



Agenda

Board of Adjustment

Tuesday, July 20, 2021

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

John Moreland (Chairperson), Alexi Gonzalez (Vice-Chairperson), Francis Reddington, Jeff Truhlar
Alternates: Owen Curley, Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held July 6, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number(s):** **BOA#21-100087**
Applicant/Owner: Elizabeth A. Borders
Property Address: 2612 America Avenue
Parcel ID: 181076-1128
Legal Description: Lot 78, *Constitution Cove, Unit Two*
Current Zoning: RS-2
Motion to Consider: **A variance from Land Development Code Sections:** 34-337(e)(1)c.2, for a side yard setback of 3.5 feet in lieu of 5 feet minimum and total side yards of 11 feet in lieu of 15 feet required and 34-337(e)(1)g, for an accessory structure (wooden deck) setback of 1.2 feet in lieu of 5 feet minimum both to rectify existing non-conformities; 34-337(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required; and 34-337(e)(1)e, for lot coverage of 49.7% in lieu of 35% maximum to allow for construction of a new 480 square foot addition to an existing single family dwelling

Notes: _____

- b. **Case Number(s): BOA#21-100092**
Applicant: Alex Harden
Owner: Christian Allen
Property Address: 0 21st Avenue South
Parcel ID: 179379-0040
Legal Description: Lot 4, (except the westerly 5.00 feet thereof), Block L, *Permenters Replat of South Pablo or Atlantic Camp Grounds*
Current Zoning: RM-2
Motion to Consider: **A variance from Land Development Code Sections:** 34-338(e)(1)c.1, for a front yard setback of 15 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for corner side-yard setbacks of 4 feet (cantilevered floor or deck) and 6 feet (principal structure) in lieu of 10 feet minimum and total side yards of 9 feet in lieu of 15 feet required; 34-338(e)(1)c.3, for rear yard setbacks of 7 feet (cantilevered floor or deck) and 10 feet (principal structure) in lieu of 30 feet minimum; 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum; all to allow for construction of a new single-family dwelling on a vacant lot located in an RM-2 zoning district

Notes: _____

- c. **Case Number(s): BOA#21-100093**
Applicant/Owner: Bradley Cook
Property Address: 1703 Seabreeze Avenue
Parcel ID: 179771-1114
Legal Description: Lot 57, Block 15, *Seabreeze Woods Subdivision*
Current Zoning: RS-1
Motion to Consider: **A variance from Land Development Code Sections:** 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum to allow for construction of a new swimming pool and paver decking to an existing single-family dwelling

Notes: _____

- d. **Case Number(s):** BOA#21-100094 & 21-100097
Applicant/Owner: BCEL 10, LLC, Adam Rigel
Property Address: 0 4th Avenue North
Parcel ID: 174116-0005
Legal Description: Lot 10, Block 55, *Pablo Beach*
Current Zoning: RM-1
Motion to Consider: **A variance from Land Development Code Sections:** 34-339(e)(1)c.1, for front yard setbacks of 5 feet (cantilevered 2nd floor) and 14 feet (principal structure) in lieu of 20 feet minimum; and 34-339(e)(1)e, for lot coverage of 41.7% in lieu of 35% maximum to allow for construction of a new two-family dwelling

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, August 3, 2021. There are four scheduled cases.

ADJOURNMENT

NOTICE

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. Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Board. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it 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. Speakers will be called to address the Board when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Board of Adjustment - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Board and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. All comments received are public record.

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.

**Minutes of Board of Adjustment Meeting
held Tuesday, July 6, 2021, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson John Moreland called the meeting to order at 7:00 P.M.

ANNOUNCEMENT: None

ROLL CALL

Chairperson: John Moreland
Vice-Chairperson: Alexi Gonzalez
Board Members Francis Reddington Jeff Truhlar
Alternates: Owen Curley Dan Elmaleh

Senior Planner Christian Popoli and Staff Assistant Sheila Boman were also present.

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES:

It was moved by Ms. Gonzalez, seconded by Mr. Curley, and passed unanimously to approve the minutes for June 15, 2021.

CORRESPONDENCE: None

NEW BUSINESS:

A. **Case Number:** BOA#21-100079
Applicant/Owner: Samantha Murphy
Property Address: 605 10th Avenue North
Parcel ID: 174992-0000

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

Applicant: Samantha Murphy, 605 10th Avenue North, Jacksonville Beach, stated her hardship was a substandard sized lot.

Public Hearing:

Ms. Gonzalez advised a petition [on file] with 11 names of individuals in support of the variance was received.

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA#21-100079, based on the standards for a variance as outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Alexi Gonzalez, Francis Reddington, Jeff Truhlar, Owen Curley, and John Moreland

The motion was unanimously approved.

B. Case Number: **BOA#21-100081**
Applicant/Owner: Thomas and Robin Rice
Property Address: 725 12th Avenue South
Parcel ID: 176753-0150

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(2)c.2, for an interior side yard setback of zero feet in lieu of 10 feet minimum; 34-338(e)(2)c.3, for a rear yard setback of 18 feet in lieu of 30 feet minimum; and 34-338(e)(2)f, for 45% lot coverage in lieu of 35% maximum to rectify existing non-conformities resulting from a paver patio and pergola addition to an existing two-family dwelling.

Applicant: Thomas Frank Rice, 725 12th Avenue South, Jacksonville Beach, advised his hardship was a substandard lot. He further advised the contractor he hired to complete the patio and pergola addition did so without pulling the required permits.

Public Hearing:

The following did not wish to address the Board but was in support of the application:

- Katie Classey, 723 12th Avenue South, Jacksonville Beach

Ms. Gonzales read into the record an email [on file] in support of the application from the following individuals:

- Eric and Amanda Littles, 723 12th Avenue South, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued in regards to the status of the permit. Senior Planner Christian Popoli advised a building permit for the pergola and patio has now been submitted but was pending the Board's decision on the variance.

Motion: It was moved by Mr. Curley, seconded by Mr. Reddington, to approve BOA#21-100081 based on the standards for a variance as outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Alexi Gonzalez, Francis Reddington, Jeff Truhlar, Owen Curley, and John Moreland

The motion was unanimously approved.

C. Case Number: BOA#21-100083
Applicant: Catherine Vieira
Agent: White Ink Design, Dwayne White
Owner: Agnes Jazwinski
Property Address: 85 Oakwood Road
Parcel ID: 177862-0005

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for an easterly side yard setback of 8 feet 3 inches in lieu of 10 feet minimum and 34-336(e)(1)e, for 38% lot coverage in lieu of 35% maximum to allow for a sitting room addition to an existing single-family dwelling.

Applicant: Catherine Vieira, 85 Oakwood Road, Jacksonville Beach, stated her hardship was the lot's odd shape and overbuild of a previously permitted addition. Ms. Vieira advised to keep the requested lot coverage to only 38%, a shed was torn down, and part of the driveway would be removed once construction of the new addition was completed.

Public Hearing:

Ms. Gonzales read into record a letter [on file] from the following person who is in support of the application:

- Conor Cregan, 91 Oakwood Road, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: The Board agreed the lot was oddly shaped. They also agreed removal of the shed and part of the driveway would equal the amount of lot coverage requested for the new addition.

Motion: It was moved by Ms. Gonzales, seconded by Mr. Truhlar, to approve BOA# 21-100083 based on the Standards for a variance as outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Francis Reddington, Jeff Truhlar, Alexi Gonzalez, Owen Curley, and John Moreland

The motion was unanimously approved.

D. Case Number: BOA#21-100085
Applicant/Owner: Patrick E. Mulligan
Agent: Rick Johnston
Property Address: 533 10th Avenue North
Parcel ID: 174990-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)g, for the following accessory structure setbacks: existing paver patio and walkways situated 0 feet from the westerly property line and an existing shed situated 3 feet from the westerly property line and 4 feet from the rear property line all in lieu of 5 feet minimum and 34-336(e)(1)e, for 51% lot coverage in lieu of 35% maximum to rectify an existing non-conforming paver patio, walkway and storage shed and to construct a swimming pool for an existing single-family dwelling.

Agent: Rick Johnston, 3528 Ocean Drive South, Jacksonville Beach, advised the hardship was a substandard RS-1 lot. Mr. Reddington asked Mr. Johnston if he could work with 49% lot coverage as the Board has never granted 51% lot coverage. Mr. Johnston stated yes, he could.

Public Hearing:

Ms. Gonzales read into record a letter [on file] signed by 11 individuals in support of the application.

Mr. Moreland closed the public hearing.

Discussion: Conversation ensued regarding what type of pavers were used and how much they contributed to the current lot coverage. The Board also agreed 49% lot coverage was a reasonable request based on the size of the lot.

Motion: It was moved by Mr. Reddington, seconded by Ms. Gonzales to approve BOA#20-100085 for 49% lot coverage in lieu of 51% lot coverage, as outlined in Section 34-286 of the Land Development Code as special circumstances and conditions do not result from the actions of the applicant.

Roll Call Vote: Ayes – Jeff Truhlar, Alexi Gonzalez, Francis Reddington, Owen Curley
Nays – John Moreland

The motion was approved 4-1.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, July 20, 2021. There are four scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:40 P.M.

Submitted by: Sheila Boman
Staff Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

BOA# 21-100087 Staff Report
2612 America Avenue
Parcel ID: 181076-1128

Lot 78, Constitution Cove, Unit Two

Zoning: Residential, single-family: RS-2

Variances Requested: 34-337(e)(1)c.2, for a side yard setback of 3.5 feet in lieu of 5 feet minimum and total side yards of 11 feet in lieu of 15 feet required and 34-337(e)(1)g, for an accessory structure (wooden deck) setback of 1.2 feet in lieu of 5 feet minimum both to rectify existing non-conformities; 34-337(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required; and 34-337(e)(1)e, for lot coverage of 49.7% in lieu of 35% maximum to allow for construction of a new 480 square foot addition to an existing single-family dwelling

Project: The applicant is requesting relief from dimensional standards to construct a rear addition to an existing single-family home and to address existing non-conformities.

Existing Conditions: The subject property is an existing platted lot of records (circa 1976) located in the low density future land use category. The existing parcel was patted with a dimension of seventy-five (75) feet in width and one hundred (100) feet in depth. (7,500 square feet) Minimum dimensional standards within this zoning district include 7,500 square feet of area and a minimum width of ninety (75) feet. Maximum lot coverage for this zoning district is 35%.

Analysis: The current structure was built in 1976. The current lot coverage is at or above 50%, and was so at the time the owner purchased the property in 2013. The overall net lot coverage would drop to 49.7% with the removal of existing deck and paver as part of the construction of the new addition. The approval of this variance would not have an adverse impact on the surrounding properties. Adjacent uses are also single-family in nature.

Active Permits or Code Violations: None

Previous Development Orders: None

1. **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.**

Staff does find that the adjacent and surrounding properties have similar constraints and attributes

2. **Special circumstances and conditions do not result from the actions of the applicant.**

Staff does not find any conditions result from the actions of the applicant

3. **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.**

Staff finds the applicant will not receive special privileges

4. **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.**

Staff does find that there is a hardship. The current structure is a non-conforming structure based on setbacks and lot coverage.

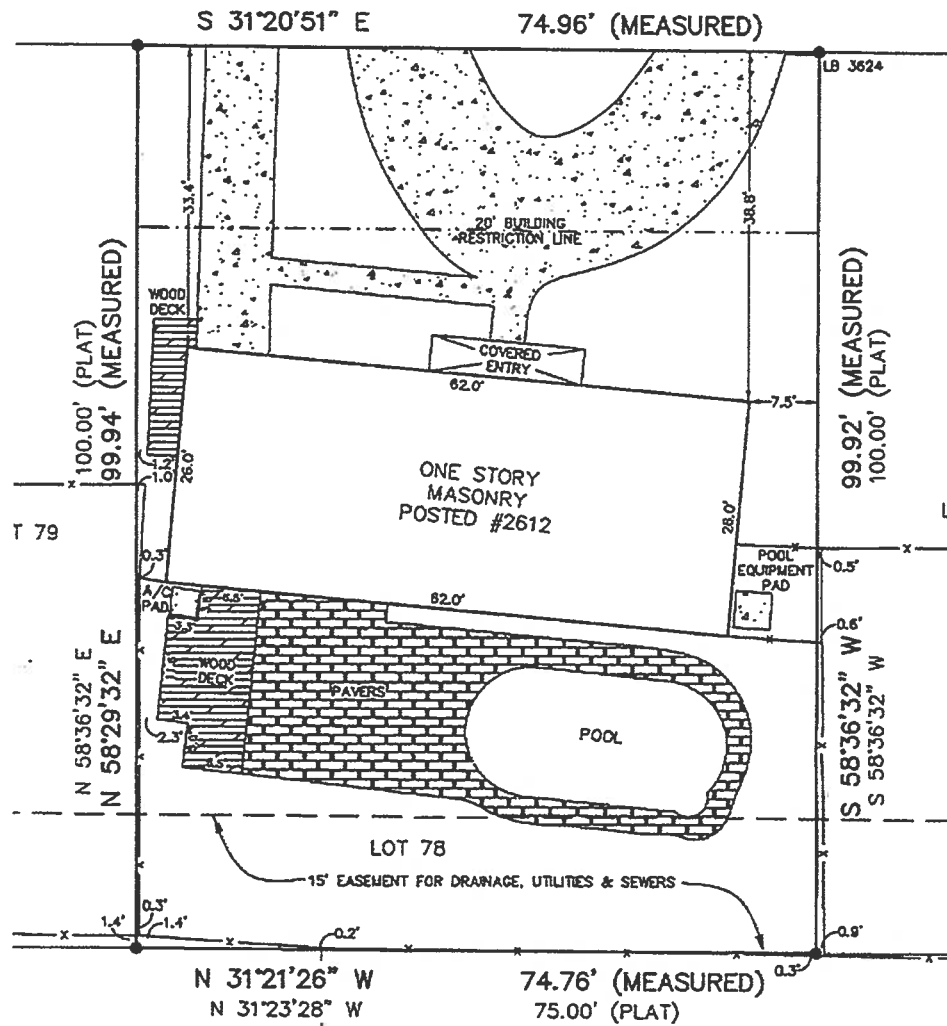
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary

