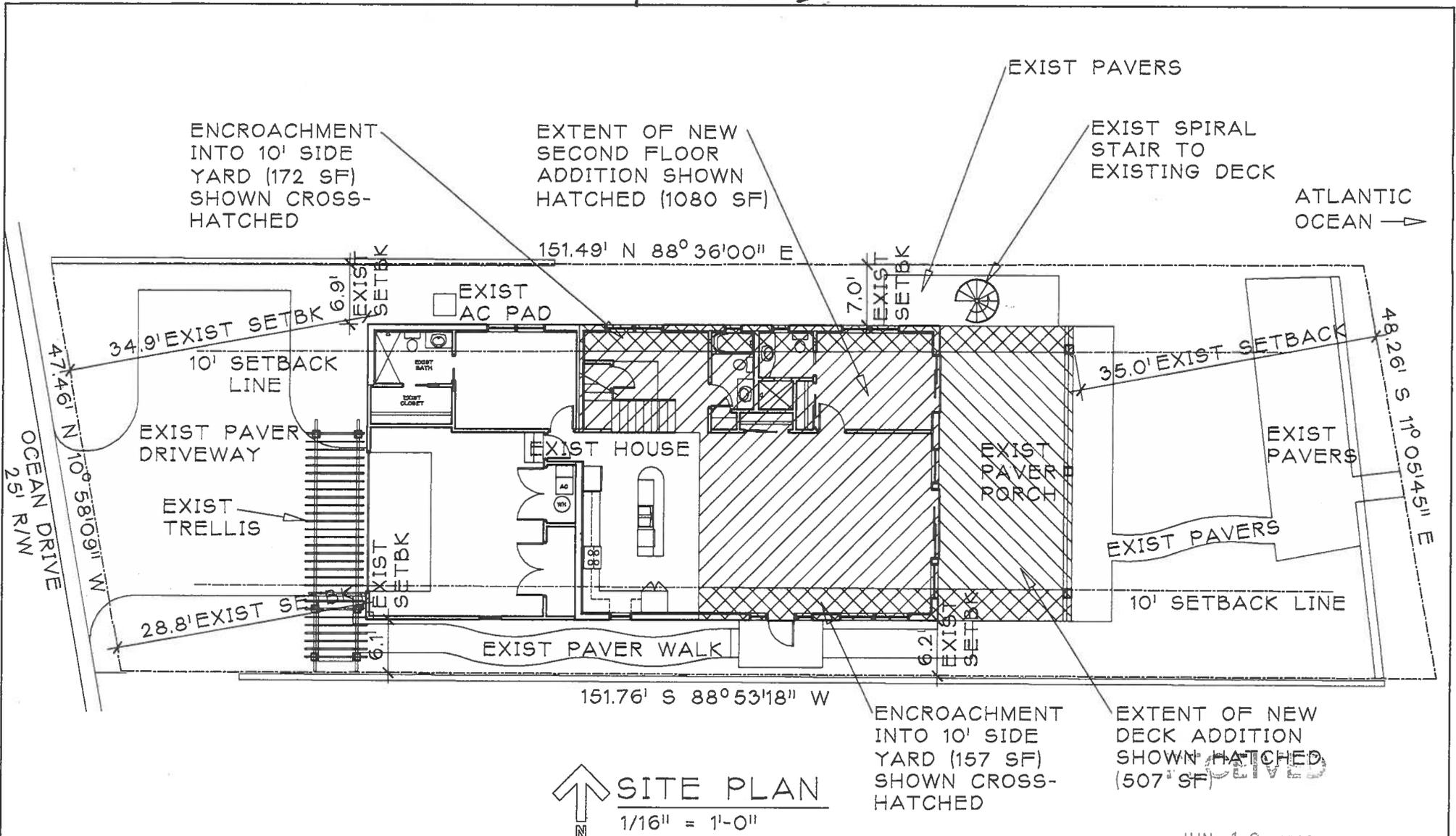
cc: John Bordelon

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



PROPOSED



COVERAGE AREAS:

LOT	7138 SF
EXIST STRUCTURE	2247 SF
EXIST PORCH	507
EXIST DRIVE	861
EXIST WALKS, ETC	935
EXIST WALL	43
EXIST AC PAD	6
EXIST TOTAL	4599 SF 64.4%

PROPOSED ADDITION DOES NOT CHANGE EXISTING LOT COVERAGE.

JUN 19 2020
20-100089

PLANNING & DEVELOPMENT

6/18/20

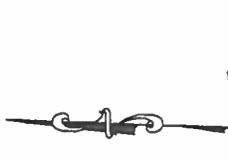
THOMPSON ADDITION
2607 OCEAN DRIVE
JACKSONVILLE BEACH, FLORIDA
Fisher & Simmons Architects, Inc.

Existing

MAP SHOWING BOUNDARY SURVEY OF

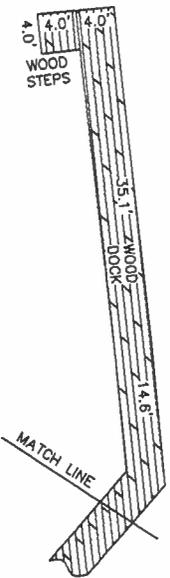
LOT 5, EXCEPT THE NORTH 2.50 FEET, BLOCK 1, REPLAT OF PART OF ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "C", AS RECORDED IN PLAT BOOK 15, PAGE 1, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
SANDI THOMPSON



EROSION CONTROL LINE
PER SURVEY BY DONN W. BOATRIGHT, P.S.M.
DATED: 9-13-11

BEACH DRIVE
(CLOSED BY CITY OF JACKSONVILLE
BEACH ORDINANCE NO. 1123
APPROVED APRIL 21, 1941)



ATLANTIC OCEAN
S 11°48'38" E 48.17' (CALCULATED)

151.49' (CALCULATED)

N 88°36'00" E

151.76' (CALCULATED)
S 88°53'18" W

N 11°39'31" W
47.37' (MEASURED)
N 11°44'30" W
47.37' (DEED)
OCEAN DRIVE
(25' RIGHT OF WAY)
(FORMERLY OCEAN SHORE DRIVE)

RECEIVED
20-100089
JUN 19 2020

PLANNING & DEVELOPMENT

LEGEND:

- X - = FENCE
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- = SET 1/2" REBAR STAMPED PSM#6146
- A/C = AIR CONDITIONER

NOTES:

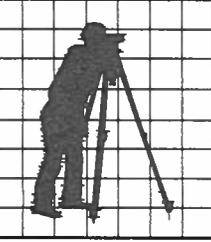
- BEARINGS ARE BASED ON THE PLAT BEARING OF N 88°36'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "AE", "AO" & "VE", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 02, 2018, COMMUNITY NUMBER 120078, PANEL 0419 J.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, 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
3-10-20	UPDATE
6-10-20	SHOW BEACH DRIVE CLOSURE PER PER INFORMATION PROVIDED BY CLIENT

JOB # 19567-B

DATE OF FIELD SURVEY: 7-25-2011

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 PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
Raymond Thompson
RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER #6146 STATE OF FLORIDA
LICENSE BUSINESS NO. 7469

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS



APPLICATION FOR VARIANCE

BOA No 20-100090

HEARING DATE 8/19/20

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

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
20-100090
JUN 23 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: William Douglas Mordecai Telephone: 904-249-6619
 Mailing Address: 1630 Lower 4th Ave N E-Mail: D.mordecai@icloud.com
Jacksonville Beach, FL 32250

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

Landowner Name: _____ Telephone: _____
 Mailing Address: SAME E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 1630 Lower 4th Ave N, Jacksonville, RE# 178025-0000
 Legal description of property (Attach copy of deed): Lots 11, 13, Block 9 Pine Grove unit 4 plat Bmk 19 Pg. 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).
Simple 8' porch on the front of the house. My mother is Disabled and can't visit us due to shallow steps. Front yard of 14 feet.

AFFIDAVIT

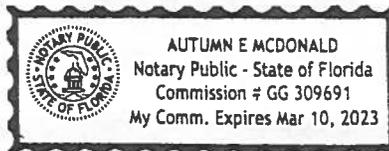
I, William Douglas Mordecai, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other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

William Douglas Mordecai William Douglas Mordecai 6-19-20
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of June, 2020, by William D Mordecai, who is personally known to me or produced _____ as identification.

Autumn E McDonald
 NOTARY PUBLIC SIGNATURE
Autumn McDonald
 PRINT NOTARY NAME



(Affix Notary Seal Above)

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.1, for a front yard setback of 14 feet in lieu of 25 feet minimum to allow for a front porch addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20.100090

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.

JUN 23 2020

PLANNING & DEVELOPMENT

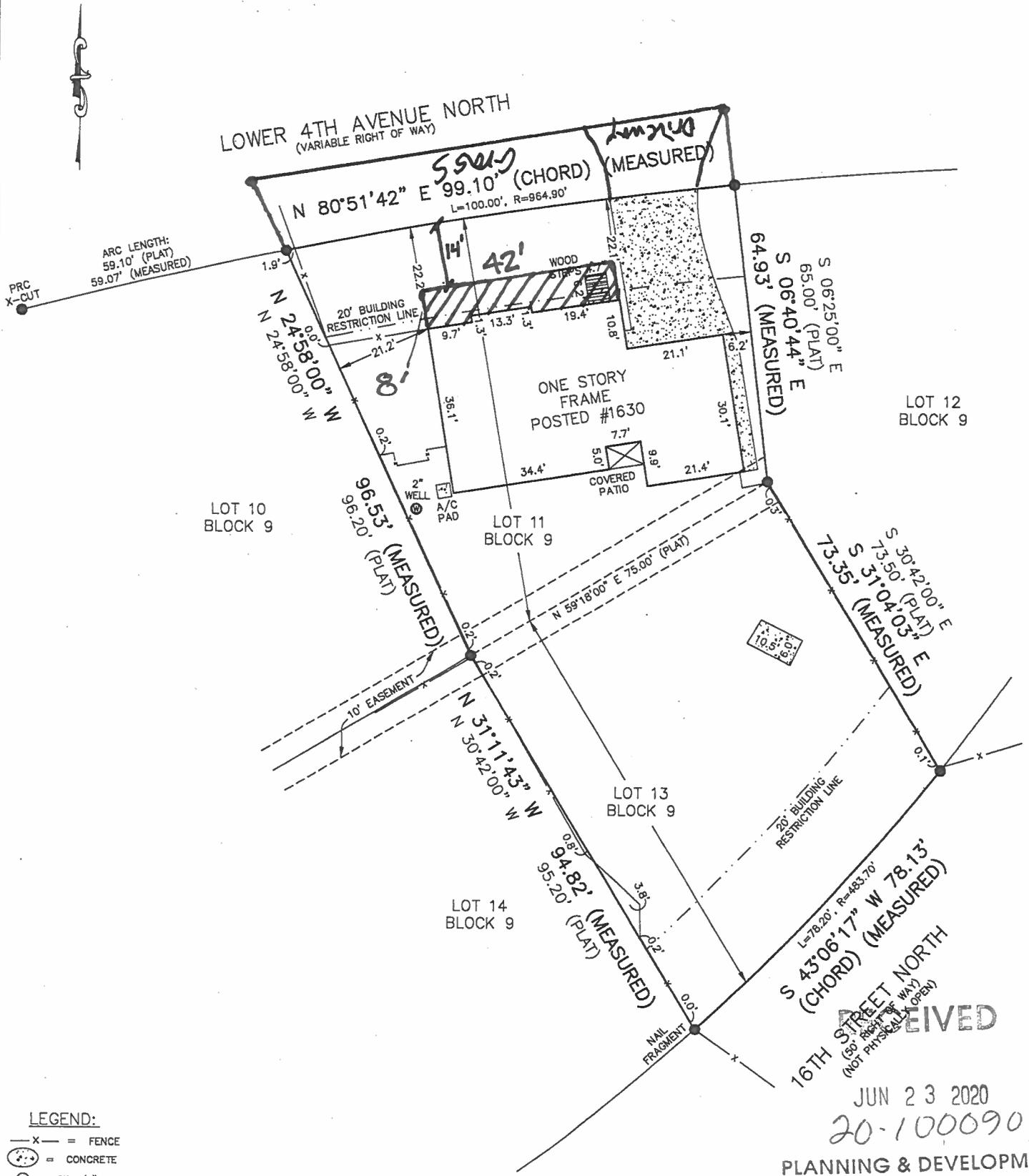
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	2 lots of land but house built in 1947 to front of very small lot with out of code steps that were to steep and no landing spot. Became unsafe, Removal put temporary steps in place, waiting proper porch
Special circumstances and conditions do not result from the actions of the applicant.	Yes	House built 1947, I did not do this. odd-shaped lot
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Every other house has a proper porch or entrance to the house.
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	2' is not enough to put proper amount of steps or landing spot to safely enter off back house. my mother is disabled and can't currently visit
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	This is not what I actually want, but what I feel is minimal required to meet our needs.
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	we have lived here for 21 years and will never move. we do our best to properly maintain and increase the value of our house and our community.

