



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, May 18, 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), Scott Cummings, Francis Reddington, Jeff Truhlar

Alternates: Owen Curley, Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held May 4, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number(s):** BOA#21-100040

Applicant: Dakota Briggs

Owner: American Classic Homes

Property Address: 512 1st Street South

Parcel ID: 175951-0000

Legal Description: The south 50 feet of Lot 1, Block 52, *Pablo Beach South*

Current Zoning: RM-2 (Per RS-3 Standards)

Motion to Consider: **A variance from Land Development Code Sections:** 34-338(e)(1)c.1, for a front yard setback of 18 feet in lieu of 20 feet required; 34-338(e)(1)c.3, for a rear yard setback of 15.5 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling

Notes: _____

- b. **Case Number(s):** **BOA#21-100043**
Applicant/Owner: William DiPaula
Agent: Brad Correia, Crown Pools, Inc.
Property Address: 522 6th Street North
Parcel ID: 174129-0005
Legal Description: Lot 1, Block 57, *Pablo Beach Improvement Company's Plat of part of the northern portion of Pablo Beach*
Current Zoning: RS-2
Motion to Consider: **A variance from Land Development Code Sections:** 34-337(e)(1)e, for 41.6% lot coverage in lieu of 35% maximum and 34-337(e)(1)g, for the following accessory structure setbacks; a corner side yard of 9 feet in lieu of 10 feet required, for 4.1 feet in lieu of 5 feet minimum from the interior side property line all to allow for a swimming pool and paver patio deck addition to an existing single-family dwelling

Notes: _____

- c. **Case Number(s):** **BOA#21-100045 & BOA#21-100046**
Applicant: John Atkins, Atkins Builders
Owner: John Wadman
Property Address: 1204 1st Street North
Parcel ID: 174600-0000 and 174601-0000
Legal Description: Lot 1, Block 122, *Pablo Beach North*
Current Zoning: RM-2
Motion to Consider: **A variance from Land Development Code Sections:** 34-340(e)(1)c.1, for front yard setbacks of 5 feet for the west half and 6 feet for the east half in lieu of 20 feet minimum; 34-340(e)(1)c.2, for a rear yard setback of 12 feet in lieu of 30 feet minimum; and 34-340(e)(1)f, for 40.38% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling

Notes: _____

- d. **Case Number(s):** **BOA#21-100047**
Applicant/Owner: Kenneth Parrish
Property Address: 540 18th Street North
Parcel ID: 177987-0000
Legal Description: Lot 2, Block 7, *Pine Grove, Unit No. 4*
Current Zoning: RS-1
Motion to Consider: **A variance from Land Development Code Sections:** 34-336(e)(1)c.2, for a side-yard setback of 5 feet in lieu of 10 feet required; 34-336(e)(1)e, for 36.5% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 3.5 feet from the principle structure in lieu of 5 feet minimum to allow for a detached boat and recreational vehicle storage accessory structure addition to an existing single- family dwelling

Notes: _____

- e. **Case Number(s):** **BOA#21-100048**
Applicant/Owner: Travis Dixon
Property Address: 716 11th Avenue South
Parcel ID: 176751-0011
Legal Description: The West ½ of Lot 2, Block 118, *Oceanside Park*
Current Zoning: RS-3
Motion to Consider: **A variance from Land Development Code Sections:** 34-338(e)(2)f, for 48.2% lot coverage in lieu of 35% maximum and 34-338(e)(2)h, for an accessory structure setback of 1.5 feet from an interior side property line in lieu of 5 feet minimum to add a paver walkway, enlarge the overall width of the existing paver-wheel strip driveway and to allow for open-air paver patio additions to an existing two-family dwelling

Notes: _____

- f. **Case Number(s):** **BOA#21-100051**
Applicant: Dakota Briggs
Owner: American Classic Homes, LLC
Property Address: 135 34th Avenue South
Parcel ID: 181550-0000
Legal Description: The east 9.60 feet of Lot 15, Lot 16, and the west 10 feet of Lot 17, Block 6, *Atlantic Shores, Ocean Front Section Division 'B'*
Current Zoning: RS-1