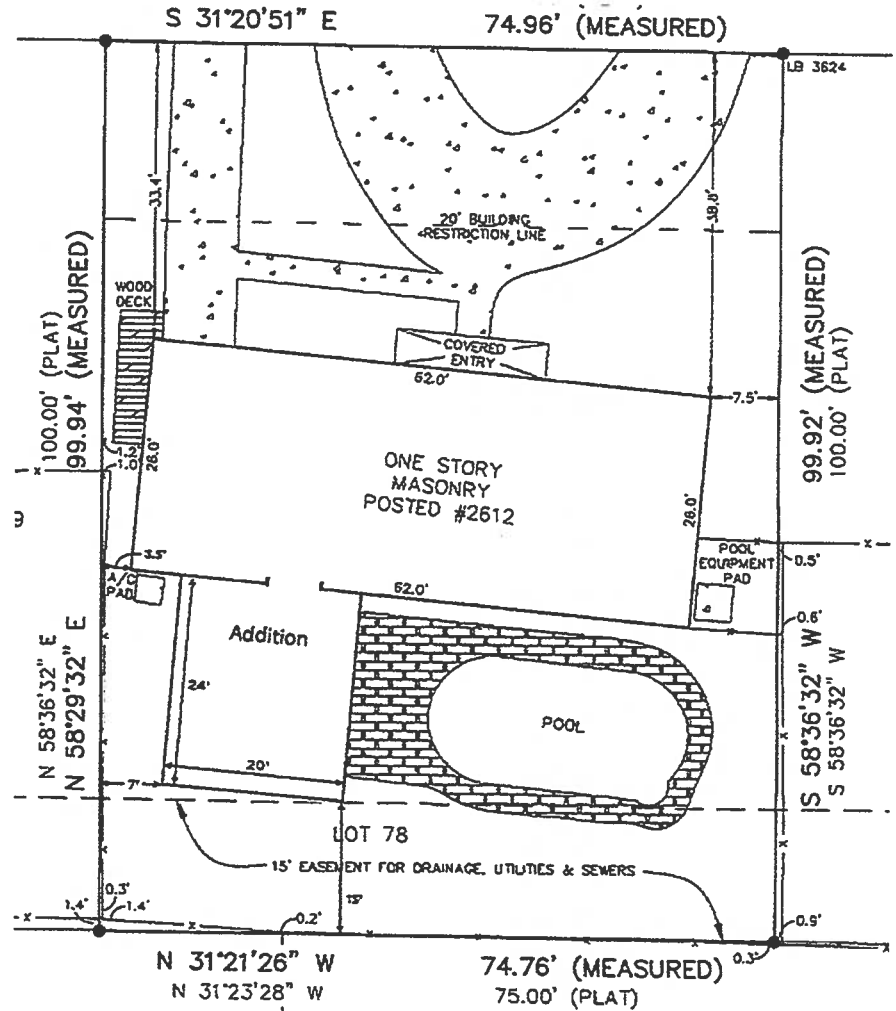
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan

Existing property survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-100087
HEARING DATE 7.20.21

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
11:12AM
MAY 25 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Elizabeth Anne Borders (married name) **Telephone:** (904) 651-8395
Mailing Address: 2612 America Ave. **E-Mail:** jamie@jborders.com
Jacksonville Beach, FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Elizabeth Anne Poore (maiden name) **Telephone:** (904) 651-8395
Mailing Address: 2612 America Ave. **E-Mail:** jamie@jborders.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: 2612 America Ave. / RE#: 181076-1128
Legal description of property (Attach copy of deed): 35-57 09-3S-29E, Constitution Cove Unit Two, Lot 78
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).
Back yard setback of 15ft. in lieu of 30 ft., lot coverage of 49.7% in lieu of 35% for construction of
attached addition. Additionally, side yard setback of 3.5 ft. in lieu of 7.5 ft., to bring nonconformities of
original build into compliance.

AFFIDAVIT

I, Elizabeth Anne Borders, 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.

Elizabeth Borders
APPLICANT SIGNATURE

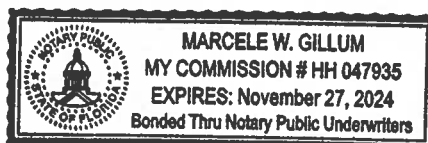
Elizabeth Anne Borders
PRINT APPLICANT NAME

5/25/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of May, 2021, by Elizabeth Anne Borders, who is personally known to me or produced _____ as identification.

Marcele W. Gillum
NOTARY PUBLIC SIGNATURE
Marcele W. Gillum
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

CODE SECTION (S):

34-337(e)(1)c.2, for a side yard setback of 3.5 feet in lieu of 5 feet minimum and total side yards of 11 feet in lieu of 15 feet required and 34-337(e)(1)g, for an accessory structure (wooden deck) setback of 1.2 feet in lieu of 5 feet minimum both to rectify existing non-conformities; 34-337(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required; and 34-337(e)(1)e, for lot coverage of 49.7% in lieu of 35% maximum to allow for construction of a new 480 square foot addition to an existing single family dwelling

RECEIVED

MAY 13 2021

PLANNING & DEVELOPMENT

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100087

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.

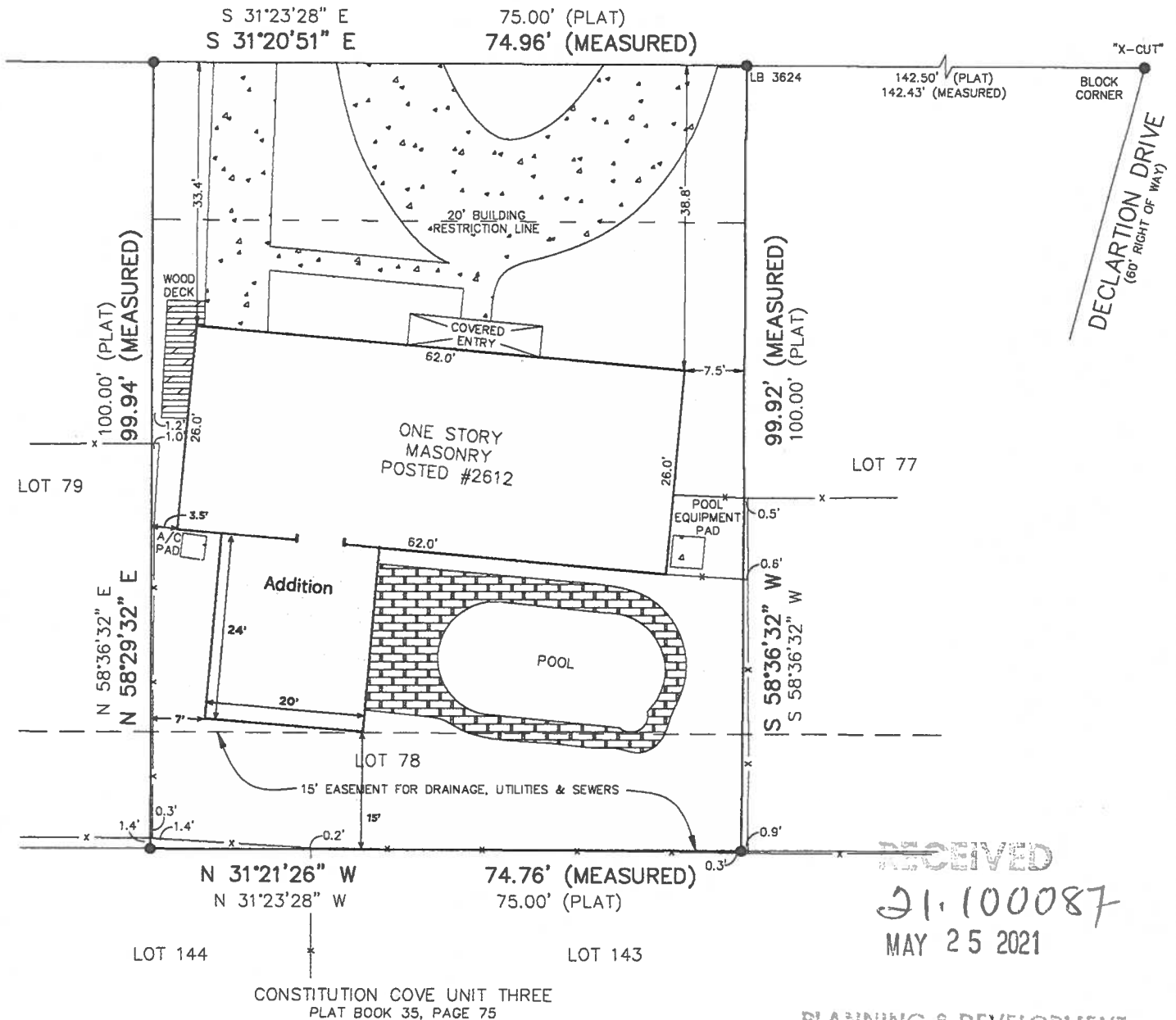
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Age of home and original dwelling being constructed at odd angle on lot renders existing side-yard setbacks out of compliance with current regulations. Lot is slightly substandard size to RS-2 requirements.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Side yard setbacks and current lot coverage of 50.3% were conditions present before applicant's purchase of the property. This proposed addition actually reduces current lot coverage by 0.6%.
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	Many larger homes, with higher lot coverages, and closer setbacks are present in the 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.	Yes	In 2020, both adults were forced from office to permanent, pandemic-forced work-from-home status— that and growing daughter has forced uncomfortable living conditions. Proposed addition will allow office space for maintaining employment. The currently over-compressed real estate market has proven prohibitive to larger home purchase.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The requested setbacks allow for a modest addition to the home, and is not in excess of the footprint required for the desired addition.
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 current single-family residential purposes of the land will remain fully intact, and all bordering/adjacent land-owners have been informed of the addition plans and variance needs, and are supportive of the request (see included documentation)

MAP SHOWING BOUNDARY SURVEY OF
LOT 78, CONSTITUTION COVE UNIT TWO, AS RECORDED IN PLAT BOOK 35,
PAGES 57 & 57-A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
ELIZABETH ANNE POORE

PROPOSED ADDITION

AMERICA AVENUE
(60' RIGHT OF WAY)



RECEIVED
21.100087
MAY 25 2021

PLANNING & DEVELOPMENT

LEGEND:

- x — = FENCE
- = 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

LOT AREA = 7480.41 SQUARE FEET
IMPERVIOUS AREA = 3763.49 SQUARE FEET
LOT COVERAGE = ~~50.3%~~

49.7%

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF S 58°36'32" W ALONG THE SOUTHEASTERLY 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 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
1-25-21	UPDATE SURVEY

JOB # 17762-A DATE OF FIELD SURVEY: 6-2-10

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 SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 460.027, FLORIDA STATUTES.

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

LAND SURVEYS

CONSTRUCTION SURVEYS

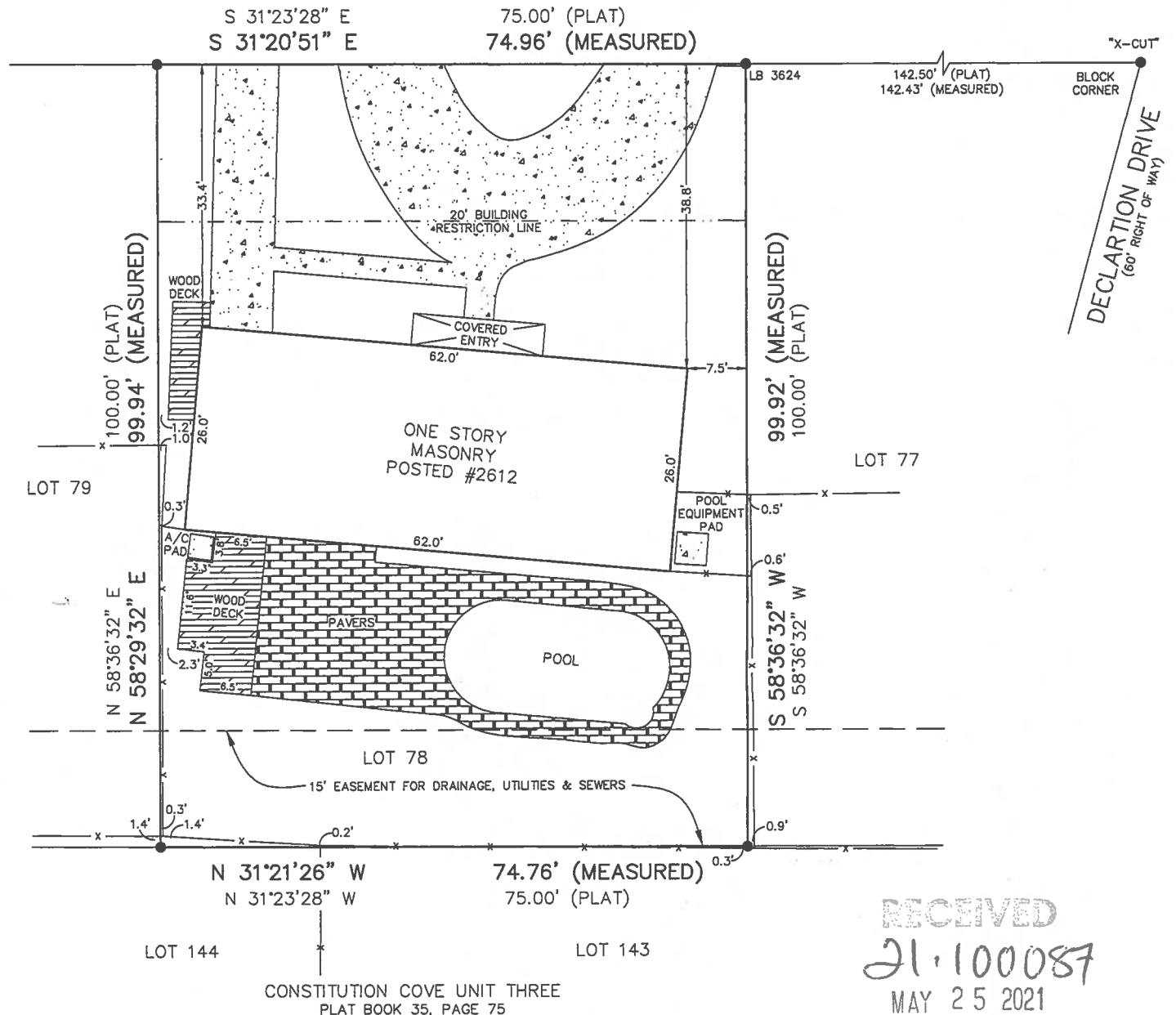
SUBDIVISIONS

MAP SHOWING BOUNDARY SURVEY OF

LOT 78, CONSTITUTION COVE UNIT TWO, AS RECORDED IN PLAT BOOK 35,
PAGES 57 & 57-A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
ELIZABETH ANNE POORE

AMERICA AVENUE
(60' RIGHT OF WAY)



RECEIVED
21-100087
MAY 25 2021

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

LOT AREA = 7480.41 SQUARE FEET
IMPERVIOUS AREA = 3763.49 SQUARE FEET
LOT COVERAGE = 50.3 %

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF S 58°36'32" W ALONG THE SOUTHEASTERLY 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 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
1-25-21	UPDATE SURVEY

JOB # 17762-A DATE OF FIELD SURVEY: 6-2-10

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 OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS' CHARTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 470.07, FLORIDA STATUTES.