PROPOSED

MAP SHOWING BOUNDARY SURVEY OF

LOTS 11 AND 13, BLOCK 9, PINE GROVE, - UNIT NO. 4, AS RECORDED IN PLAT BOOK 19, PAGES 44 AND 44-A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
WILLIAM DOUGLAS MORDECAI



LEGEND:

- x — = FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

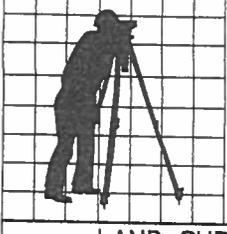
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE

NOTES:

1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 24°58'00" 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 NOVEMBER 2, 2018, COMMUNITY NUMBER 120078, PANEL 0416 J.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, 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

JOB # 39607 DATE OF FIELD SURVEY: 5-13-20 SCALE: 1" = 30'



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, PRACTICES AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, No. 6146

Raymond Thompson

RAYMOND THOMPSON
 REGISTERED SURVEYOR AND MAPPER # 6146
 STATE OF FLORIDA LICENSE BUSINESS No. 7469

LAND SURVEYS CONSTRUCTION SURVEYS SUBDIVISIONS

RECEIVED
 JUN 23 2020
 20-100090
 PLANNING & DEVELOPMENT

EXISTING

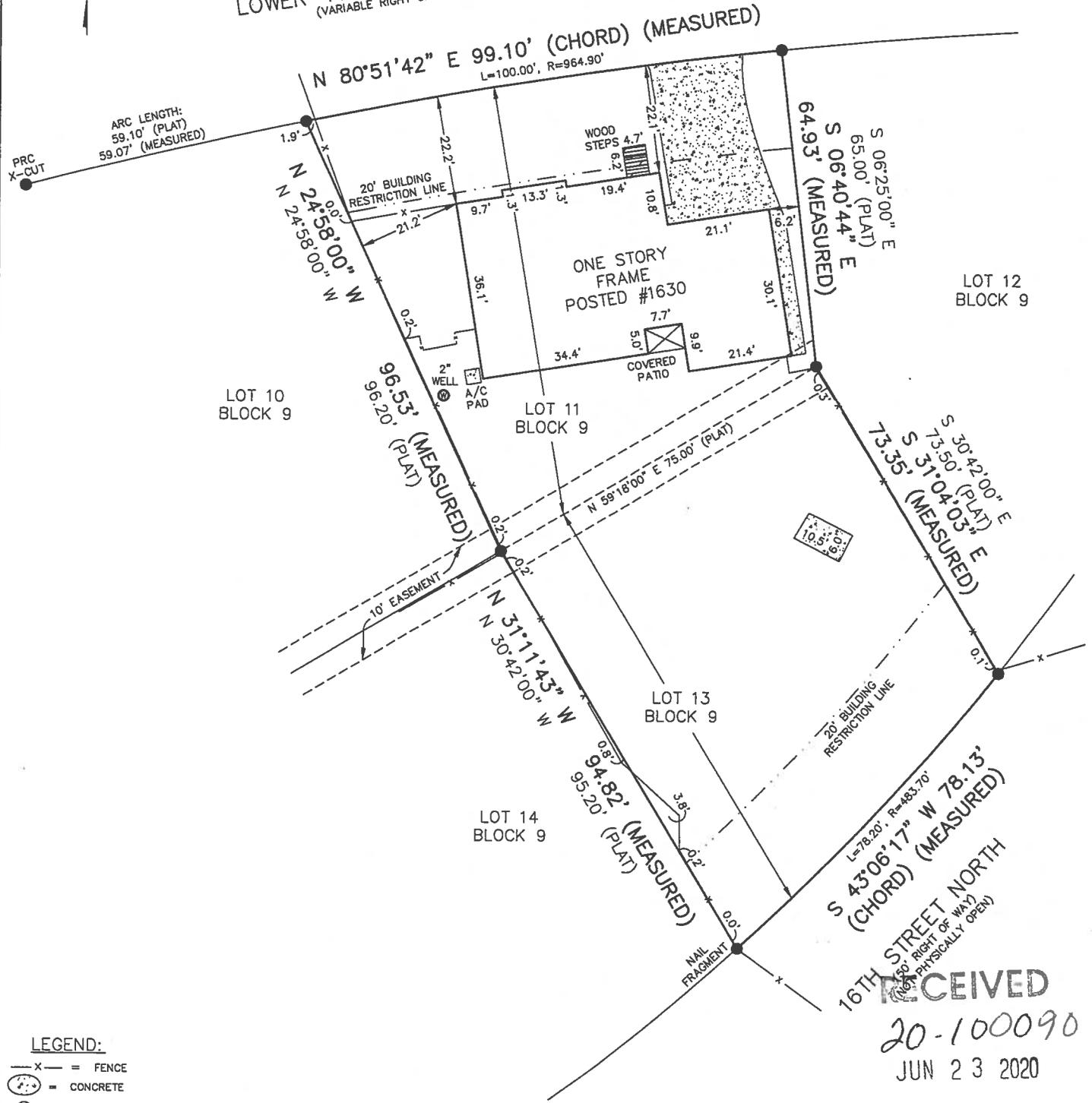
MAP SHOWING BOUNDARY SURVEY OF

LOTS 11 AND 13, BLOCK 9, PINE GROVE, - UNIT NO. 4, AS RECORDED IN PLAT BOOK 19, PAGES 44 AND 44-A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
WILLIAM DOUGLAS MORDECAI



LOWER 4TH AVENUE NORTH
(VARIABLE RIGHT OF WAY)



RECEIVED
20-100090
JUN 23 2020

PLANNING & DEVELOPMENT

- LEGEND:**
- X- = FENCE
 - = CONCRETE
 - = SET 1/2" REBAR STAMPED PSM#6146
 - = 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:

- BEARINGS ARE BASED ON THE PLAT BEARING OF N 24°58'00" 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 NOVEMBER 2, 2018, COMMUNITY NUMBER 120078, PANEL 0416 J.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, 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

JOB # 39607 DATE OF FIELD SURVEY: 5-13-20 SCALE: 1" = 30'



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, APPROACHES AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 420.027, FLORIDA STATUTES.

Raymond Thompson

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

8' Front Porch Variance

Direct view

1632	Lower 4 th Ave N	X <u>andys white</u>	
1653	Lower 4 th Ave N	X <u>Keeley Canada</u>	
1604	4 th Ave N	X <u></u>	Mary Hodges Passed Away this week
1601	upper 4 th Ave N	X <u>Jim Haskins</u>	They didnt care
527	4 th Ave N	X <u>Kate Gabel</u>	about Porch but
517	4 th Ave N	X <u>Heather Burt</u>	not appropriate to ask for signature From Dale

List of neighbors with Direct view
of the house. NONE have Issue with
a Front Porch.

RECEIVED
20-100090
JUN 23 2020



APPLICATION FOR VARIANCE

BOA No. 20-100092

HEARING DATE 8/19/20

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

JUN 22 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Ryan Davis **Telephone:** (904) 537-3406
Mailing Address: 1131 Miramar Avenue **E-Mail:** ryan.davis@mypiperhomes.com
Jacksonville, FL 32207

Agent Name: Ryan Davis **Telephone:** (904) 537-3406
Mailing Address: 1131 Miramar Avenue **E-Mail:** ryan.davis@mypiperhomes.com
Jacksonville, FL 32207

Landowner Name: ACW Holdings **Telephone:** (904) 641-8336
Mailing Address: 815 Penman Road **E-Mail:** rick.woods@woodsman.biz
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: 815 Penman Road / 177866 0010
 Legal description of property (Attach copy of deed): Please 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).
We request a reduction in the rear yard setback to appx. 25' from 30'; and an increase in total lot coverage to 43.4%.

AFFIDAVIT

I, Ryan Davis, 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]
APPLICANT SIGNATURE

Ryan Davis
PRINT APPLICANT NAME

6/19/20
DATE

STATE OF FLORIDA, COUNTY OF DUAL:

Sworn to and signed before me this 19th day of June, 2020 by Ryan Davis, who is personally known to me or has produced Florida Drivers License as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

Bryan Rivera
PRINT NOTARY NAME



BRYAN RIVERA
Commission # GG 177630
Expires January 22, 2022
Bonded Thru Budget Notary Services
(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X

CODE SECTION (S):
 334-336(e)(1)c.3, for a rear yard setback of 24.9 feet in lieu of 30 feet minimum and 34-336(e)(1)e, for 43.4% lot coverage (41.5% previously approved) in lieu of 35% maximum to rectify non-conformities resulting from the construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100092

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

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The home was set 25' from the road, but matches the adjacent front setbacks.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The high traffic on Penman makes the circular driveway very beneficial.
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	The neighboring homes all along Penman are set at 25' from the street. In order to match the street scape, it is necessary to shift towards the rear property line.
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	The street and neighbors will benefit greatly from the large mature tree remaining, and public safety will be enhanced with the maintaining of the circular driveway on Penman Road. Many neighboring properties have circular drives for the same reason.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Please see existing as-built 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.	Yes	Granting this variance would be very much in keeping with the existing character of the surrounding homes.

JACKSONVILLE
BEACH

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7017 3040 0000 2076 7240

April 4, 2019

Reference
20-100092

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

Rick Woods
ACW Holdings
11732 Beach Boulevard
Jacksonville, FL 32246

RE: BOA# 19-100024
815 Penman Road
(Lots 15 and 16, Block 11, Pine Grove Unit 2)

Dear Mr. Woods,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 2, 2019, to consider ACW Holdings' application for a variance from the requirements of the Land Development Code.