Motion to Consider: **A variance from Land Development Code Sections:** 34-336(e)(1)c.2, for a side-yard setback of 5 feet in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet minimum to allow for a two-story accessory structure attached by a roofed breezeway and 34-336(e)(1)e, for 42.3% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling with an attached accessory building

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, June 1, 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, May 4, 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 (absent)
Board Members: Scott Cummings Francis Reddington Jeff Truhlar
Alternates: Owen Curley Dan Elmaleh

Building Official George Knight, Senior Planner Christian Popoli and Administrative Assistant Jodi Byrd were also present.

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES:

It was moved by Mr. Cummings, seconded by Mr. Truhlar, and passed unanimously to approve the minutes for April 6, 2021.

It was moved by Mr. Truhlar, seconded by Mr. Elmaleh, and passed unanimously to approve the minutes for April 20, 2021.

CORRESPONDENCE: None

NEW BUSINESS:

A. Case Number: **BOA#21-100032**
Applicant: William A. Gilbert
Owner: Ocean Breezy, LLC
Property Address: 1 21st Avenue South
Parcel ID: 179383-0900

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(4)c.1, for a front yard setback of 8.36 feet in lieu of 20 feet minimum and 34-340(e)(4)c.2, for a corner side yard setback of 4.7 feet in lieu of 5.6 feet minimum to allow for the construction of 2nd and 3rd floor open-air balcony additions to an existing townhouse dwelling.

Applicant: William Gilbert, 2100 Ocean Drive South, 4A, Jacksonville Beach, stated the hardship was he needed additional room for his children and safe access to the roof for repairs. Mr. Gilbert provided a handout [on file] to show the requested design.

Public Hearing: No one came before the Board to speak about this case. Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Truhlar, seconded by Mr. Cummings, to approve BOA# 21-100032, as discussed and reviewed as it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

B. Case Number: **BOA#21-100035**
Applicant/Owner: Keith Bogart
Property Address: 440 9th Avenue South
Parcel ID: 176414-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 48.6% lot coverage in lieu of 35% maximum (41% previously approved to allow for the addition of a swimming pool with paver patio decking to an existing single-family dwelling.

Applicant: Keith Bogart, 440 9th Avenue South, Jacksonville Beach, stated the hardship was the property was an undersized lot.

Public Hearing: No one came before the Board to speak about this case. Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Cummings, seconded by Mr. Curley, to approve BOA#21-100035 as discussed as it meets the standards of the Land Development Code.

Roll Call Vote: Ayes – Francis Reddington, Jeff Truhlar, Scott Cummings, Owen Curley, and John Moreland.

The motion was unanimously approved.

C. Case Number: **BOA#21-100036**
Applicant/Owner: Lindsey Bloodworth
Property Address: 826 16th Avenue South
Parcel ID: 179782-0010

City of Jacksonville Beach Land Development Code Section(s): 34-337(e) (1) c.2, for combined side yard setbacks of 13.7 feet in lieu of 15 feet required to allow for substantial improvements to and the construction of an addition to an existing non-conforming single-family dwelling.

Applicant: Lindsey Bloodworth, 826 16th Avenue South, Jacksonville Beach, stated the hardship was due to pre-existing conditions and a sub-standard lot size.

Public Hearing:

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

Discussion: None

Motion: It was moved by Mr. Cummings, seconded by Mr. Truhlar, to approve BOA# 21-100036 as discussed because it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

D. Case Number: **BOA#21-100037**
Applicant/Agent: Shaun and Angela (Clements) Budd
Property Address: 3116 St. Johns Boulevard
Parcel ID: 180943-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.3, for a rear yard setback of 17 feet in lieu of 30 feet minimum and 34-337(e)(1)e, for 48.1% lot coverage in lieu of 35% maximum (43% previously approved) to allow for the construction of a bedroom and screen enclosure addition to an existing single-family dwelling.