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

LAND SURVEYS

O

CONSTRUCTION SURVEYS

SUBDIVISIONS

Existing Property

(Suggested for Inclusion by Christian Popoli)

RECEIVED

21.100087

MAY 25 2021

PLANNING & DEVELOPMENT

Existing deck construction rear:



Lot Coverage Breakdown by Surface (SF):

Existing home + covered entry:
1,679

Front concrete driveway + walkways:
1,123.2

Side Wood Deck:
54.2

Rear Wood Deck:
172.7

Pavers:
714.8

AC pad:
11.1

Pool Equip.
(on pavers, not concrete pad)
8.8

Total: 3,763.8
(50.3% coverage)

Existing deck construction front/north side:



Northside

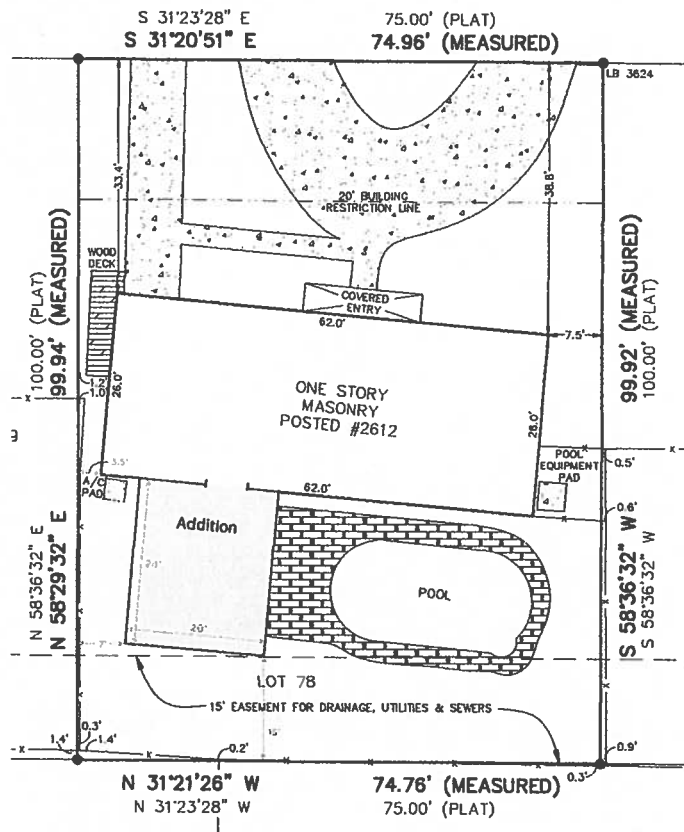
Donald Gunnerson
2610 America Ave.
Jacksonville Beach, FL 32250

RECEIVED
21-100087
MAY 25 2021

PLANNING & DEVELOPMENT

VARIANCE DATA

Back yard setback of 15ft. in lieu of 30 ft., lot coverage of 49.7% in lieu of 35% for construction of attached addition. Additionally, side yard setback of 3.5 ft. in lieu of 7.5 ft., to bring nonconformities of original build into compliance.



Jacksonville Beach Board of Adjustments:

As the adjacent landowner to the north, where the sideyard setback of 3.5' is being requested:
I am aware of Jamison & Elizabeth Borders plans to construct an addition to their home located
at 2612 America Ave., and support their application for variance as outlined above.

Thank You,

Donald Gunnerson

Owner: 2610 America Ave.

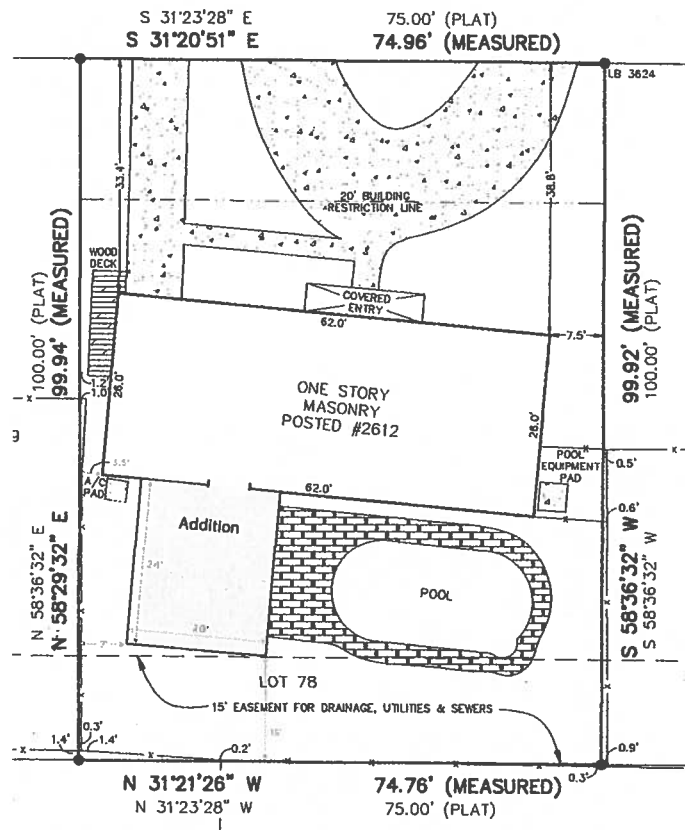
Lucas Crespi
2700 America Ave.
Jacksonville Beach, FL 32250

RECEIVED
21-100087
MAY 25 2021

PLANNING & DEVELOPMENT

VARIANCE DATA

Back yard setback of 15ft. in lieu of 30 ft., lot coverage of 49.7% in lieu of 35% for construction of attached addition. Additionally, side yard setback of 3.5 ft. in lieu of 7.5 ft., to bring nonconformities of original build into compliance.



Jacksonville Beach Board of Adjustments:

As the adjacent neighbor to the south: I am aware of Jamison & Elizabeth Borders plans to construct an addition to their home located at 2612 America Ave., and support their application for variance as outlined above.

Thank You,

Lucas Crespi
Owner: 2700 America Ave.

Gary Walker
2607 Independence Dr.
Jacksonville Beach, FL 32250

RECEIVED

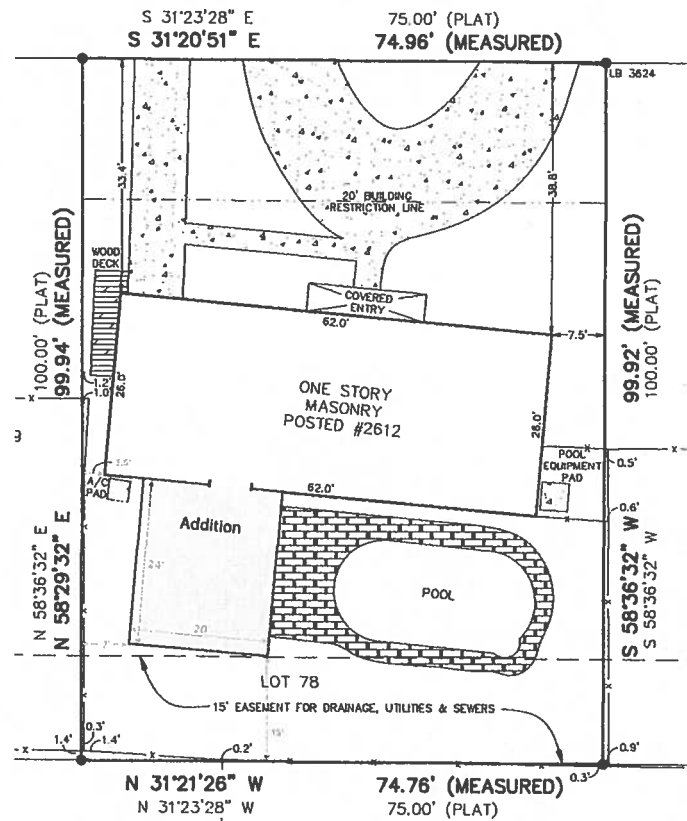
21.100087

MAY 25 2021

PLANNING & DEVELOPMENT

VARIANCE DATA

Back yard setback of 15ft. in lieu of 30 ft., lot coverage of 49.7% in lieu of 35% for construction of attached addition. Additionally, side yard setback of 3.5 ft. in lieu of 7.5 ft., to bring nonconformities of original build into compliance.



Jacksonville Beach Board of Adjustments:

As one of the adjacent landowners to the west, where the request is being made for the 15' setback: I am aware of Jamison & Elizabeth Borders plans to construct an addition to their home located at 2612 America Ave., and support their application for variance as outlined above.

Thank You,

Gary Walker and M. Oster-Walker

Gary Walker
Owner: 2607 Independence Dr.

Lorraine McKee
2605 Independence Dr.
Jacksonville Beach, FL 32250

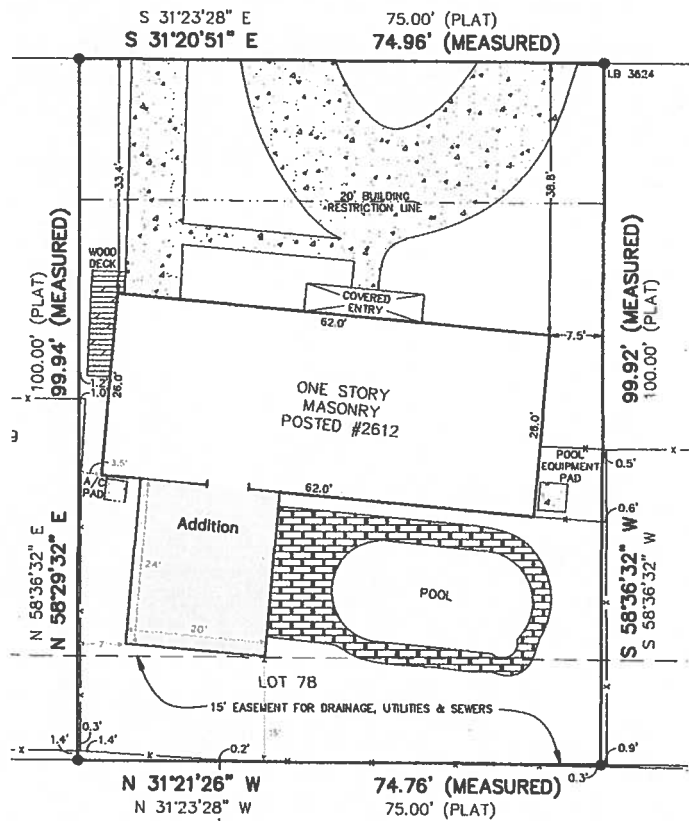
RECEIVED

21-100087
MAY 25 2021

PLANNING & DEVELOPMENT

VARIANCE DATA

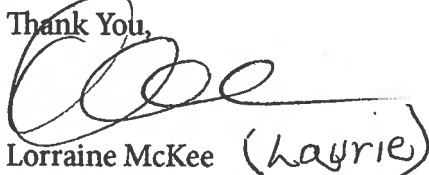
Back yard setback of 15ft. in lieu of 30 ft., lot coverage of 49.7% in lieu of 35% for construction of attached addition. Additionally, side yard setback of 3.5 ft. in lieu of 7.5 ft., to bring nonconformities of original build into compliance.



Jacksonville Beach Board of Adjustments:

As one of the adjacent landowners to the west, where the request is being made for the 15' setback: I am aware of Jamison & Elizabeth Borders plans to construct an addition to their home located at 2612 America Ave., and support their application for variance as outlined above.

Thank You,


Lorraine McKee (Layrie)
Owner: 2605 Independence Dr.