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

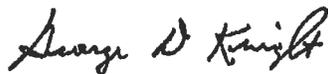
- Section 34-336(e)(1)c.1, for a front yard setback of 21 feet, in lieu of 25 feet required; and
- Section 34-336(e)(1)c.3 for a rear yard setback of 29 feet in lieu of 30 feet required; and
- Section 34-336(e)(1)e., for 41.5% lot coverage in lieu of 35% maximum;

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

To allow construction of a new 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 submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,



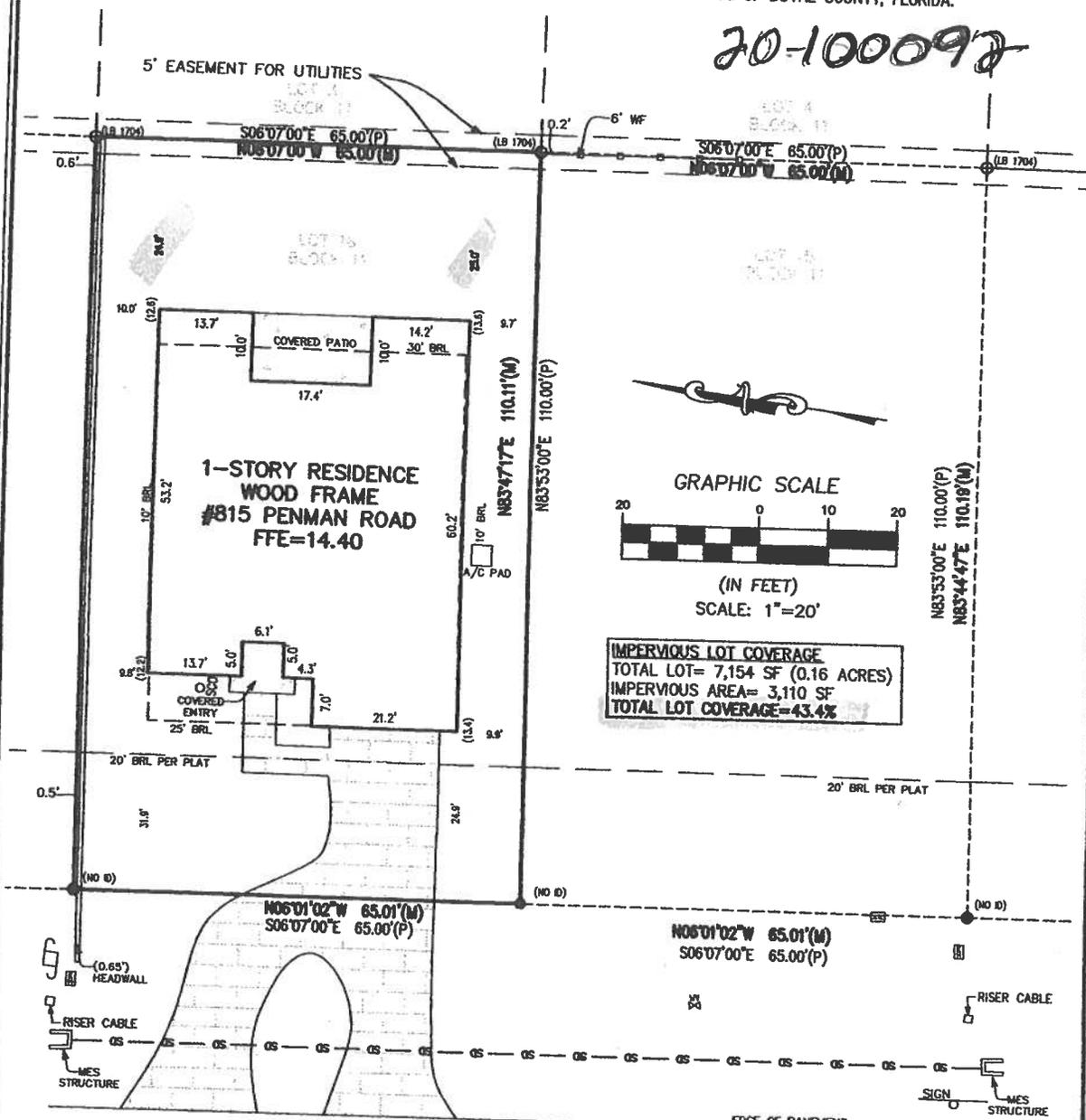
George Knight
Building Official



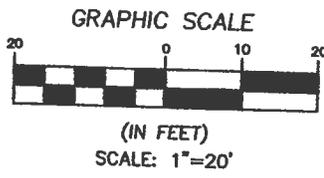
MAP SHOWING BOUNDARY SURVEY OF LOT 16, BLOCK 11 AS SHOWN ON PLAT OF PINE GROVE UNIT 2

RECORDED IN PLAT BOOK 17, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

20-100092



IMPERVIOUS LOT COVERAGE
TOTAL LOT= 7,154 SF (0.16 ACRES)
IMPERVIOUS AREA= 3,110 SF
TOTAL LOT COVERAGE=43.4%



NOTES:

1. THIS IS AN ABOVE SURFACE SURVEY ONLY. UNDERGROUND INFORMATION, EXCEPT STORM DRAINAGE PIPE, NOT LOCATED OR SHOWN.
2. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 12031 C 0417 J, DATED NOVEMBER 2, 2018.
3. BEARINGS AND DISTANCES SHOWN THUS: (P) REFER TO ABOVE MENTIONED PLAT. BEARINGS AND DISTANCES SHOWN THUS: (M) REFER TO ACTUAL FIELD MEASUREMENTS OR CALCULATIONS THEREFROM.
4. NO ABSTRACT OF TITLE OR EASEMENTS FURNISHED TO US FOR THIS SURVEY.
5. ELEVATIONS SHOWN THUS: (12.5) AND REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BUILDING RESTRICTION LINES (BRL) WERE SPECIFIED BY CLIENT.
6. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND/OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
7. THIS SURVEY AND/OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED HEREON AND FOR THIS TRANSACTION ONLY.

PENMAN ROAD (100' R/W)

**CERTIFIED TO:
PIPER HOMES**

LEGEND	
●	FOUND 1/2" IRON PIPE OR ROD (AS NOTED)
○	SET 1/2" IRON PIPE OR ROD (LB 1704)
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
WF	WOODEN FENCE
—	FENCE, AS NOTED
WV	WATER VALVE
WM	WATER METER
EM	ELECTRIC METER
SCO	SEWER CLEANOUT

REVISED (04/23/2020) : ADDED FFE, GRADE ELEVATIONS & LOT COVERAGE AS REQUESTED BY CLIENT.
REVISED (08/30/2019) : SHOW FINAL HOUSE SURVEY
REVISED (03/08/2019) : UPDATED BOUNDARY AND BRL'S



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfi.com

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Licensed Surveyors in accordance with Chapter 59-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: SEPTEMBER 30, 2019 Drawn by: LJM
Survey Scale: 1"=20' Witnessed by: WDP
Field #/Pg: 23/31 Project No: 19-035
Crew Chief: [Signature] [Signature]

Professional Surveyor and Mapper, State of Florida
WILLIAM D. PINKSTON 5/4/2020
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL.

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -



APPLICATION FOR VARIANCE

BOA No 20-100094
HEARING DATE 8.19.2020

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

- ✓ 1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
- ✓ 2. Proof of ownership (copy of deed or current property tax notification).
- ✓ 3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
- ✓ 5. Completed application.

RECEIVED

JUN 26 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: James Boughter **Telephone:** (561) 385-3876
Mailing Address: 128 36th Ave. S. **E-Mail:** melindaboughter@yahoo.com
 Jacksonville Beach, FL 32250

Agent Name: Joe Ofalt - Blue Haven Pools and Spas **Telephone:** 904.472.6415
Mailing Address: 2375 St Johns Bluff Rd S - Ste. 107 **E-Mail:** bluehavenjoe@gmail.com
 Jacksonville, FL 32246

Landowner Name: James Boughter **Telephone:** (904) 334-4030
Mailing Address: 128 36th Ave. S. **E-Mail:** melindaboughter@yahoo.com
 Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property AND Real Estate Number: 128 36th Ave. S. RE#181448 · 0000

Legal description of property (Attach copy of deed): LOT 7 BLK 3 PB 14 PG 11 ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "A"

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).
The lot is undersized which creates a hardship to meet a 35% lot coverage for a swimming pool with minimal deck. Requesting a variance to change from 41.3% to 47.6% - PAVER DECK TO BE 307 sq +/-
47.6

AFFIDAVIT

I, James Boughter, 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]
APPLICANT SIGNATURE

James Boughter
PRINT APPLICANT NAME

6/13/20
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 13 day of June, 2020 by James Boughter, who is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

Joseph R. Ofalt
PRINT NOTARY NAME

 **JOSEPH R OFALT**
 MY COMMISSION # GG034454
 EXPIRES October 02, 2020

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 **FLOOD ZONE:** Shaded X

CODE SECTION (s):
34-336(e)(1)e, for 47.6% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100094

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

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	This is an undersized, non-conforming lot
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	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	RECEIVED
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	JUN 26 2020 PLANNING & DEVELOPMENT

City of Jacksonville Beach



 FILE COPY

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

July 11, 2005

Ron and Misti Stephens
3809 Deer Chase Place East
Jacksonville, FL 32224

Reference
20-100094

RE: BOA 05-100161
128 South 36th Avenue

Dear Mr. and Mrs. Stephens,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on July 6, 2005 to consider your variance application.

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

- 34-336 (e) (1) c.2, for side yards of 9 feet each in lieu of 10 feet required,
- 34-336 (e) (1) c.3, for a rear yard of 29 feet in lieu of 30 feet required, and
- 34-336 (e) (1) e, for 44% lot coverage in lieu of 35% maximum

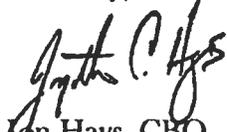
To allow for a new single family dwelling.

The results of the meeting were:

- Denied.