Applicant: Angela Budd, 3116 St. Johns Boulevard, Jacksonville Beach, stated the hardship was a sub-standard lot size.

Public Hearing: Mr. Truhlar referenced three letters [on file] in support of the application. Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Truhlar, seconded by Mr. Cummings, to approve BOA#20-100028 as discussed because it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

E. Case Number: **BOA#21-100039**
Applicant/Owner: Nathan Fletcher
Property Address: 2714 Colonies Drive
Parcel ID: 181076-1634

City of Jacksonville Beach Land Development Code Sections: 34-337(e)(1)c.3, for a rear yard setback of 22.7 feet in lieu of 30 feet minimum and 34-337(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for a covered rear patio and swimming pool addition to an existing single-family dwelling.

Applicant: Nathan Fletcher, 2714 Colonies Drive, Jacksonville Beach, stated the hardship was due to the installation of a paver patio by previous owners and asked for a variance to install a swimming pool and patio decking.

Public Hearing: No one came before the Board to speak about this case. Mr. Moreland closed the public hearing.

Discussion: Conversation ensued regarding the lot size and the validity of the stated hardship.

Motion: It was moved by Mr. Cummings, seconded by Mr. Curley, to approve BOA#20-100039 as it meets the standards of the Land Development Code.

Roll Call Vote: Ayes – Scott Cummings, Jeff Truhlar, and Owen Curley
Nays – Francis Reddington and John Moreland

The motion passed with a 3 - 2 vote.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, May 18, 2021. There are six scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:28 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

Board of Adjustment Public Hearing Staff Report
BOA# 21-100040 / 512 1st Street South / Briggs
The south 50 feet of Lot 1, Block 52, *Pablo Beach South*

Zoning: Residential, multiple-family: RM-2, RS-3 standards apply

Variances Requested: Front yard setback of 18 feet in lieu of 20 feet required; Rear yard setback of 15.5 feet in lieu of 30 feet minimum; and 42% lot coverage in lieu of 35% maximum