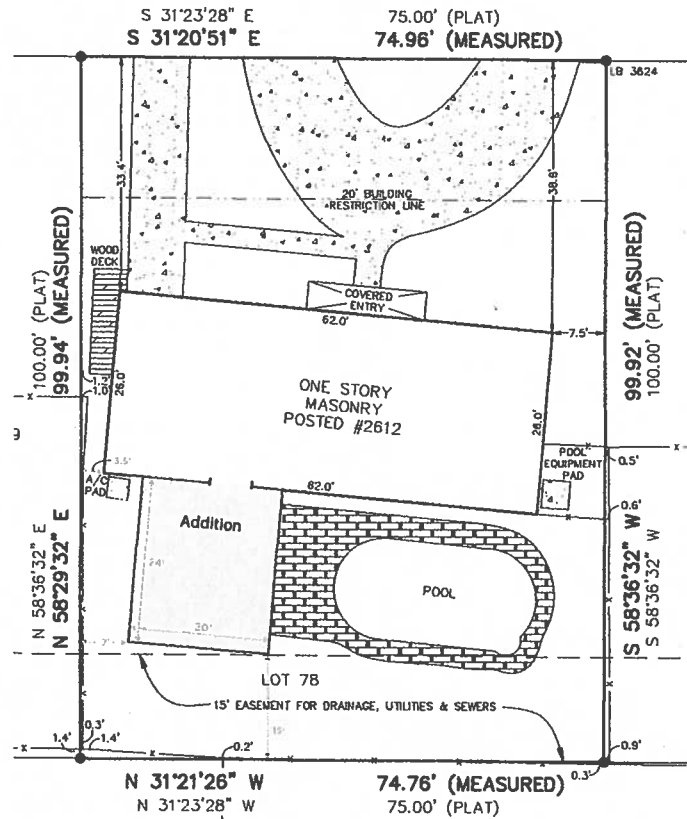
Andrew Clauss
2702 America Ave.
Jacksonville Beach, FL 32250

RECEIVED
21-100087
MAY 25 2021

PLANNING & DEVELOPMENT

VARIANCE DATA

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Jacksonville Beach Board of Adjustments:

I am aware of Jamison & Elizabeth Borders plans to construct an addition to their home located at 2612 America Ave., and support their application for variance as outlined above.

Thank You,


Andrew Clauss

Owner: 2702 America Ave.

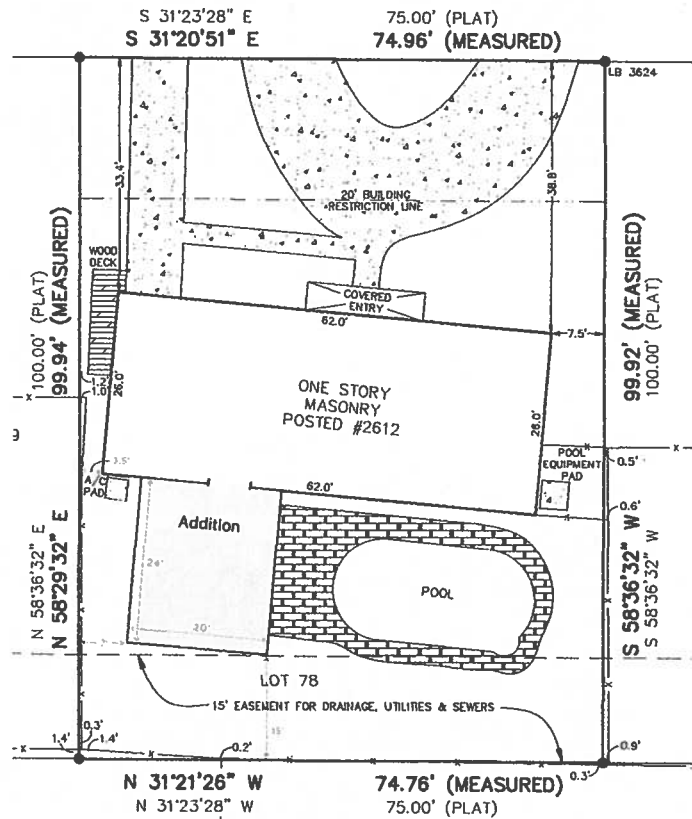
Diane Fields
2607 America Ave.
Jacksonville Beach, FL 32250

RECEIVED
51-100087
MAY 25 2021

PLANNING & DEVELOPMENT

VARIANCE DATA

Back yard setback of 15ft. in lieu of 30 ft., lot coverage of 49.7% in lieu of 35% for construction of attached addition. Additionally, side yard setback of 3.5 ft. in lieu of 7.5 ft., to bring nonconformities of original build into compliance.



Jacksonville Beach Board of Adjustments:

I am aware of Jamison & Elizabeth Borders plans to construct an addition to their home located at 2612 America Ave., and support their application for variance as outlined above.

Thank You,

Diane Fields

Owner: 2607 America Ave.

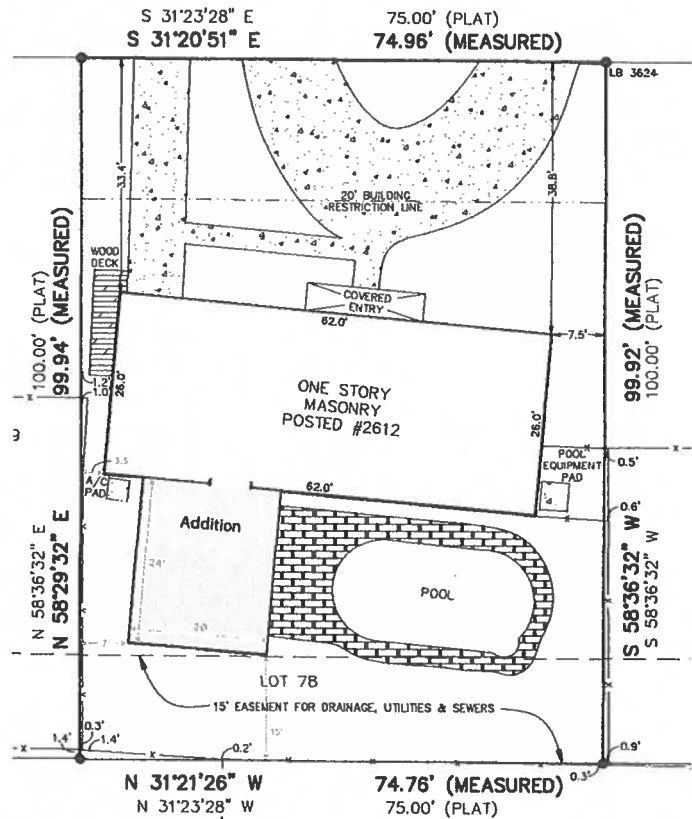
Alice Johnson
2608 America Ave.
Jacksonville Beach, FL 32250

RECEIVED
21-100087
MAY 25 2021

PLANNING & DEVELOPMENT

VARIANCE DATA

Back yard setback of 15ft. in lieu of 30 ft., lot coverage of 49.7% in lieu of 35% for construction of attached addition. Additionally, side yard setback of 3.5 ft. in lieu of 7.5 ft., to bring nonconformities of original build into compliance.



Jacksonville Beach Board of Adjustments:

I am aware of Jamison & Elizabeth Borders plans to construct an addition to their home located at 2612 America Ave., and support their application for variance as outlined above.

Thank You,
Alice Johnson

Alice Johnson
Owner: 2608 America Ave.

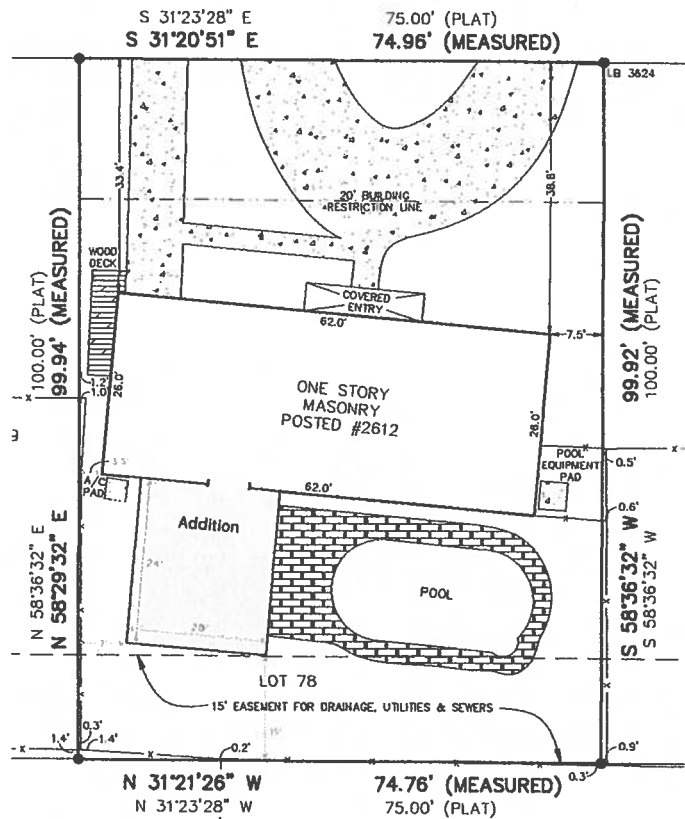
Michael Stuart
2611 America Ave.
Jacksonville Beach, FL 32250

RECEIVED
21-100087
MAY 25 2021

PLANNING & DEVELOPMENT

VARIANCE DATA

Back yard setback of 15ft. in lieu of 30 ft., lot coverage of 49.7% in lieu of 35% for construction of attached addition. Additionally, side yard setback of 3.5 ft. in lieu of 7.5 ft., to bring nonconformities of original build into compliance.



Jacksonville Beach Board of Adjustments:

I am aware of Jamison & Elizabeth Borders plans to construct an addition to their home located at 2612 America Ave., and support their application for variance as outlined above.

Thank You,

Michael Stuart
Owner: 2611 America Ave.

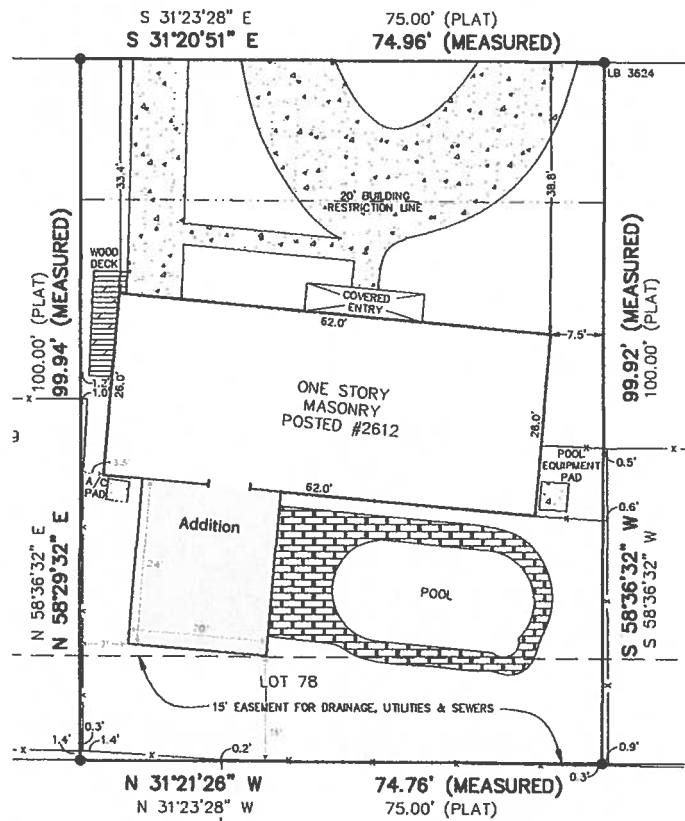
William and Lana Carlson
2517 Independence Dr.
Jacksonville Beach, FL 32250

RECEIVED
21-100087
MAY 25 2021

PLANNING & DEVELOPMENT

VARIANCE DATA

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Jacksonville Beach Board of Adjustments:

I am aware of Jamison & Elizabeth Borders plans to construct an addition to their home located at 2612 America Ave., and support their application for variance as outlined above.

Thank You,

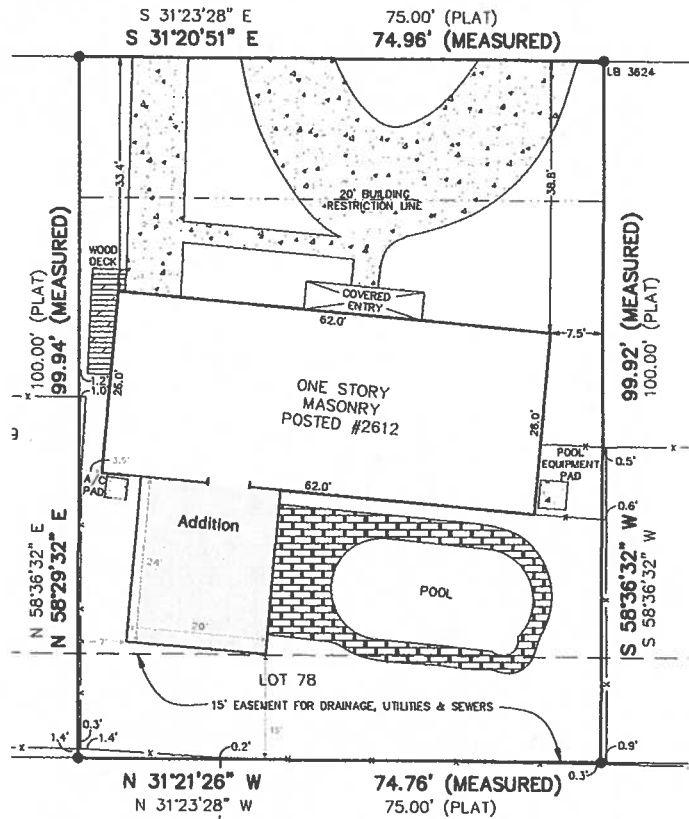
William and Lana Carlson
Owner: 2517 Independence Dr.

RECEIVED
21-100087
MAY 25 2021

PLANNING & DEVELOPMENT

VARIANCE DATA

Back yard setback of 15ft. in lieu of 30 ft., lot coverage of 49.7% in lieu of 35% for construction of attached addition. Additionally, side yard setback of 3.5 ft. in lieu of 7.5 ft., to bring nonconformities of original build into compliance.



Jacksonville Beach Board of Adjustments:

I am aware of Jamison & Elizabeth Borders plans to construct an addition to their home located at 2612 America Ave., and support their application for variance as outlined above.

Thank You,

Alexander Stout

Owner: 2510 Independence Dr.