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

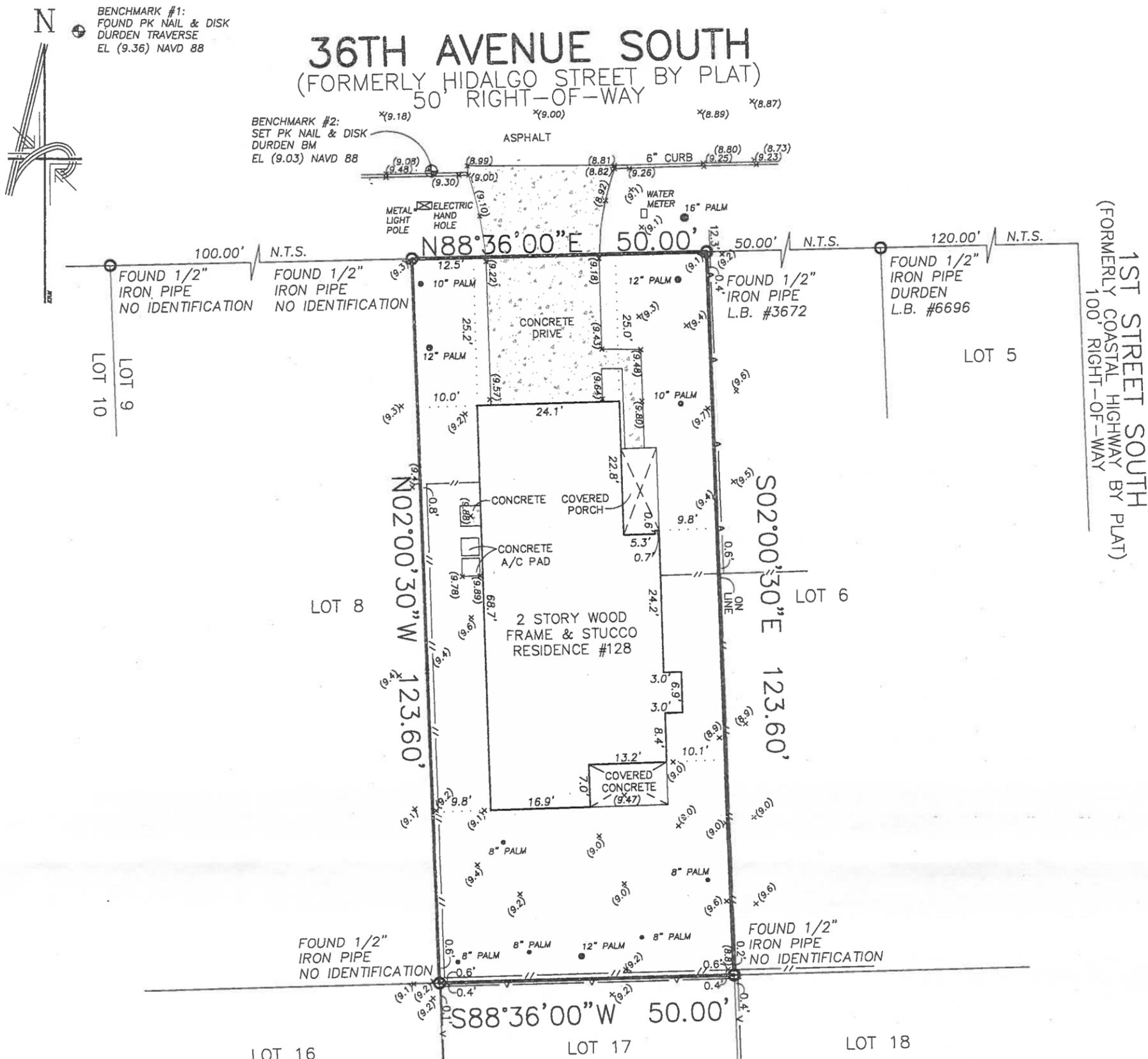
cc: Kurt Simpson

JCH/ct

EXISTING

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:

LOT 7, BLOCK 3, ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "A", AS RECORDED IN PLAT BOOK 14, PAGE 11 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER 2, 2018

BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF 36TH AVENUE SOUTH AS BEING N 88°36'00" E

ELEVATIONS SHOWN AS THUS (8.81) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND
NO BUILDING RESTRICTION LINE BY PLAT

N.T.S. DENOTES NOT TO SCALE

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 3 EXCEPT AS NOTED

-V- DENOTES 6' VINYL FENCE EXCEPT AS NOTED

-//- DENOTES 6' WOOD FENCE EXCEPT AS NOTED

-A- DENOTES 4' ALUMINUM FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATIONS

LOT AREA = 6,180± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,860±
ENTRY	88±
PORCH/LANAI	92±
CONCRETE	559±
A/C PAD(S)	18±

TOTAL IMPERVIOUS AREA = 2,617±

TOTAL DENSITY = 42.3%

RECEIVED

20-1000

JUN 26 2020

PLANNING & DEVELOPMENT

CERTIFIED TO:

MEL NDA BOUGHTER



DURDEN
SURVEYING AND MAPPING, INC.

985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I hereby certify 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 5J17 Florida Administrative Code

Bruce Durden Jr.
FLORIDA REGISTERED SURVEYOR No. 4707
H. BRUCE DURDEN, Jr.

SIGNED JUNE 23, 2020

SCALE: 1" = 20'

WORK ORDER NUMBER: 20251

SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

B-9692

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

JUL - 2 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Nickolas Stam **Telephone:** (904) 608-9943
Mailing Address: 18 Solana Rd, Ponte Vedra Beach, FL 32082 **E-Mail:** nickstam@me.com

Agent Name: Michael Stauffer Architect **Telephone:** (904) 540-6059
Mailing Address: 1417 Sadler Rd #195, Fernandina Bch, FL 32034 **E-Mail:** mike@mstaufferarchitect.com

Landowner Name: Nickolas Stam **Telephone:** (904) 608-9943
Mailing Address: 18 Solana Rd, Ponte Vedra Beach, FL 32082 **E-Mail:** nickstam@me.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 3002 Ocean Drive; RE#: 181 505 0000
 Legal description of property (Attach copy of deed): Lot 1, Block 1, Atlantic Shores Ocean Front Section - Division B
 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).
~~Variance from lot coverage to 3500 SF which would be the allowable lot coverage on a conforming minimum RS 1 lot of 10,000SF x 35% = 3500 SF (approximately 49%)~~

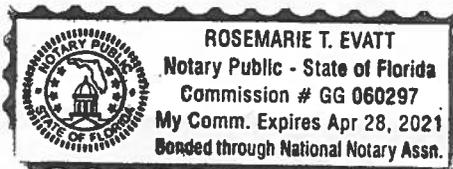
AFFIDAVIT

I, Michael Stauffer, 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] **Michael Stauffer**
 APPLICANT SIGNATURE PRINT APPLICANT NAME 8/26/2020
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 This instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of June, 2020, by Michael Donald Stauffer, who is personally known to me or produced DRIVER LICENSE as identification.

Rosemarie T. Evatt
 NOTARY PUBLIC SIGNATURE
Rosemarie T. EVATT
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: AO/AE
 CODE SECTION (s):
34-336(e)(1)e, for 47% lot coverage in lieu of 35% maximum; 34-336(e)(1)g, for an accessory structure setback of 4 feet in lieu of 5 feet minimum (shower and utility yard); and 34-373(f) for a turf block driveway in lieu of required paving to allow for construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

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.

JUL - 2 2020

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

PLANNING & DEVELOPMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	This lot is zoned RS-1 and is a non-conforming lot of record of 6,792 SF (vs. min req'd 10,000 SF per LDC)
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The RS-1 zoning per the LDC was placed over this non-conforming lot by the City.
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	Other non-conforming lots have the same right to apply for a variance as have other lots in the vicinity.
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	Conforming lots in the RS-1 zoning which would have a minimum size of 10,000 SF per the LDC and therefore allowed 3500 SF of lot coverage. This non-conforming lot cannot reach the 3500 SF at 35% due to the smaller size
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	This new house designed for this lot is fit within the setbacks and no additional variances are requested. All additional coverage is minimal driveway, walks, pool and pool deck.
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 request is the minimum needed for this project and allow for the development of this ocean front parcel with a new home that will add to the value of the City and adjacent properties.



CERTIFIED MAIL# 7017 0660 0000 0995 3951

April 25, 2018

FILE COPY

REF 20-100106

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

Laura and Steve Guillaume
1031 South 1st Street
Jacksonville Beach, FL 32250

RE: BOA# 18-100040
3002 South Ocean Drive
(Lot 1, Block 11, *Atlantic Shores Ocean Front Section-Division "B"*)

Dear Mr. and Mrs. Guillaume,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 17, 2018, 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:

- Sec 34-336(e)(1)c.1, for a front yard setback of 23.9 feet in lieu of 25 feet required;
- Sec 34-336(e)(1)c.2, for a side yard setback for 7 feet in lieu of 10 feet each as required;
- Sec 34-336(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet required;
- Sec 34-336(e)(1)e., for a lot coverage of 71.1% in lieu of 35% maximum;

To allow for construction of a new single-family dwelling.

The Board *denied* the request.

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 submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,

William C. Mann III, AICP
Planning and Development Director



Memorandum

Date: June 30, 2020 Revised July 7, 2020
To: Jacksonville Beach Board of Adjustment
From: Michael Stauffer
RE: **Residence at 3002 Ocean Drive – Variance Application**

The zoning variance application for this property seeks a variance from the 35% lot coverage to allow for up to maximum 50% lot coverage.

Lot area 6,792 SF (Measured from CAD file)
Requested Lot coverage maximum 3,396 SF (50%)

The proposed design for the house has a lot coverage as follows:

House	1775
Covered porches	500
Pool deck	320
Driveway (40% pervious)	357
<u>Walks, paving, utility</u>	<u>228</u>
 Total Lot Coverage	 3,180 SF (47%)

RECEIVED
20-100106
JUL - 2 2020

PLANNING & DEVELOPMENT

The driveway shall be made of turf blocks with gravel which have a 40% pervious area.

The utility yard shall be constructed of permeable paver system which has 1/4" gaps on all sides and set on a gravel bed which stores run-off.

Entry walks shall be 16" square pavers laid on a gravel bed with ± 1" space between pavers and filled with gravel.

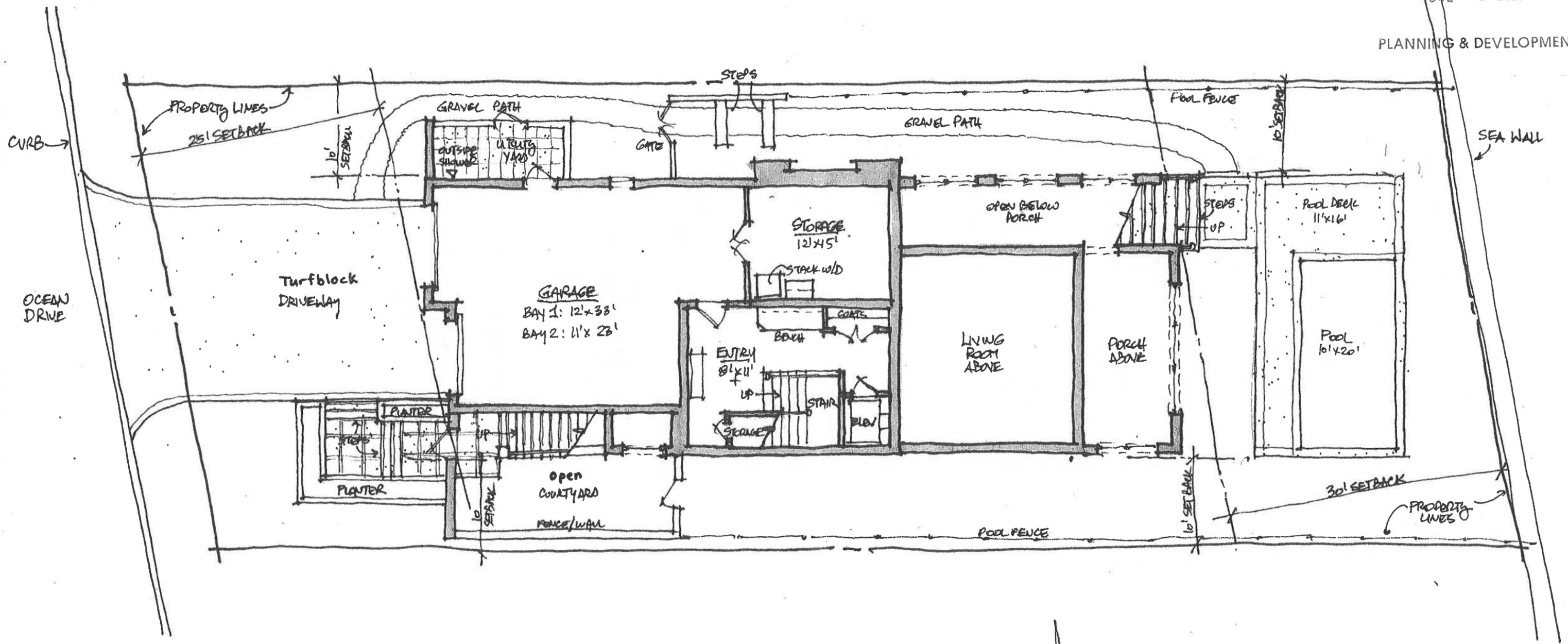
All of these systems minimize surface runoff by creating storage below the paver system for retention.

