

CALL TO ORDER:

Acting Chair Jennifer Williams called the meeting to order at 6:00 P.M.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. **Case Number:** BOA#24-100144
Applicant/Owner: Joseph & Laurie Matsinger
Agent: N/A
Property Address: 930 N 16th Ave
Parcel ID: 175244-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)3, for a rear yard setback of 5 feet in lieu of 30 feet minimum; 34-336(e)(1)(c)2, for an east side yard setback of 2.8 feet in lieu of 10 feet; 34-336(e)(1)e, for 47.5% lot coverage in lieu of 35% maximum; 34-373(d), for a parking area set back of 1.2 feet in lieu of 5 feet minimum, for proposed rear additions to a single-family dwelling for property addressed 930 N 16th Ave, RE# 175244-0000, legally described as Lot 17, Block 6, Beach Homesites Unit 3.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Ms. Williams noted only four board members were present and the applicant would be required to get three votes in favor of the application to be approved, or the applicant could choose to defer to another meeting.

Applicant: Joseph Matsinger, 930 North 16th Ave, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about setbacks, a utility easement, and letters of support.

Public Hearing:

The following submitted emails in support of the variance:

- Michael Heerema, 923 15th Avenue North, Jacksonville Beach
- Jennifer Davis, 922 16th Avenue North, Jacksonville Beach

Ms. Williams closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#24-100144 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the undersized lot and lot coverage.

Roll Call Vote: Ayes – John Moreland, Todd Smith, Jennifer Williams, and Matt Metz

The motion passed unanimously.

ROLL CALL:

<i>Chairperson:</i>	Owen Curley (absent)		
<i>Vice-Chairperson:</i>	Jeff Truhlar (absent)		
<i>Board Members:</i>	John Moreland	Todd Smith	Jennifer Williams
<i>Alternates:</i>	Matt Metz		

Planner Danevsky Joseph and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on February 21, 2024

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, April 2, 2024, at 6:00 P.M. There are two scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:16 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

4-2-24

Date