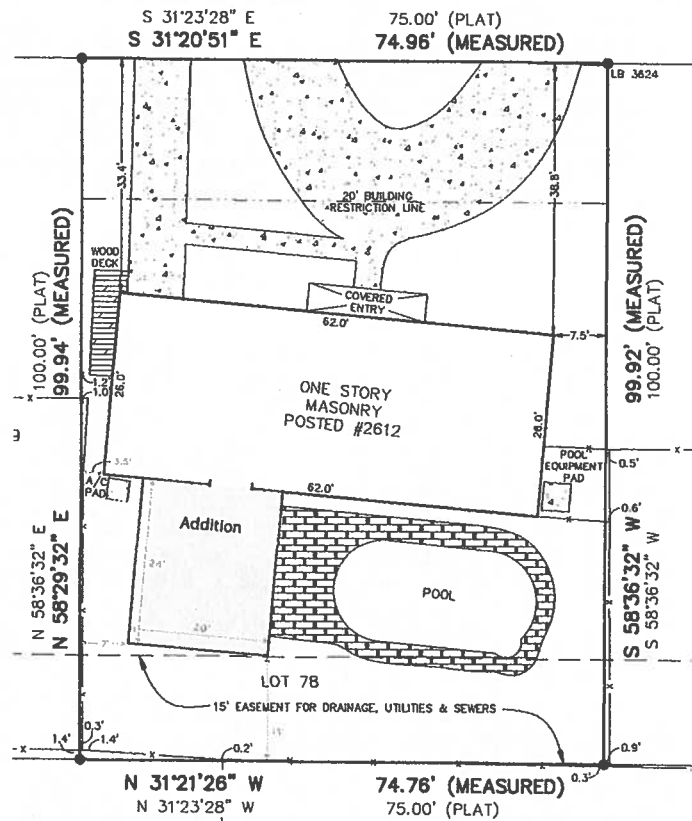
Ian Sneed
2504 America Ave.
Jacksonville Beach, FL 32250

RECEIVED
21-100087
MAY 25 2021

PLANNING & DEVELOPMENT

VARIANCE DATA

Back yard setback of 15ft. in lieu of 30 ft., lot coverage of 49.7% in lieu of 35% for construction of attached addition. Additionally, side yard setback of 3.5 ft. in lieu of 7.5 ft., to bring nonconformities of original build into compliance.



Jacksonville Beach Board of Adjustments:

I am aware of Jamison & Elizabeth Borders plans to construct an addition to their home located at 2612 America Ave., and support their application for variance as outlined above.

Thank You,

Ian Sneed
Owner: 2504 America Ave.

BOA#21-100092 Staff Report

0 21st Ave. South

Parcel ID: 179379-0040

Lot 4 (excepting the westerly 5 feet) block L,
Permenters Replat of Atlantic Campgrounds

Zoning: Residential, multi-family: RM-2 (RS-3 Standards)

Variances Requested: Section(s): 34-338(e)(1)c.1, for a front yard setback of 15 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for corner side-yard setbacks of 4 feet (cantilevered floor or deck) and 6 feet (principal structure) in lieu of 10 feet minimum and total side yards of 9 feet in lieu of 15 feet required; 34-338(e)(1)c.3, for rear yard setbacks of 7 feet (cantilevered floor or deck) and 10 feet (principal structure) in lieu of 30 feet minimum; 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum

Project: The applicant is requesting relief from dimensional standards to construct a new single family home on a substandard lot in the RM-2 Zoning District

Existing Conditions: The subject property is a substandard lot of records (circa 1925) located in the medium density land use category. It is sixty-five (65) feet deep and forty (40) feet in width, measuring twenty-six hundred (2,600) square feet in area. The lot is a corner lot, located on the corner of south 21st Avenue and south 1st street. Minimum dimensional standards within this zoning district include six thousand (6,000) square feet of area and a minimum width of sixty (60) feet. Minimum front yard setback of twenty (20) feet, minimum side yard setback no less than five (5) feet, minimum rear yard of thirty (30) feet and a maximum lot coverage for this zoning district is 35%.

Analysis: The current lot dimensions are 5 feet shallower than the originally platted lot due to right of way acquisition, leaving an already dimensionally substandard lot even less compliant with regards to lot size and area. Additionally the lot's size limitations make meeting the required setbacks more difficult, especially while meeting the minimum single family home square footage requirements. The approval of this variance would not have an adverse impact on the surrounding properties. Adjacent uses are also single-family in nature.

Active Permits or Code Violations: N/A

Previous Development Orders: BOA# 89-100026, withdrawn.

Board of Adjustment July 20, 2021 – Staff Report

1. **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.**

Staff finds that this parcel is similar to other parcels in the RS-3 zoning district as well as the immediate area

2. **Special circumstances and conditions do not result from the actions of the applicant.**

Staff does not find the conditions result from the actions of the applicant.

3. **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.**

Staff finds the applicant will not receive special privileges

4. **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.**

Staff does find that there is currently a hardship based on the substandard lot size and dimensions

5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary

6. **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.**

Staff does find this will be consistent with the Comprehensive Plan



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: Alex Harden **Telephone:** (904) 859-2257
Mailing Address: 1431 Riverplace Blvd #901 **E-Mail:** alexanderhdb@gmail.com
Jacksonville, FL 32207
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Christian Allen **Telephone:** (904) 551-2540
Mailing Address: 1611 Atlantic Blvd, Jacksonville, FL 32207 **E-Mail:** aallen@cornerlotdevelopment.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: 179379-0040, 0 21st Ave. s., Jacksonville Beach, Florida

Legal description of property (Attach copy of deed): See Attached

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

Front yard of 15 ft in lieu of 20 ft. Southerly side yard of 6 ft in lieu of 10 ft (Total side yard of 11 in lieu of 15). Rear yard of 7 ft in lieu of 30 ft. Maximum lot coverage of 50.6% in lieu of 35%.

AFFIDAVIT

I, Alex Harden, 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.

Alex Harden
APPLICANT SIGNATURE

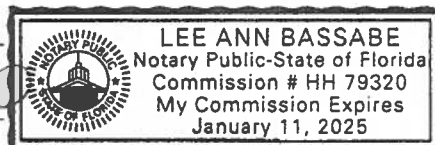
Alex Harden
PRINT APPLICANT NAME

6/15/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of June, 2021, by Alexander B Harden, who is personally known to me or produced Florida Drivers License as identification.

Lee Ann Bassabe
NOTARY PUBLIC SIGNATURE
Lee Ann Bassabe
PRINT NOTARY NAME



JUN 15 2021

PLANNING & DEVELOPMENT
(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2

FLOOD ZONE: X

CODE SECTION (S):
34-338(e)(1)c.1, for a front yard setback of 15 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for corner side-yard setbacks of 4 feet (cantilevered floor or deck) and 6 feet (principal structure) in lieu of 10 feet minimum and total side yards of 9 feet in lieu of 15 feet required; 34-338(e)(1)c.3, for rear yard setbacks of 7 feet (cantilevered floor or deck) and 10 feet (principal structure) in lieu of 30 feet minimum; 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum; all to allow for construction of a new single-family dwelling on a vacant lot located in an RM-2 zoning district

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100092

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.

JUN - 4 2021

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 parcel of land is sub-standard. The minimum lot area for a single-family home in RM-2 (RS-3) is 6,000 sqft, with a min. lot width of 60 ft. The lot at issue is 2,600 sqft and has a width of 40 feet. This lot was platted in 1925. The same development on a lot meeting the requirements would have a lot coverage of 19%.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The lot is a plotted lot of record (Plat book 9, page 44) and does not meet the minimum lot area of any permitted use in the district.
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 developments in the vicinity, also RM-2, required variances to be build due to similar platted lot sizes.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Literal application of the required setbacks for a single-family home would restrict the building footprint to 300 sqft. Literal application of the required lot coverage would limit the site to 840 sqft. The surrounding homes in this area have the same size parcels but are built with smaller setbacks and greater lot coverages.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Granting the requested variances will allow the site to be developed compatibly with other single family homes in the areas and permits the reasonable use of the parcel.
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 the requested variances will allow the site to be developed consistently with other houses in the area and with further the purposes, goals, objectives, and policies of the comprehensive plan. (E.g. 1.4.1, 1.4.3)

Requested Variances – 0 21st Ave. S. – 179379-0040

- Front yard setback of 15 feet in lieu of 20 feet required.
- Southerly (corner) Side yard setback of 6 feet in lieu of 10 feet required. Total side yard setback of 11 feet in lieu of 15 feet required.
- Rear yard setback of 7 feet in Lieu of 30 feet required.
- Maximum lot coverage of 49.4% in lieu of 35% required.

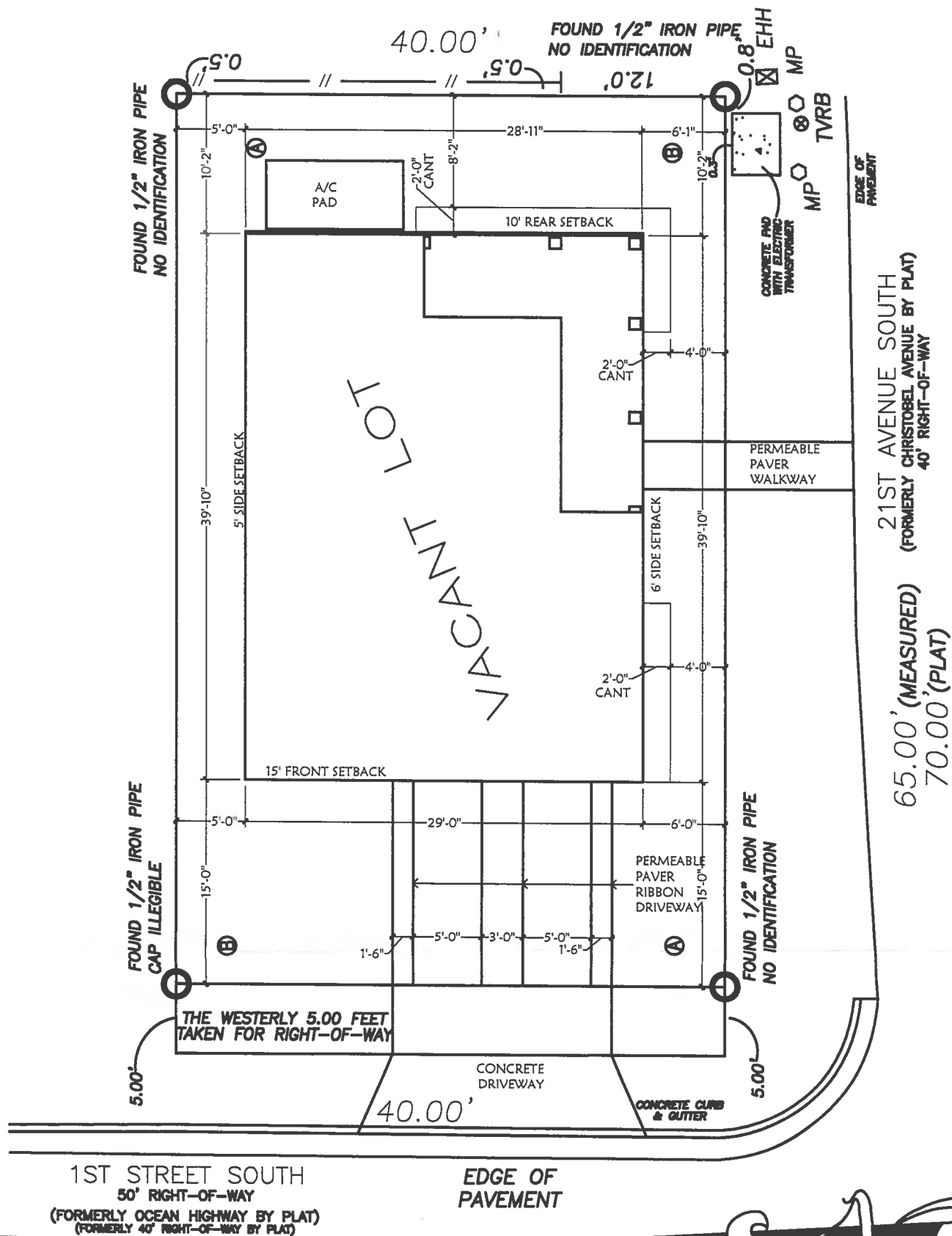
RECEIVED

21-100092

JUN - 4 2021

PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF:
LOT 4, (EXCEPT THE WESTERLY 5.00 FEET THEREOF), BLOCK L, PERMENTERS
REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, AS RECORDED IN PLAT
BOOK 9, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



ANGLE TABLE
A = 90°03'30"
B = 89°56'30"

BUILDING STBACK IS
MEASURED TO THE WALLS

DRIVEWAYS & WALKWAYS SHOWN FOR
ILLUSTRATION PURPOSES ONLY. REFER TO
CONTRACT & ITEMIZATIONS FOR ACTUAL
SQUARE FOOTAGE.

NOTE:
A SILT FENCE WILL BE INSTALLED
ON PROPERTY LINES TO PREVENT
SILT INTRUSION DURING CONSTRUCTION

FLOOD ZONE : _____

FFE = ____ (NGVD 1929)

DRAINAGE TYPE: _____

_____ = PROPOSED FINISH GRADE

Square Footages			
	PERVIOUS	IMPERVIOUS	N/A
HOUSE ON GRADE		1,155	
CANTILEVERED BALCONIES		51	
PERMEABLE PAVERS (DRIVEWAY ON LOT)			90
DRIVEWAY ON R/W *			213
PERMEABLE PAVERS (WALKWAY)			46
PADS		32	
PERCENTAGE	52.4%	47.6%	
LOT	2,600	1,362	1,238

A MINIMUM SLOPE OF 1%
SHALL BE PROVIDED AWAY
FROM THE MAIN STRUCTURE
PER LAND DEVELOPMENT
CODE 6.04.06H

DRIVEWAY FLARES TO BE A
MINIMUM OF 5' PER LAND
DEVELOPMENT CODE 6.04.06H

* this figure is an estimate based upon the approximate location of the curb

RECEIVED
21-100092
JUL - 1 2021

PLANNING & DEVELOPMENT

NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" BY FLOOD MAP
REVISED NOVEMBER 2, 2010, COMMUNITY PANEL NO. 120078
0002 D

ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD
MEASURED AND POSSESSED

NO BUILDING RESTRICTION LINE BY PLAT

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK L

EHH DENOTES ELECTRIC HAND HOLE

MP DENOTES METAL BOLLARD POST

TWRB DENOTES TELEVISION RISER BOX

--- DENOTES 4' WOOD 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.