PROPOSED

3002 OCEAN DRIVE
SITE PLAN

RECEIVED
20-100106
JUL - 2 2020

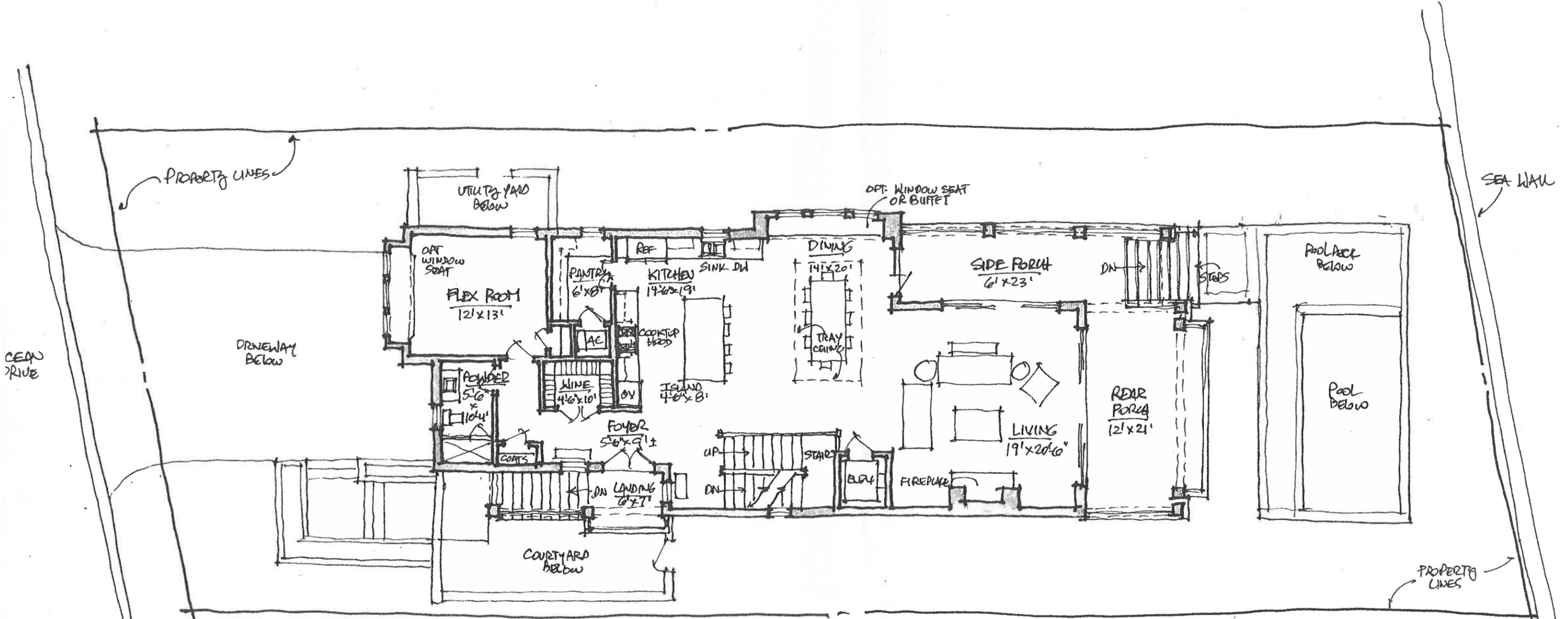
PLANNING & DEVELOPMENT



1ST FLOOR PLAN/SITE | 1"=10'0"
3002 OCEAN DRIVE, JACKSONVILLE BEACH
6/22/2020(R)



PROPOSED

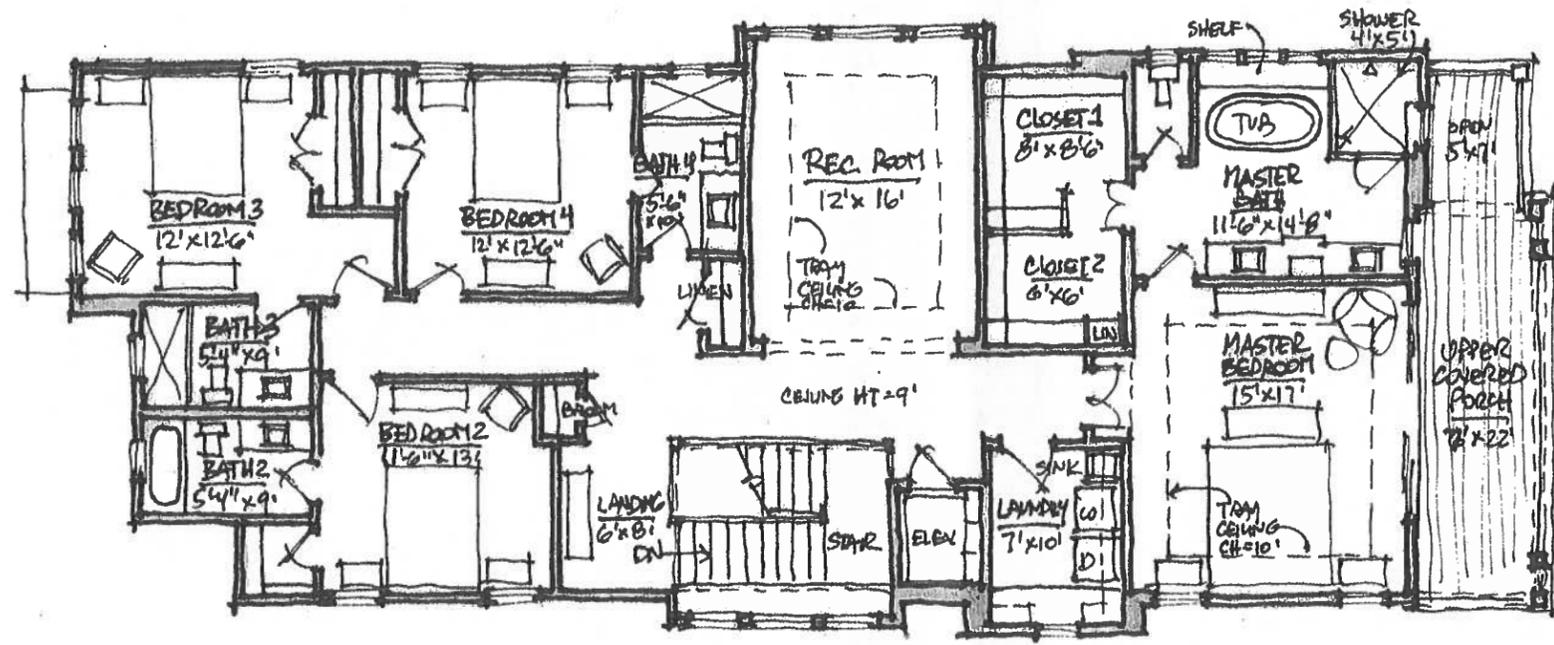


2ND FLOOR PLAN 1" = 10'-0"
 3002 OCEAN DRIVE, JACKSONVILLE BEACH
 6/22/2020 (R)



RECEIVED
 20-100106
 JUL - 2 2020

PROPOSED



3RD FLOOR PLAN | 1" = 10'-0"
3002 OCEAN DRIVE, JACKSONVILLE BEACH
6/11/2020

RECEIVED
20-100106
JUL - 2 2020

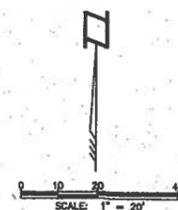
MAP SHOWING SURVEY OF
 LOT 1, BLOCK 1, ATLANTIC SHORES OCEAN FRONT SECTION-DIVISION B AS RECORDED IN
 PLAT BOOK 15, PAGE 92, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXISTING

3002 OCEAN DRIVE
 NEW SURVEY
 WITH OUT OLD HOUSE

- N.T.S

20-100106
 JUL 20



PLANNING DEPARTMENT

IMPERVIOUS:
 CONCRETE=617 SQUARE FEET
 LOT AREA= 6913 SQUARE FEET
 PERCENTAGE OF IMPERVIOUS= 8.9%

- NOTES:
1. THIS IS A TOPOGRAPHIC SURVEY.
 2. BEARINGS BASED ON A CALCULATED LINE BETWEEN DEPARTMENT OF NATURAL RESOURCES MONUMENT NUMBERS 72-81-A32 AND 78-79-A33 PER THE COASTAL CONSTRUCTION CONTROL LINE FOR DUVAL COUNTY, FLORIDA.
 3. BOUNDARY DATA PER BOATWRIGHT LAND SURVEYORS, INC. JOB NO. 2018-0964, DATED FEBRUARY 28, 2018.
 4. THE CURRENT COASTAL CONSTRUCTION CONTROL LINE IS RECORDED IN MAP BOOK C, PAGES 72 THROUGH 724, DUVAL COUNTY, RECORDED JULY 21, 1992.
 5. MEAN HIGH WATER LINE (MHW) DETERMINED USING EXTENDED DATUM FOR TIDE STATION 872-0291 (JACKSONVILLE BEACH, MHW = 2.07 (NAVD 1988), TIDE RANGE = 5.07').
 6. SEASONAL HIGH WATER LINE AS DEFINED BY FLORIDA STATUTES CHAPTER 181.053 (6)(a)(2): "Seasonal high-water line" means the line formed by the intersection of the rising stars and the elevation of 150 percent of the local mean 150d range above local mean high water.
 7. COORDINATES BASED ON STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 PER THE RECORDED COASTAL CONSTRUCTION CONTROL LINE AND CONVERTED TO NAD 1983 DATUM USING CORPSSON 8.01.
 8. THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 33, PAGES 59, 58A & 59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IS THE EASTERLY MOST PROPERTY LINE FOR PRIVATE LANDS IN SAID COUNTY.
 9. BENCHMARK USED IS MAG NAIL & DISK, LB 3972 ON WOOD POWER POLE AT THE SOUTHWEST CORNER OF 32 AVENUE SOUTH AND BEACH AVENUE. ELEVATION=9.91 (NAVD 1988).
 10. BENCHMARK ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION EPOCH 90 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE.
 11. THE GENERAL PERMIT LINE SHOWN AS PER OFFICIAL RECORDS BOOK 12875, PAGE 1781 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 12. THE OWNER OF RECORD PER THE DUVAL COUNTY PROPERTY APPRAISERS OFFICE IS NICHOLAS STAM.
 13. BUILDING RESTRICTION LINES AS PER PLAT.
 14. ADJACENT HOUSE TO THE NORTH OF SURVEYED LANDS UNABLE TO LOCATE PER HOMEOWNER'S REQUEST.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "VE" (EL 15 FEET), FLOOD ZONE "AE" (EL 15 FEET), FLOOD ZONE "AO" (DEPTH 1 FOOT) AND FLOOD ZONE "AE" (EL 9 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C04194, REVISED NOVEMBER 02, 2018 FOR DUVAL COUNTY, FLORIDA.