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
61g17 Florida Administration Code

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

SIGNED MAY 9, 2019
SCALE: 1" = 10'
WORK ORDER NUMBER: 19279

B-9482

BOA# 21-100093 Staff Report

1703 Seabreeze Avenue

Parcel ID: 179771-1114

Lot 57, Seabreeze Woods Subdivision.

Zoning: Residential, Single Family: RS-1

Variances Requested: Section(s): 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum

Project: The request for variance is to allow for the construction of a new swimming pool and paver decking addition to an existing single-family dwelling

Existing Conditions: The property is a conforming historic lot of record (circa 1974) located in the low density future land use category. Originally platted at ninety (90) feet in width and one-hundred & eighteen (118) feet deep. The existing house was built in 1975, and meets all the required yard setbacks. Current lot coverage is 37%, which includes the house and attached brick patio. Minimum dimensional standards within this zoning district include ten-thousand (10,000) square feet of area and a minimum width of ninety (90) feet. Maximum lot coverage for this zoning district is 35%

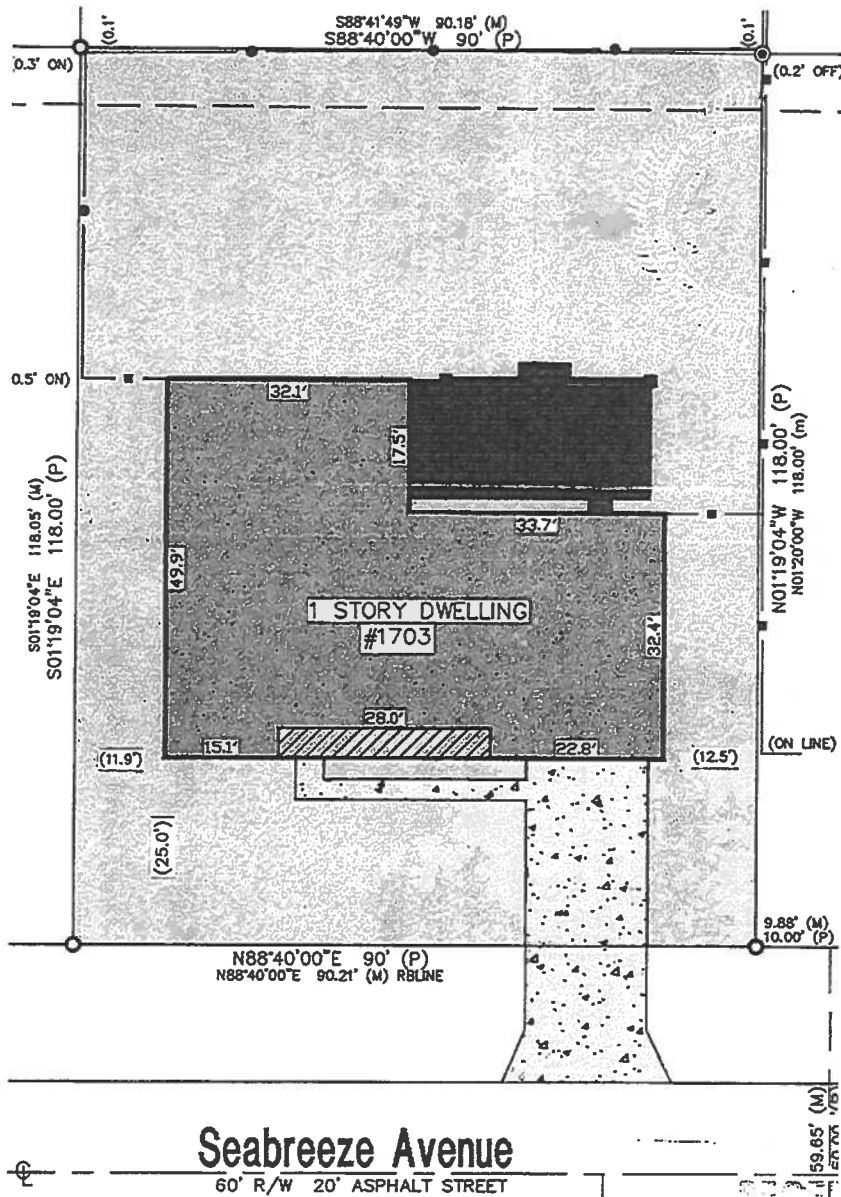
Analysis: The current structure was built in 1975, and aside from the lot coverage, currently meets all required setbacks. The current homeowner purchased the house in 2016. The lot is not substandard, and the structure is currently over lot coverage by 2%, most likely because of the brick patio on the rear. Overall proposed lot coverage will be an increase of 8% with the replacement of the existing patio and the construction of the new patio and pool / pool deck. The approval of this variance would not have an adverse impact on the surrounding properties. Adjacent uses are also single-family in nature.

Active Permits or Code Violations: None

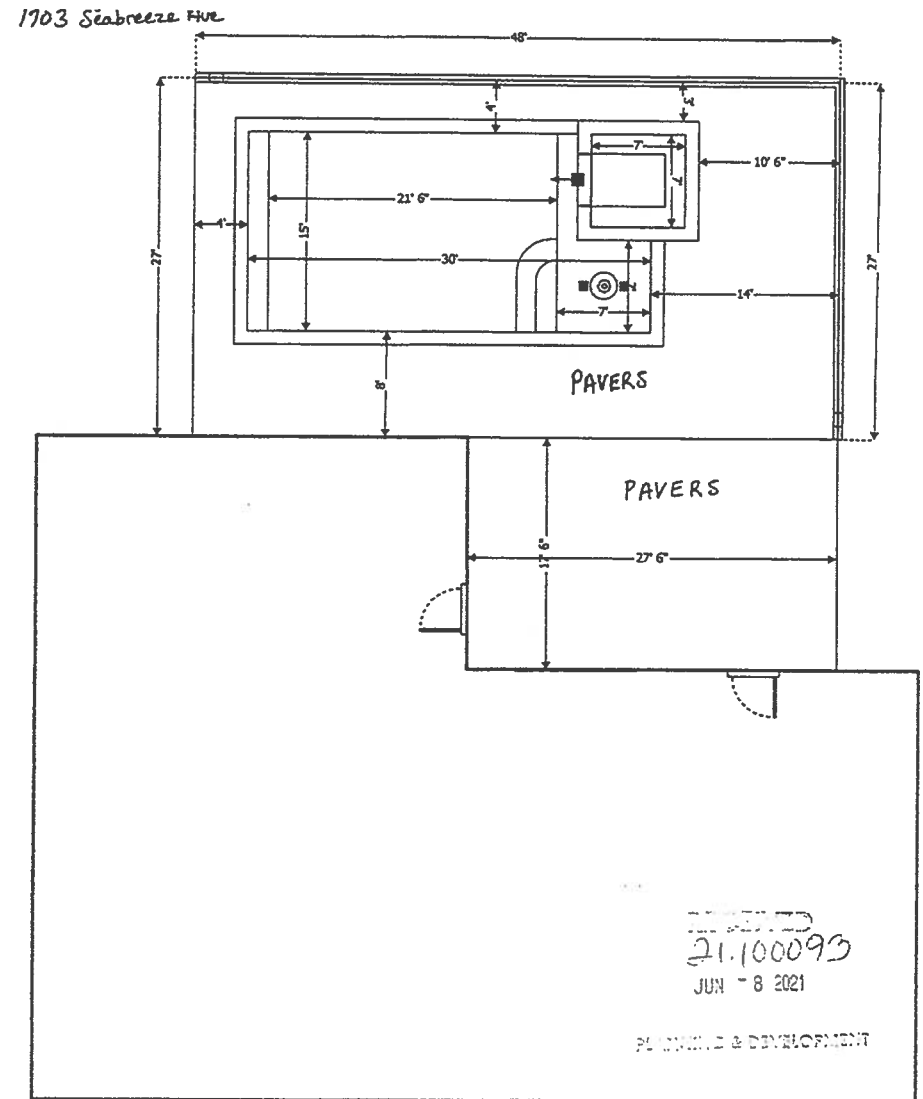
Previous Development Orders: None

1. 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. Staff <u>finds</u> that this parcel is similar to other parcels in the RS-1 zoning district as well as the immediate area.
2. Special circumstances and conditions do not result from the actions of the applicant. Staff <u>does not</u> find the conditions result from the actions of the applicant.
3. 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. Staff finds the applicant <u>will</u> receive special privileges.
4. 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. Staff <u>does not find</u> that there is currently a hardship as the lot meets the dimensional standards for the zoning district, and existing home's location on the lot, as well as the existing lot width and lot coverage.
5. Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. Staff <u>does find</u> this will be the minimum variance necessary
6. 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. Staff <u>does find</u> this will be consistent with the Comprehensive Plan

Existing property survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA NO. 21-100093
HEARING DATE 7-20-21

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 11x17" 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

09:40

JUN - 8 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Bradley Cook Telephone: 904-392-3125
Mailing Address: 1703 Seabreeze Ave E-Mail: writebrad@hotmail.com
Jacksonville Beach, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Bradley Cook Telephone: 904-392-3125
Mailing Address: 1703 Seabreeze Ave E-Mail: writebrad@hotmail.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: 1703 Seabreeze Ave Jacksonville Beach, FL 32250
Legal description of property (Attach copy of deed): Lot #57, Seabreeze Woods Subdivision
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 current impervious lot coverage is 3,932 square feet. The proposed addition of a pool and pavers would increase the impervious lot coverage by 8% for a total of 45%.

AFFIDAVIT

I, Bradley Cook, 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.

Bradley Cook
APPLICANT SIGNATURE

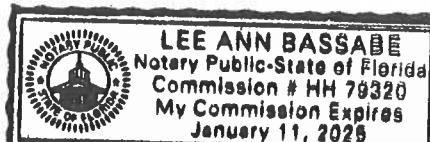
Bradley Cook
PRINT APPLICANT NAME

6/8/2021
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of June, 2021, by Bradley A. Cook, who is personally known to me or produced Florida Drivers License as identification.

Lee Ann Bassabe
NOTARY PUBLIC SIGNATURE
Lee Ann Bassabe
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)e, for lot coverage of 45% in lieu of 35% maximum to allow for construction o. a new swimming pool and paver decking to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100093

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.

JUN - 8 2021

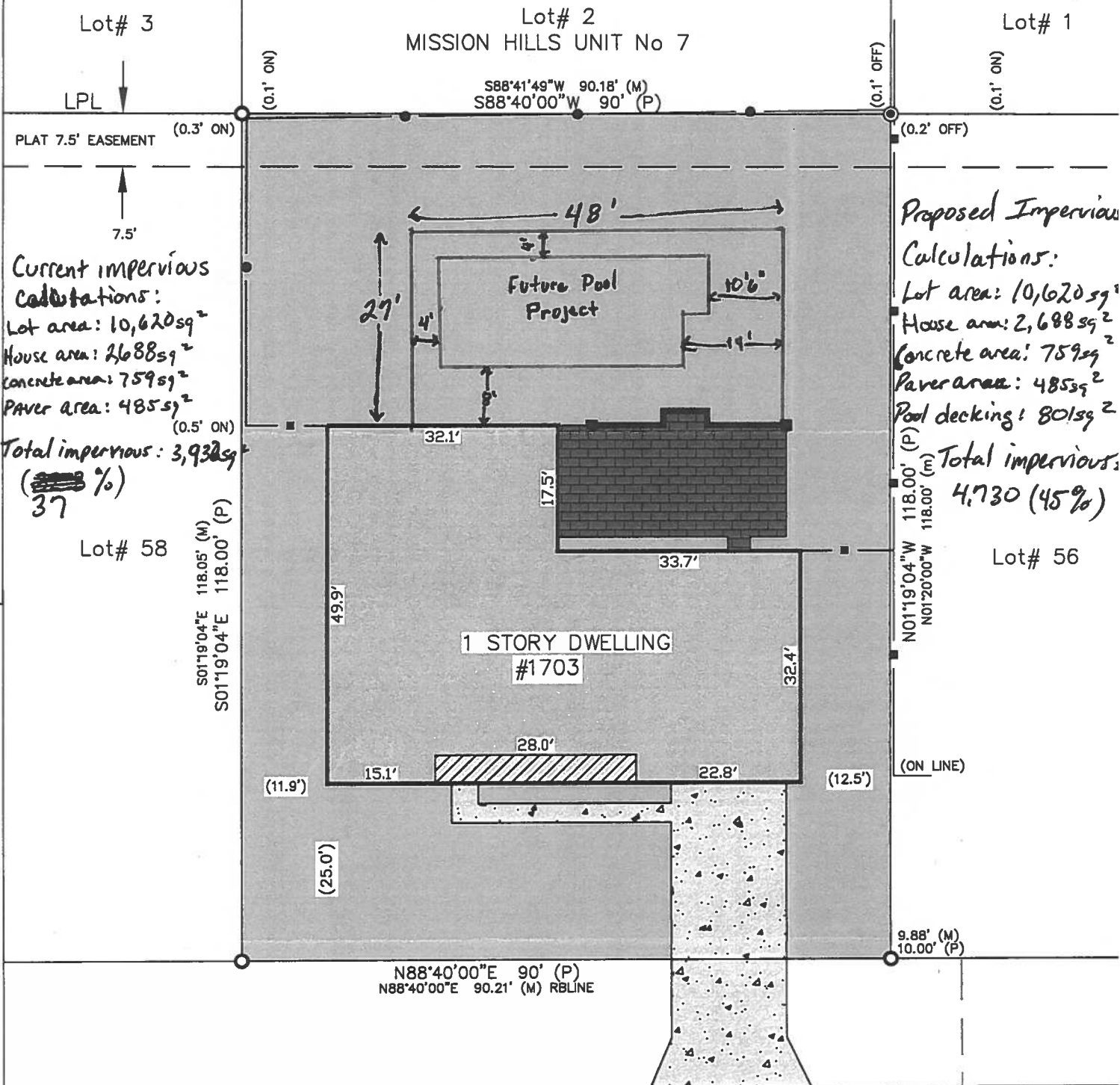
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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 impervious lot coverage of 39% existed when our house was purchased.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The impervious lot coverage existed when our house was purchased
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	No special privileges are being granted based on this variance request
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	Similar homes in the Seabreeze Woods subdivision have added pools and pavers with greater than 35% impervious lot coverage
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The request is for the minimum variance amount to add a pool with pavers.
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 request is consistent with the comprehensive plan and code and will not adversely affect adjacent land.

This is a Double Sided Document

This is a Double Sided Document

This is a Double Sided Document



PLEASE SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, CERTIFICATIONS, FHA/VA WELL AND SEPTIC TANK DIMENSIONS (if applicable), LEGEND, SYMBOLS, ABBREVIATIONS, NOTES, SIGNATURE AND SEAL ETC.

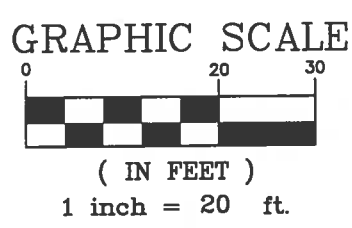
SHEET 2 OF 2 ALONE DOES NOT CONSTITUTE A FLORIDA BOUNDARY SURVEY

BUILDING SETBACK LINES, IF SHOWN, ARE TAKEN FROM PLAT

LPL = LIMIT OF PLAT LINE



- = CONCRETE
- = YARD
- = COVERED OR ENCLOSED
- = BRICK



This is a Double Sided Document



60' R/W 20' ASPHALT STREET

$$1 \text{ inch} = 20 \text{ ft.}$$

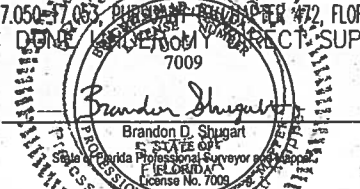
Boundary Survey # 092716.1 for Cook

Surveyor's Standard Notes

- 1) Legal Description has been Furnished or Confirmed by Client or by His/Her Agents.
- 2) Lands shown hereon were not independently abstracted for Post-Plat Rights-of-way, Easements, etc.
- 3) Measurements shown hereon are in accordance with US Standard Feet.
- 4) Bearings shown hereon based on Reference Bearing Line as indicated on Sheet 2 of 2.
- 5) Contiguous lots lie in same block, unit, phase, section, etc unless noted.
- 6) Type of Survey: BOUNDARY with Improvements.
- 7) Stated Legal Purpose of Survey: Acquisition\Sale\Mortgage\Permits\Planning.
- 8) This Survey is not Intended to Locate any subsurface improvements, foundations etc.
- 9) This Survey is Not Intended to Reflect or Determine Ownership.
- 10) This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to the Certifyees listed above/right utilizing survey for purposes in item 7 above.
- 11) Construct Improvements to Iron Markers as Described Only.
- 12) All Above-ground Evidences of Utilities lie Within their respective easements unless noted. Any conflicting uses onto or from easements are listed as POI's on Sheet 2. Fences and Driveways though properly permitted, are common POI's
- 13) All boundary dimensions shown hereon are field measured and are in agreement with the plat and/or legal description unless noted
- 14) Streets shown hereon are centered +/- in their respective right-of-way unless noted.
- 15) Elevations, if shown, are based on North American Vertical Datum of 1988.
- 16) State Plane Coordinates, if shown, based on the North American Datum of 1983, Florida East Zone. (1990)
- 17) Some features' (especially fences) relationship to adjacent property line (s) may be graphically exaggerated as thickly depicted property line would obscure otherwise. Dimension listed always overrides graphic depiction.
- 18) Water Lines Shown are to current waters edge at time of survey. This line is NOT a "Mean High Water Line" as per Chapter 177.39, F.A.C. or other applicable rules.
- 19) Fences' Dimensions at corners, particularly Wood or PVC construction are labeled to closest side TO or ON Subject Tract Property as required by law, though at average 6" Wide Fence (including posts, stringers etc) the "PROPERTY LINE" many times lies between the face and post side making the fence legally and physically "on line".
- 20)

Reproductions of this Sketch are not valid unless Sealed with Florida PSM embossed seal.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, F.A.C. CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.



This Survey is NOT Insured for Multiple uses. Fiduciary obligations limited to Certifyees above using Survey for purposes listed in item 7 Above.

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Survey Certifications:

Bradley A. & Yasuko J. Cook ("Judy")

1703 Seabreeze Avenue
Jacksonville Beach, Florida 32250

Landmark Title
Old Republic National Title Insurance Company

Legal Description:

LOT#: 57
SUBDIVISION: SEABREEZE WOODS SUBDIVISION
PLAT/MAP BOOK: 35 PAGE (s): 50 and 50A
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

IME CIVIL & SURVEYING, LLC

910 E. RED HOUSE BRANCH ROAD
ST. AUGUSTINE, FLORIDA 32082

LB# 8139

ENGINEERING
Contact:
Brandon D. Shugart
904.460.5475
brandon.shugart@gmail.com

SURVEYING
Contact:
Timothy L. Blackmon, PSM
904.487.9054
surveyor4889@gmail.com

Legend and Abbreviations:

- AC = Acres
BLDG = Building
BRL = Building Restriction Line
C.I. = Cap Number Illegible
CM = Concrete Monument
CONC = Concrete
DB = Deed Book
EC = Edge of Concrete
EP = Edge of Asphalt/Pavement
ESMT = Easement
FT. = Feet
FIP. = Found Iron Pipe (Size Delineated)
FIR = Found Iron Rod (Size Delineated)
LS = Licensed Surveyor
nof = now or formerly (owned by)
OHW = Overhead Wire/Line
ORB = Official Records Book
ORV = Official Records Volume
PC = Point Of Curvature
PCPt = Permanent Control Point
Pg = Page
PI = Point Of Intersection
PK = Parker-Kalon or Mag Nail
POB = Point Of Beginning
POC = Point Of Commencement
POI = Point of Interest
PRC = Point of Reverse Curvature
PRM = Permanent Reference Monument
PT = Point Of Tangency
RBL = Reference Bearing Line
R/W = Right-of-Way Line
SIP = Set Iron Pipe (Size Delineated)
SIR = Set Iron Rod (Size Delineated)
SQ. = Square
STY = Story
S = Section
T = Township
R = Range
[PE] = Pool Equipment on Pad
[AC] = Air Conditioner/Heat Pump on Pad
[F] = Fire Hydrant
●PP = Power Pole
— = Guy Anchor (If Dimensioned- Dimension to Ground Entry Point- Underground Extent not Determined)
⊗ = Water Meter
[] = PRM/BLOCK CORNER FOUND UNNUMBERED 1/2" IRON PIPE
○ = FOUND UNNUMBERED 1/2" IRON PIPE (unless noted otherwise)
⊙ = SET 1/2" IRON ROD LB#8139 AT PROPERTY CORNER (unless noted otherwise)
- Δ = Delta or Central Angle
RAD = Radius
CH = Chord Bearing & Distance
L = Arc Length
(P) = Plat Call
(M) = Field Measured Value
(C) = Calculated Value
(D) = Deed Call
IP = Iron Pipe
IR = Iron Rod
LB = Licensed Survey Business
LS = Licensed Surveyor
RLS = Registered Licensed Surveyor
PLS = Professional Licensed Surveyor
PSM = Professional Surveyor & Mapper
[F] = Fire Hydrant
⊗^S = Sanitary Sewer Manhole
⊗^D = Stormwater Drainage Manhole
⊗^{JEA} = JEA Manhole
CCEC = Clay County Electric Cooperative
CUA = Clay Utility Authority
COJ = City of Jacksonville
FP = Florida Power
FPL = Florida Power & Light
JEA = Jacksonville Electric Authority
OREMC = Okfenoke Rural Electric Cooperative
F.A.C. = Florida Administrative Code
f = Face side of Wood Fence
p = Post Side of Wood Fence
⊗ = WELL
⊔ = CENTERLINE

WOOD FENCE — ■ — ■ —
CHAIN LINK FENCE — ● — ● —

BOA# 21-100094 & 97 Staff Report
0 4th Ave North
Parcel ID: 174116-0005

Lot 10 Block 55, Pablo Beach North Replat

Zoning: Residential multi-family: RM-1

Variances Requested: Section(s): 34-339(e)(1)c.1, for front yard setbacks of 5 feet (cantilevered 2nd floor) and 14 feet (principal structure) in lieu of 20 feet minimum; and 34-339(e)(1)e, for lot coverage of 41.7% in lieu of 35% maximum

Project: The requested variance is to allow for construction of a new two-family dwelling

Existing Conditions: The subject property consists of a platted lot of record (circa 1913) located in the medium density future land use category. The lot was platted with fifty (50) feet in width and one-hundred & twenty-five (125) feet in depth. The lot is substandard in width, but not minimum area. Minimum dimensional standards within this zoning district include six-thousand (6,000) square feet of area and a minimum width of sixty (60) feet. Maximum lot coverage for this zoning district is 35%

Analysis: The subject lot is currently vacant. The existing lot, though large enough in lot area to be conforming, is substandard in lot width. The proposed two family structure has a unique design that consists of two detached single car garages. The use of the detached garages allow the structure to conform to the rear setbacks, while still needing relief from the front. The proposed structure will meet the side yard setbacks on both sides. The lot coverage, while slightly increased, is only a 7% increase over the required 35%. The approval of this variance would not have an adverse impact on the surrounding properties. Adjacent uses are also single-family in nature, with a church use adjacent to the north.

Active Permits or Code Violations: None

Previous Development Orders: None

1. **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.**

Staff finds that this parcel is not similar to other parcels in the RM-1 zoning district as well as the immediate area. There are utilities installed in front of the structure that make front access for garages impractical.

2. **Special circumstances and conditions do not result from the actions of the applicant.**

Staff does not find the conditions result from the actions of the applicant.

3. **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.**

Staff finds the applicant will not receive special privileges.

4. **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.**

Staff does find that there is currently a hardship based on the substandard size width of 55 feet as well as front yard access blocked by the utility boxed located in the right-of-way.

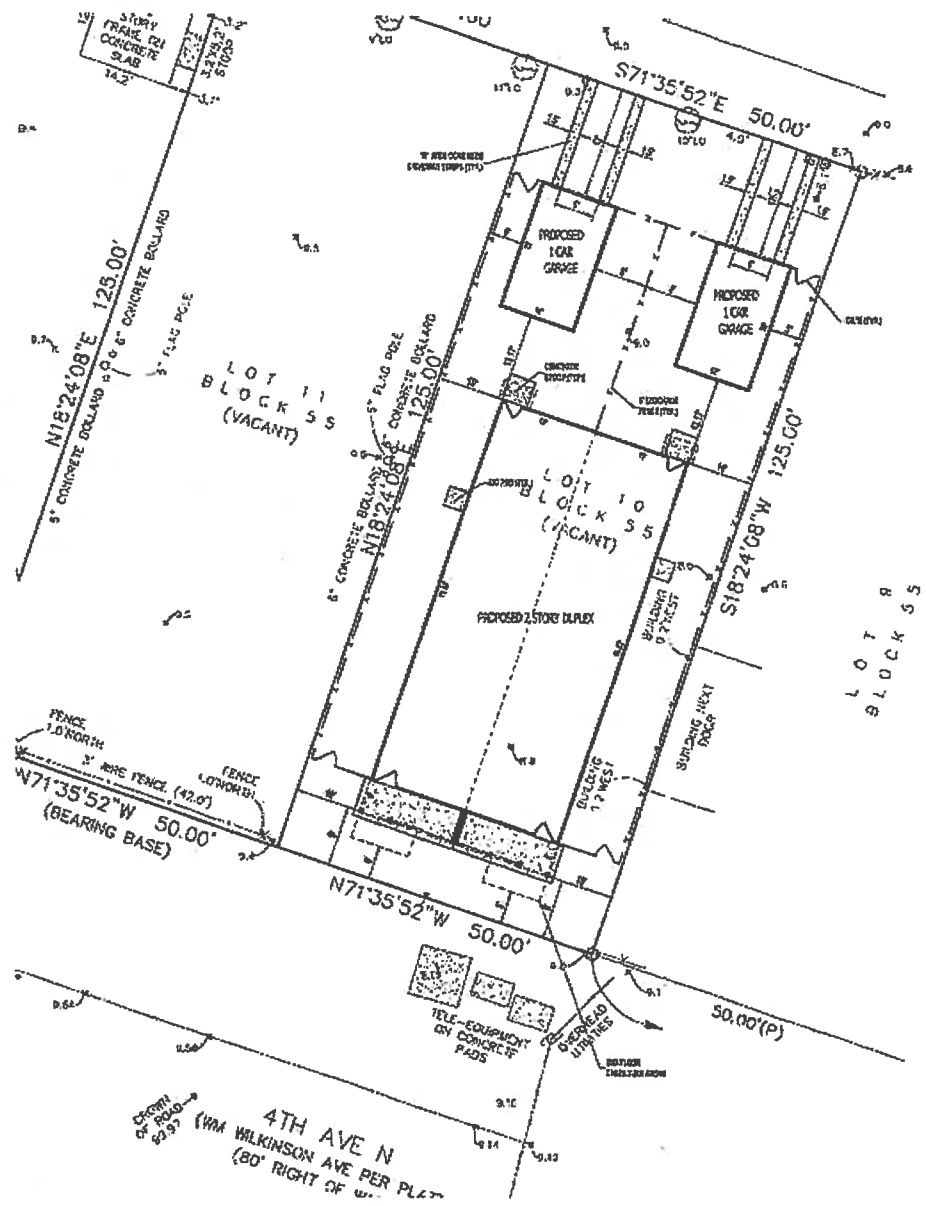
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance required

6. **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.**

Staff does find this will be consistent with the Comprehensive Plan

Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-160094 & 10009
HEARING DATE 7-20-21

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

JUN - 1 2021

APPLICANT INFORMATION

Applicant Name: BCEL 10 LLC **Telephone:** (904) 677-6777 **& DEVELOPMENT**
Mailing Address: 7563 Philips Hwy Bldg 100 Ste 208 **E-Mail:** adam@jwbcompanies.com
Jacksonville, FL 32256
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: BCEL 10 LLC **Telephone:** (904) 677-6777
Mailing Address: 7563 Philips Hwy Bldg 100 Ste 208 **E-Mail:** adam@jwbcompanies.com
Jacksonville, FL 32256

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.