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

THIS SURVEY WAS MADE FOR THE BENEFIT OF NICHOLAS STAM.

Donn W. Boatwright
 DONN W. BOATWRIGHT, P.S.M.
 FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
 FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 3672

PRE-EXISTING

3002 OCEAN DRIVE

OLD SURVEY WITH PREVIOUS HOME

SCALED

LOT AREA= 6913 SQUA
TOTAL IMPERVIOUS= 36%
PERCENTAGE OF IMPERV

RECEIVED
20-10010
JUL - 2 2020

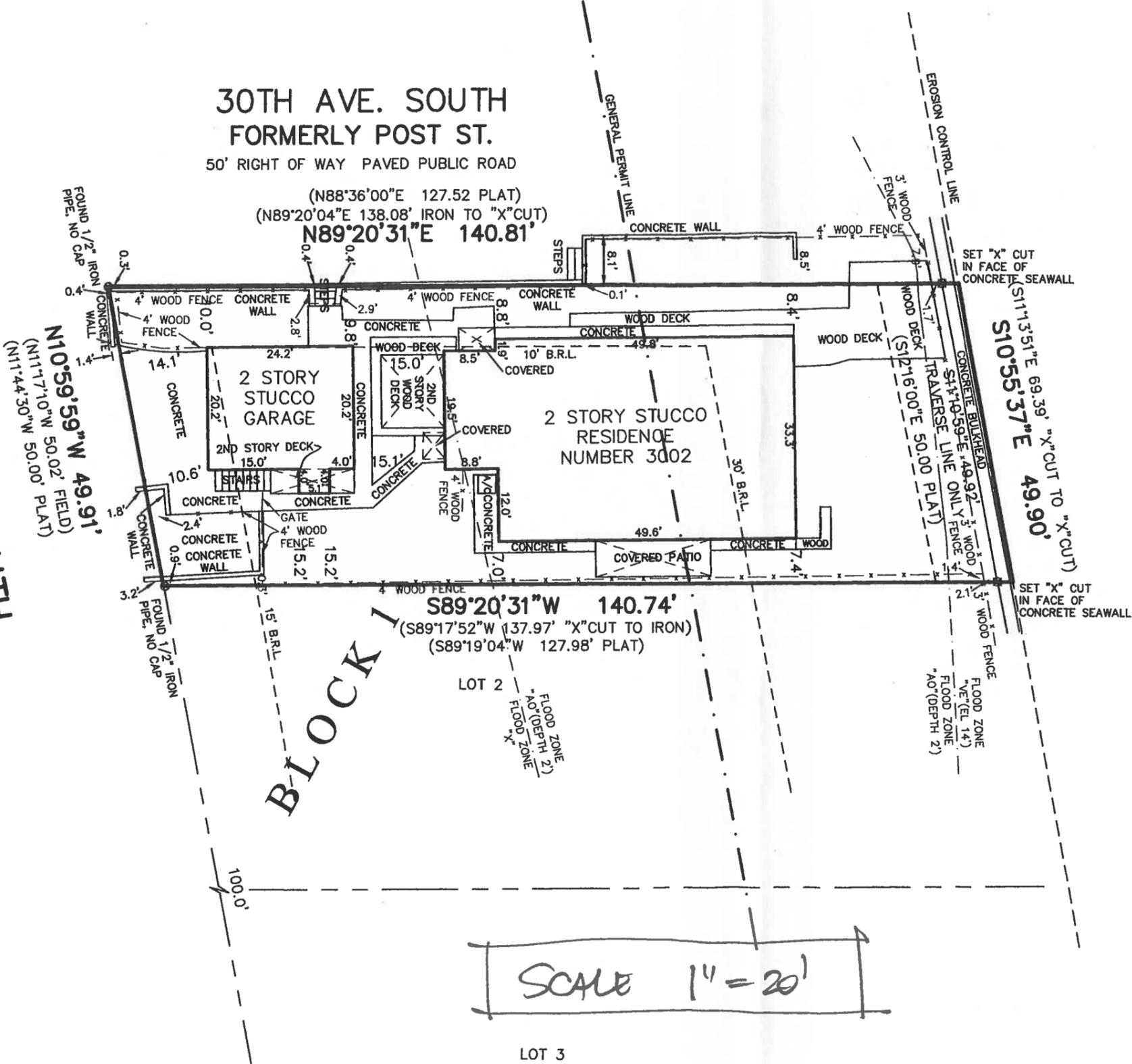
PLANNING & DEVELOPMENT

- NOTES:
1. THIS IS A BOUND
 2. BEARINGS BASED DEPARTMENT OF NA 72-81-A32 AND 78 CONSTRUCTION CON FLORIDA, BASED ON
 3. THE CURRENT CC RECORDED IN MAP E DUVAL COUNTY, REC
 4. THE EROSION COI BOOK 35, PAGES 59 RECORDS OF DUVAL MOST PROPERTY LIN
 5. GPS RUN USING EQUIPMENT AND TRI
 6. THE GENERAL PEI RECORDS BOOK 129 PUBLIC RECORDS OF
 7. BUILDING RESTRIC
 8. B.R.L. DENOTES E

30TH AVE. SOUTH
FORMERLY POST ST.
50' RIGHT OF WAY PAVED PUBLIC ROAD

ATLANTIC OCEAN

FORMERLY OCEAN DRIVE SOUTH
FORMERLY OCEAN SHORE DRIVE
25' RIGHT OF WAY PAVED PUBLIC ROAD



BLOCK 1

SCALE 1" = 20'

LOT 3



APPLICATION FOR VARIANCE

BOA No. 20-100107

HEARING DATE 8/19/2020

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.

APPLICANT INFORMATION

Applicant Name: Timothy Pickering Sharon Pickering Telephone: *904.704.4006 904.887-8184

Mailing Address: 1102 THRODORF AVE. E-Mail: TCP3661@yahoo.com

Agent Name: _____ Telephone: _____

Mailing Address: _____ E-Mail: _____

Landowner Name: SAME AS ABOVE. Telephone: _____

Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 1102 THRODORF AVE. 179919-0000

Legal description of property (Attach copy of deed): _____

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).
For a 14 foot rear yard setback for a covered porch.
For 45% lot coverage instead of 35%.

AFFIDAVIT

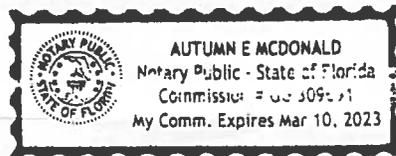
I, Timothy Sharon Pickering, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other 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 Pickering Sharon Pickering 7/16/20
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of July, 2020, by Tim + Sharon Pickering, who is personally known to me or produced FL DL as identification. **RECEIVED**

Autumn McDonald
 NOTARY PUBLIC SIGNATURE
Autumn McDonald
 PRINT NOTARY NAME



JUL 6 2020

PLANNING & DEVELOPMENT (Attach 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)c.3, for a rear yard setback of 14 feet in lieu of 30 feet minimum and 34-337(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a covered porch addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100107

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 <i>RECEIVED</i>
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.		JUL - 6 2020 PLANNING & DEVELOPMENT
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.		

NEW SITE PLAN

Proposed

MAP SHOWING BOUNDARY SURVEY OF LOTS 14 AND 15, BLOCK 9, AS SHOWN ON MAP OF WILLIAMS COASTAL BOULEVARD HEIGHTS.

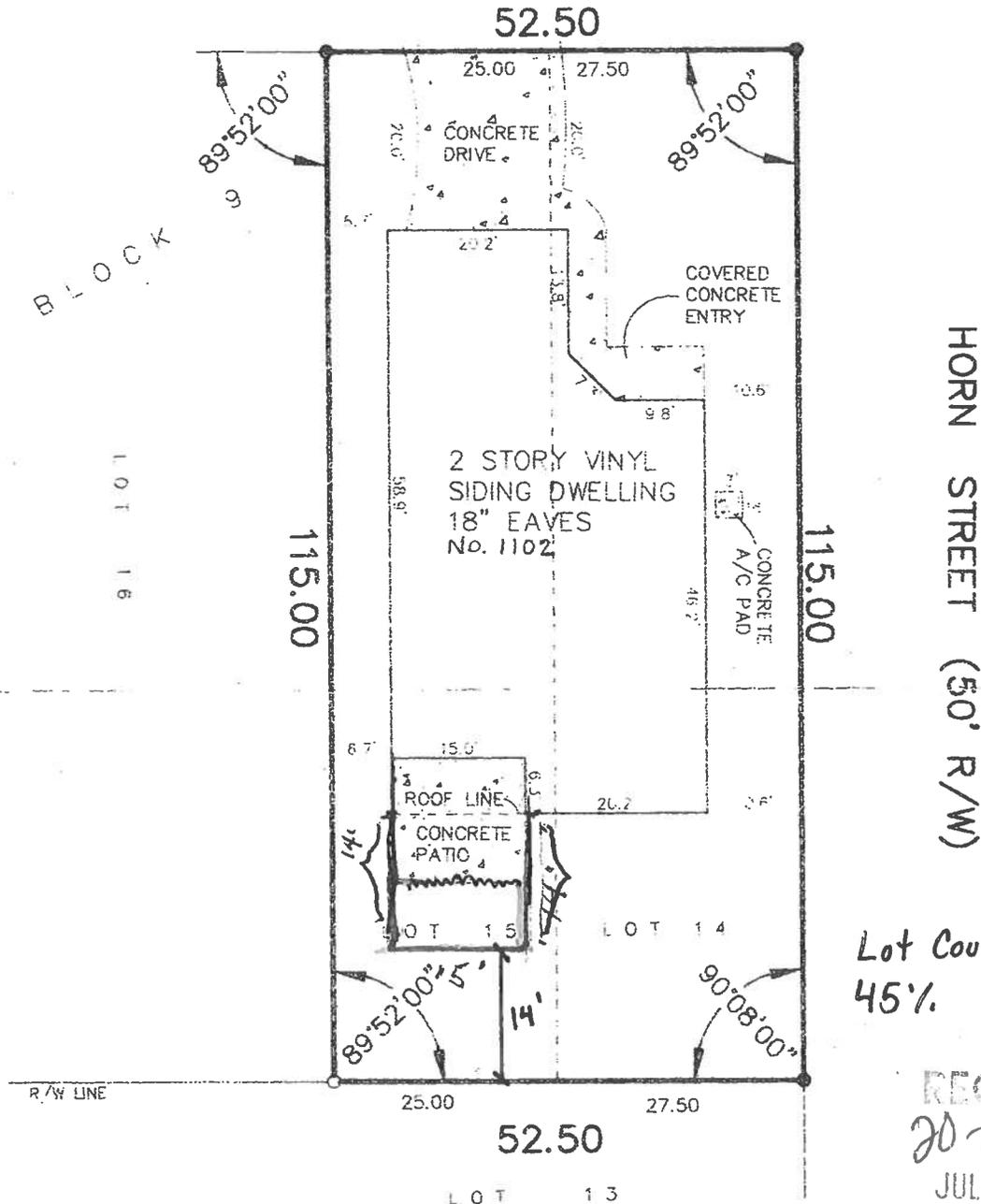
AS RECORDED IN PLAT BOOK 10, PAGE 19 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FOR: BESTCON, INC.