(423)

VARIANCE DATA

Street address of property and Real Estate Number: 0 4th Ave N; Jacksonville Beach, FL 32250, RE 174116-0005
Legal description of property (Attach copy of deed): Lot 10, Block 55, Pablo Beach Improvement Company's Plat of Northern Portion of Pablo 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).
front yard 5' in lieu of 20'
Lot coverage of 41.7%

AFFIDAVIT

I, Adam Rigel, 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.

Adam Rigel
APPLICANT SIGNATURE

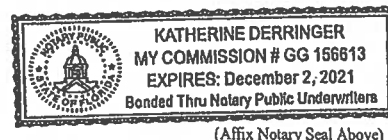
ADAM RIGEL
PRINT APPLICANT NAME

4/2/2021
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June, 2021, by Adam Rigel, who is personally known to me or produced n/a as identification.

Katherine Derringer
NOTARY PUBLIC SIGNATURE
Katherine Derringer
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

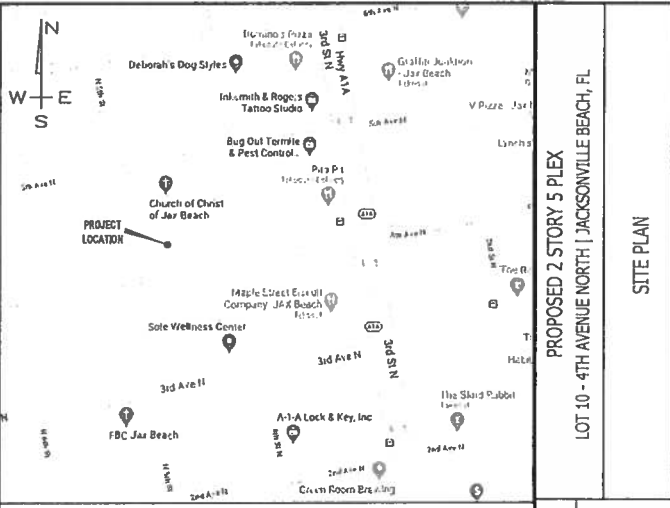
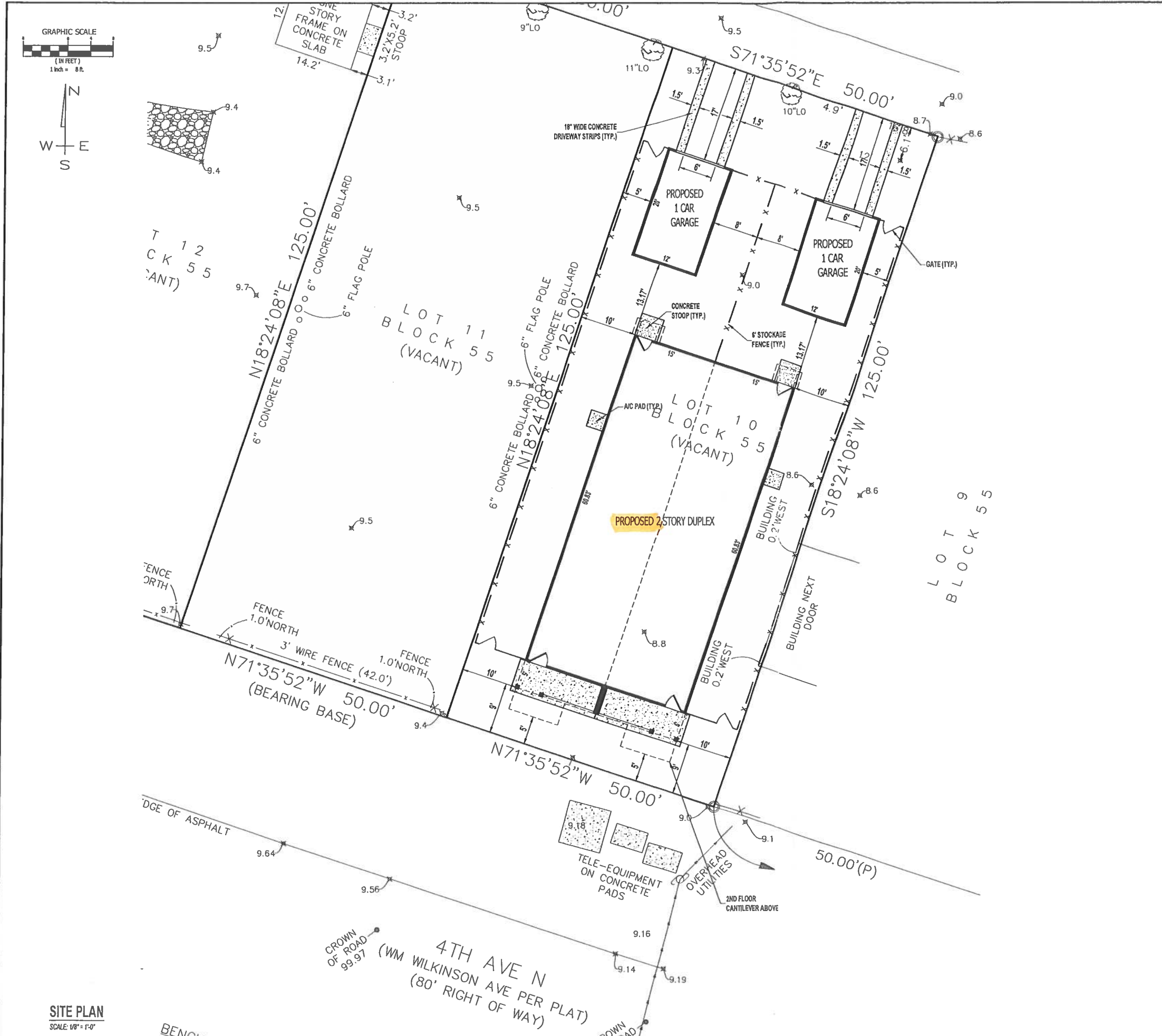
CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X-AE

CODE SECTION (S):
34-339(e)(1)c.1, for front yard setbacks of 5 feet (cantilevered 2nd floor) and 14 feet (principal structure) in lieu of 20 feet minimum; and 34-339(e)(1)e, for lot coverage of 41.7% in lieu of 35% maximum to allow for construction of a new two-family dwelling

Supplemental Page 2 – Variance Application Standards and Conditions

Standard	Applies	Circumstances/Explanation
Special conditions and circumstances exists 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 a non-conforming lot of record; telecom infrastructure exists in front of the property which restricts access to the lot necessitating the variance
Special circumstances and conditions do not result from the actions of the applicant	Yes	The telecom infrastructure was placed prior to the applicant's ownership of the parcel
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 parcel is in a unique hardship resulting from installation of telecom equipment, which is a situation not commonly occurring on other parcels 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.	Yes	Other parcels in this zoning district are able to utilize the frontage of their parcel for a driveway with a front-facing garage orientation; the telecom equipment prevents this layout forcing the property to use a rear-facing garage with a drive coming from an alley which necessitates reduction of the front setback and increased lot coverage
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The building was designed as efficiently as possible to create as large of a setback as possible while ensuring that off-street parking is available. The design uses a ribbon drive instead of a slab driveway to minimize the impervious surface as much as possible.
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 adjacent parcel has an existing residential structure which is not adversely affected by this variance. The other adjacent parcels are owned by the applicant and likewise not adversely affected.

JUN 14 2021
21-100094
100097
PLANNING & DEVELOPMENT



PROPOSED SITE STATISTICS

	SQUARE FEET	ACRES	PERCENT OF SITE
PROPOSED SITE AREA	6,250 SF	0.143 AC	100.0%
BUILDING FOOTPRINT AREA	2,454 SF	0.056 AC	39.3%
CONCRETE AREA	152 SF	0.003 AC	2.4%
TOTAL IMPERVIOUS AREA	2,606 SF	0.059 AC	41.7%
TOTAL PERVIOUS AREA	3,642 SF	0.084 AC	58.3%

Shields CAD Services
243 Tarasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscad.com | Email: info@shieldscad.com

RECEIVED
21-100094
JUN - 1 2021
21-100097
PLANNING & DEVELOPMENT

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
A0.1	SITE PLAN
A1.1	OVERALL FLOOR PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	TYPICAL FLOOR AND ELECTRIC PLANS
A1.4	GARAGE PLANS
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A3.1	DETAIL SHEET

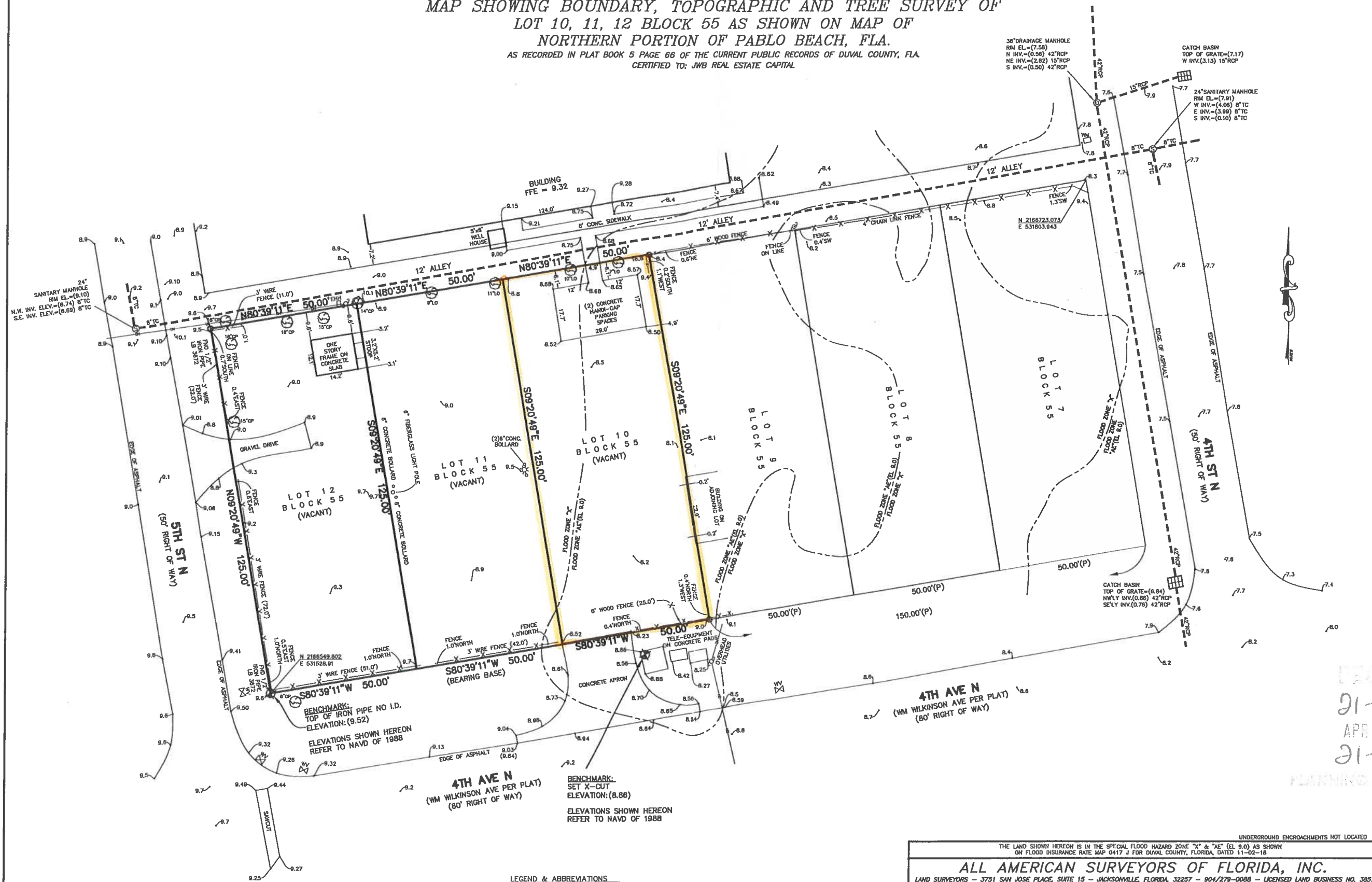
CODE INFORMATION	
BUILDING CODE:	2020 FLORIDA BUILDING CODE RESIDENTIAL 7TH ADDITION 2020 FLORIDA BUILDING CODE PLUMBING 2020 FLORIDA BUILDING CODE MECHANICAL 2017 NEC CURRENT JAX BEACH LAND DEVELOPMENT CODE
CONSTRUCTION TYPE:	SB
OCCUPANCY CLASS:	R-3

Date	By
04-19-21	
AS SHOWN	
1842D-9/8	

Sheet **A0.1**

existing

MAP SHOWING BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF
LOT 10, 11, 12 BLOCK 55 AS SHOWN ON MAP OF
NORTHERN PORTION OF PABLO BEACH, FLA.
AS RECORDED IN PLAT BOOK 5 PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: JWB REAL ESTATE CAPITAL



RECEIVED
21-100094
APR 2 2021
21-100097
PLANNING DEPARTMENT