NOTE: ALL LOT NUMBERS SHOWN REFER TO ABOVE MENTIONED BLOCK 9, WILLIAMS COASTAL BOULEVARD HEIGHTS.

CERTIFIED TO: CAROL L. REESE
COMPASS BANK
OLD REPUBLIC NATIONAL TITLE INS. CO.
BLANKENSHIP LAW FIRM, P.A.

THEODORE AVENUE (50' R/W)



Lot Coverage
45%.

RECEIVED
20-100107
JUL - 6 2020

REGISTERED LAND SURVEY

Existing

MAP SHOWING BOUNDARY SURVEY OF LOTS 14 AND 15, BLOCK 9, AS SHOWN ON MAP OF WILLIAMS COASTAL BOULEVARD HEIGHTS.

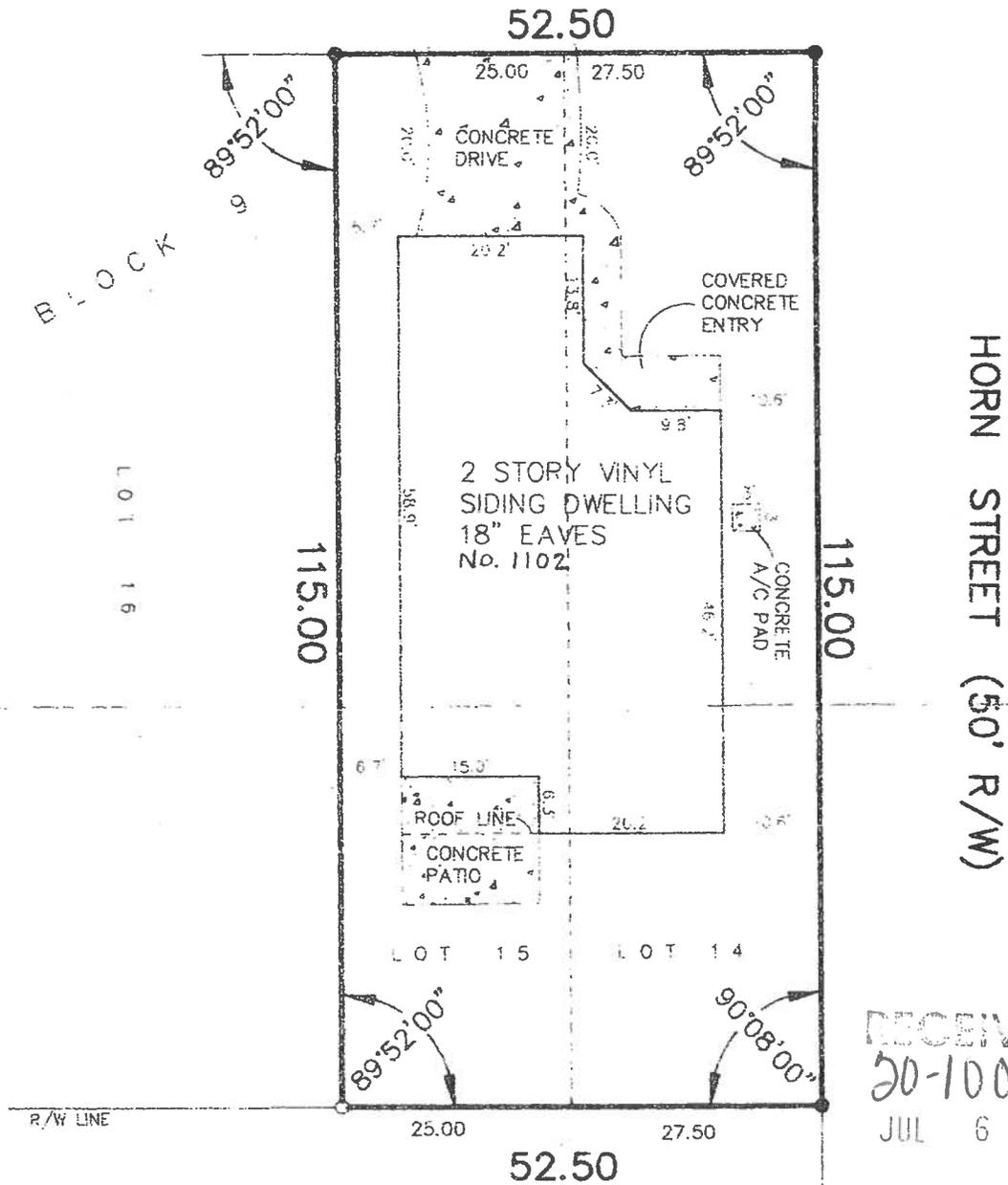
AS RECORDED IN PLAT BOOK 10, PAGE 19 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FOR: BESTCON, INC.

NOTE: ALL LOT NUMBERS SHOWN REFER TO ABOVE MENTIONED BLOCK 9, WILLIAMS COASTAL BOULEVARD HEIGHTS.

CERTIFIED TO: CAROL L. REESE
COMPASS BANK
OLD REPUBLIC NATIONAL TITLE INS. CO.
BLANKENSHIP LAW FIRM, P.A.

THEODORE AVENUE (50' R/W)



RECEIVED
50-100107
JUL 6 2020

PLANNING & DEVELOPMENT

Timothy + Sharon Pickering
1102 Theodore Ave.
Jacksonville Beach, Fl. 32250

To The City of Jacksonville:

As discussed I have reached out to the neighbors on the immediate 4 sides of my home at 1102 Theodore Ave. I have asked them for the support of adding a conventional pitched shingled roof with 2 columns to the south side of my home.

* 1105 Theodore Ave. Jax Beach, Fl. 32250

Levis Gambrell
Levis Gambrell

(904) 247-0179

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20-100107
JUL - 7 2020

PLANNING & DEVELOPMENT

* 1106 Theodore Ave. Jax Beach, Fl. 32250

Stephen Turnbull
Stumbille

(404) 822-5601

* 1064 Theodore Ave. Jax Beach, Fl. 32250

Mary Lauren Eubank
M Eubank

512-217-8264

* 2030 Horn St. Jax Beach, Fl. 32250

Ivan Richter

Ivan Richter

(904) 233-2683



APPLICATION FOR VARIANCE

BOA No. 20-100108
HEARING DATE 8/19/2020

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

JUL - 6 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Melissa + John Caputo Telephone: 9040547522
 Mailing Address: 1010 20th St. N, Jax Beach Fl 32250 E-Mail: melcaputo@gmail.com

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

Landowner Name: Melissa + John Caputo Telephone: 9040547522
 Mailing Address: 1010 20th St. N, Jax Beach, FL 32250 E-Mail: melcaputo@gmail.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 1010 20th St. N RE: 179200-0040
 Legal description of property (Attach copy of deed): Lot 4 with north 35 feet of Lot 5 Block 82 Section A of Jacksonville Beach
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Lot coverage increase to 45.5%
(As purchased)

AFFIDAVIT

I, Melissa Caputo, 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.

Melissa Caputo
APPLICANT SIGNATURE

Melissa Caputo
PRINT APPLICANT NAME

7/6/20
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of July, 2020, by Melissa Caputo, who is personally known to me or produced FL Driver License 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: RS-2 FLOOD ZONE: X

CODE SECTION (S):
 34-337(e)(1)e, for 45.5% lot coverage in lieu of 35% maximum (40% previously approved) to rectify existing nonconformities and add a coping only pool to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100108

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 style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JUL - 6 2020</p> <p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Special circumstances and conditions do not result from the actions of the applicant.	N/A	
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 will <u>not</u> confer privileges	
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	We are trying to build a pool which we were told would not effect the Lot coverage, (with no Deck-Coping only) our contractor dis covered that we had purchased the Lot all ready over the previous variance by 5.5%
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Purchased property with 40% Lot coverage allowed by previous variance. Were told and believed that coverage was <u>40%</u>
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	



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

Reference
FILE COPY

March 22, 2002

20-100108

03-4139

Steve Corbitt
1749 Swimming Salmon Pl N.
Jacksonville FL 32225

1010

RE: BOA 58-2002, located at ~~1010 N. 20th Street~~

FILE COPY

Dear Mr. Corbitt:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on March 19, 2002, to consider your variance application.

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

- Section 34-337 (e)(1) c.1., for a front yard of 17 feet in lieu of 20 feet required,
- Section 34-337 (e)(1) c. 3., for a rear yard of 24 feet in lieu of 30 feet required,
- Section 34-337 (e)(1) e., for 40% lot coverage in lieu of 35% maximum, and
- Section 34-373 (d), for 1 foot parking area setback in lieu of 5 feet minimum from a property line, to allow for a new single-family dwelling.

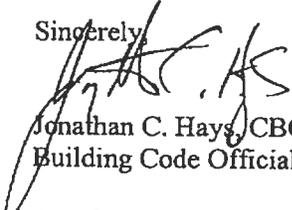
The results of the meeting were amended to limit the variance to the site plan as presented, individual sections were voted on separately and approved for:

- A rear yard of 24 feet in lieu of 30 feet required.
- Lot coverage of 40% in lieu of 35% maximum.
- Parking area setback of 1 foot in lieu of 5 feet minimum from a property line.

You are required to apply for a building permit for the approved project. A building permit application and 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 Board of Adjustment public notice posted on your property for the hearing. If you have any questions regarding this variance, please feel free to call me at (904) 247-6231.

Sincerely,


Jonathan C. Hays, CBO
Building Code Official

Attachments

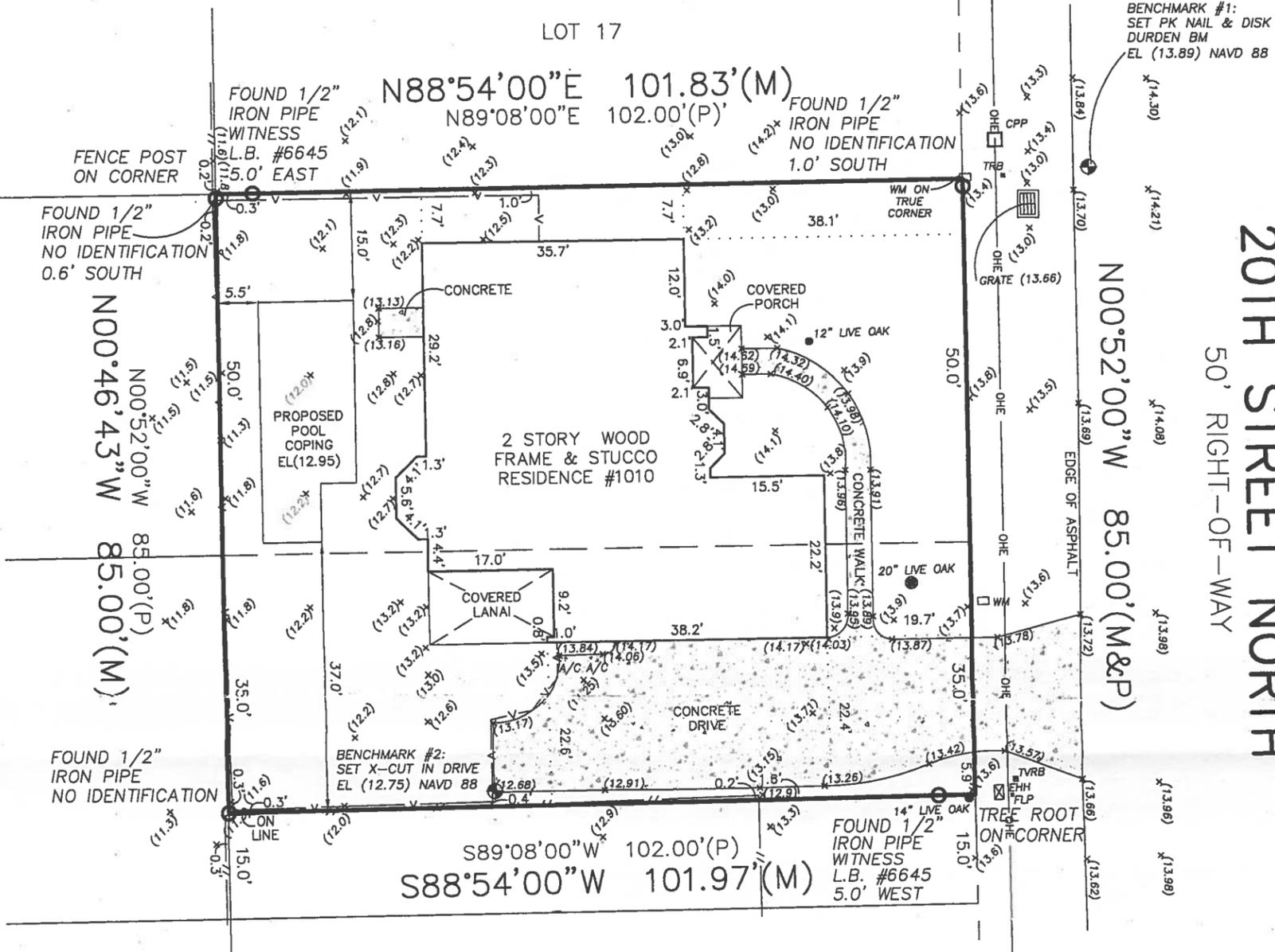
TROPOSED

MAP SHOWING SITE PLAN OF:

LOT 4 WITH THE NORTH 35 FEET OF LOT 5, BLOCK 82, SECTION A OF JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SYMBOL LEGEND:

- CPP DENOTES CONCRETE POWER POLE
- ⊕ F.F.E. DENOTES FINISHED FLOOR ELEVATION
- WM DENOTES WATER METER
- TRB DENOTES TELEPHONE RISER BOX
- ▣ TVRB DENOTES TELEVISION RISER BOX
- ▩ GRATE DENOTES STORM DRAINAGE GRATE
- ⊗ EHH DENOTES ELECTRIC HAND HOLE
- ⊠ FLP DENOTES FIBERGLASS LIGHT POLE
- OHE DENOTES OVERHEAD ELECTRIC



20TH STREET NORTH
 50' RIGHT-OF-WAY

85.00'(M&P)
 85.00'(P)

BENCHMARK #1:
 SET PK NAIL & DISK
 DURDEN BM
 EL (13.89) NAVD 88

BENCHMARK #2:
 SET X-CUT IN DRIVE
 EL (12.75) NAVD 88

EXISTING & PROPOSED IMPERVIOUS CALCULATIONS

LOT AREA = 8,661± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	2,303±
ENTRY	60±
PORCH/LANAI	169±
FLATWORK	1,410±

TOTAL IMPERVIOUS AREA = 3,942
 TOTAL DENSITY = 45.5%

RECEIVED
 20-100108
 JUL - 6 2020

PLANNING & DEVELOPMENT

NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0416-J, REVISED NOVEMBER 2, 2018
 BEARINGS BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST VIRGINIA AVENUE AS BEING: N 81°29'00" W
 ELEVATIONS SHOWN AS THUS (13.87) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
 TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND
 NO BUILDING RESTRICTION LINE BY PLAT
 N.T.S. DENOTES NOT TO SCALE
 --- DENOTES 6' WOOD FENCE EXCEPT AS NOTED
 -V- DENOTES 6' VINYL FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
 MELISSA CAPUTO

DURDEN
 SURVEYING AND MAPPING, INC.
 985 11TH AVENUE SOUTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822 FAX 853-6825
 LICENSED BUSINESS NO. 6696

SURVEYOR'S NOTE:
 THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify 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 5J17 Florida Administrative Code

Bruce Durdan Jr.
 FLORIDA REGISTERED SURVEYOR No. 470
 BRUCE DURDEN

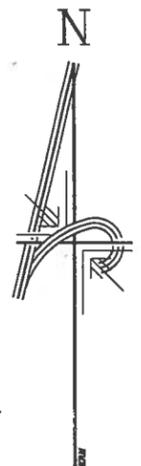
SIGNED: JUNE 15, 2020
 SCALE: 1" = 20'
 WORK ORDER NUMBER: 20237

B-9685

EXISTING

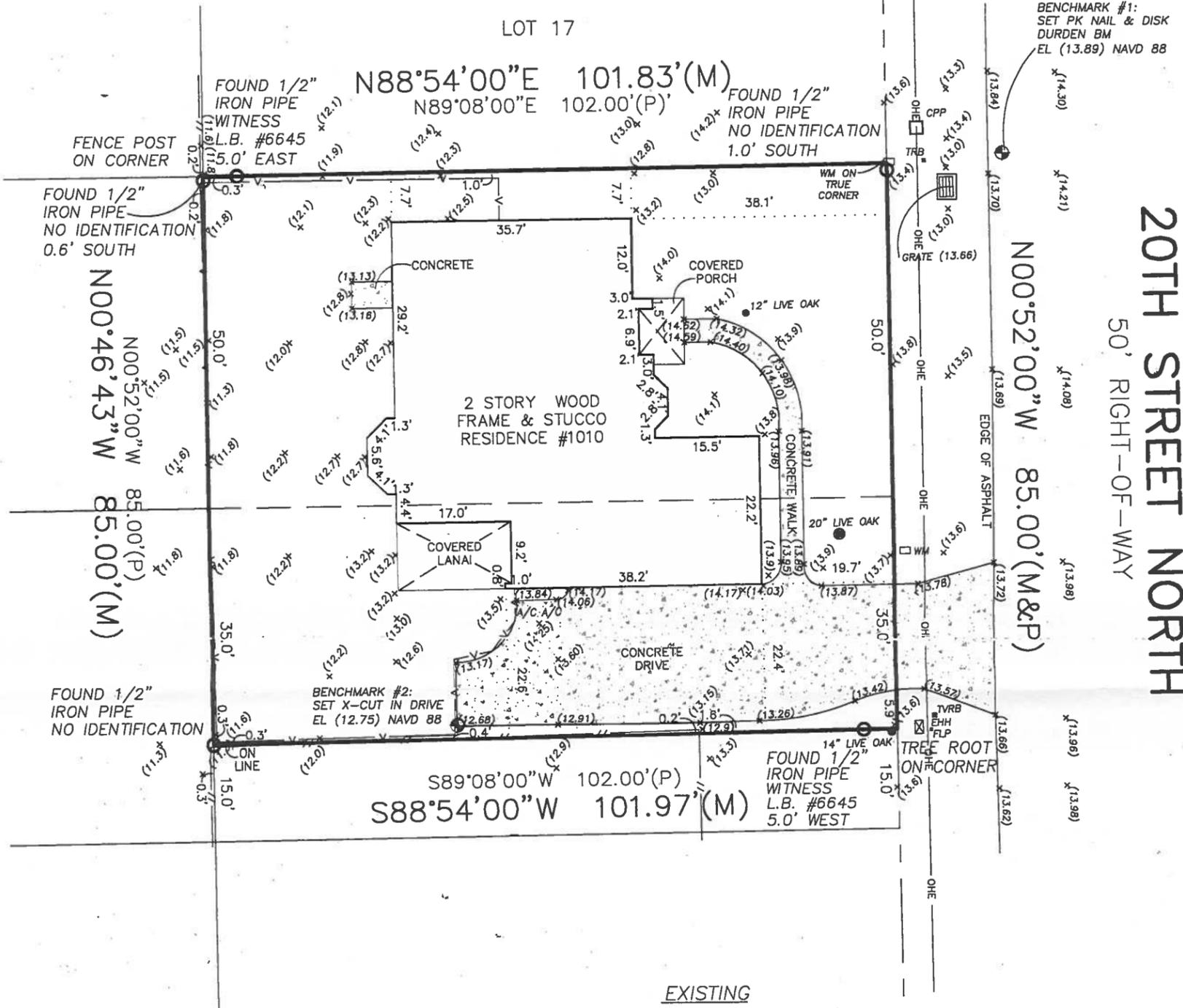
MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:

LOT 4 WITH THE NORTH 35 FEET OF LOT 5, BLOCK 82, SECTION A OF JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



SYMBOL LEGEND:

- CPP DENOTES CONCRETE POWER POLE
- ⊕ F.F.E. DENOTES FINISHED FLOOR ELEVATION
- ◻ WM DENOTES WATER METER
- TRB DENOTES TELEPHONE RISER BOX
- ▣ TVRB DENOTES TELEVISION RISER BOX
- ▤ GRATE DENOTES STORM DRAINAGE GRATE
- ⊗ EHH DENOTES ELECTRIC HAND HOLE
- ⊗ FLP DENOTES FIBERGLASS LIGHT POLE
- OHE DENOTES OVERHEAD ELECTRIC



NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0416-J, REVISED NOVEMBER 2, 2018
 BEARINGS BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST VIRGINIA AVENUE AS BEING N 81°29'00" W
 ELEVATIONS SHOWN AS THUS (13.87) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
 TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND
 NO BUILDING RESTRICTION LINE BY PLAT
 N.T.S. DENOTES NOT TO SCALE
 --- DENOTES 6' WOOD FENCE EXCEPT AS NOTED
 -v- DENOTES 6' VINYL FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXISTING
IMPERVIOUS CALCULATIONS
 LOT AREA = 8,661± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	2,303±
ENTRY	60±
PORCH/LANAI	169±
FLATWORK	1,410±

TOTAL IMPERVIOUS AREA = 3,942
 TOTAL DENSITY = 45.5%

RECEIVED
 20-100108
 JUL - 6 2020

PLANNING & DEVELOPMENT

CERTIFIED TO:
 MELISSA CAPUTO

DURDEN
 SURVEYING AND MAPPING, INC.
 985 11TH AVENUE SOUTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822 FAX 853-6825
 LICENSED BUSINESS NO. 6696

I hereby certify 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 5J17 Florida Administrative Code

Bruce Durdan Jr.
 FLORIDA REGISTERED SURVEYOR No. 470
 H. BRUCE DURDEN, JR.

SIGNED: JUNE 15, 2020
 SCALE: 1" = 20'
 WORK ORDER NUMBER: 20237

B-9684

SURVEYOR'S NOTE:
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