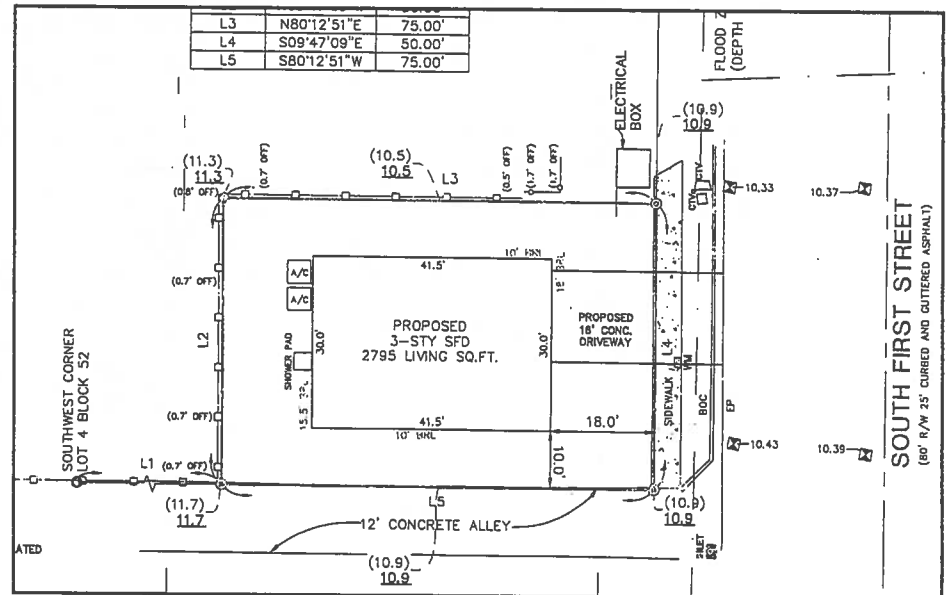
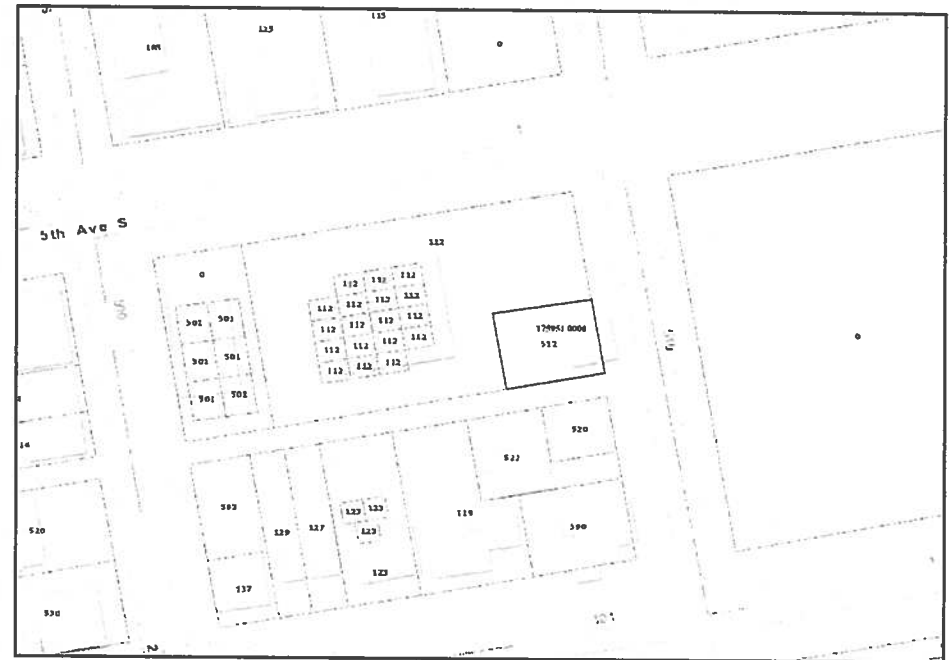
Project: Construct a new single-family dwelling

Subject property is an existing platted lot of record (circa 1909) located in a high-density residential land use district. In 2013, the existing fire-damaged one-story single-family dwelling was demolished (reference Permit#13-32). The applicant is requesting relief from dimensional standards to construct a new single-family dwelling in accordance with RS-3 zoning requirements on a vacant lot.

The parcel is substandard in area and width, totaling 3,750 square feet and measures 50 feet wide. Minimum lot area and width within RS-3 districts is 6,000 square feet and 60 feet at the building line respectfully. Properties with comparable lot area and width exist throughout this district and similar setback and lot coverage variances have been requested to allow for the construction of new single-family dwellings. Adjacent uses include Ocean Park Condominiums to the west, Oceanfront Park to the east, and a two-unit apartment across the adjacent alley to the south. The proposed development constitutes a reasonable use of the property and should not adversely or negatively affect adjacent land.

No active code enforcement violations and four recorded variances are on file for the subject property, of which the following was granted:

BOA#04-100386– 2004: 18-foot front yard, 15.5-foot rear yard and 44% lot coverage in lieu of 35% maximum or a pervious surface driveway in lieu of paving to construct a new two-family dwelling.





APPLICATION FOR VARIANCE

BOA NO. 21-1000-40

HEARING DATE 5.18.21

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.

MAR 11 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Dakota Briggs Telephone: 9044451382
 Mailing Address: 4449 Hudnall Rd E-Mail: _____
Jacksonville FL 32207
 Agent Name: _____ Telephone: _____
 Mailing Address: Dakota@ncnns.net E-Mail: _____
 Landowner Name: American Classic Homes Telephone: 9043510308
 Mailing Address: 4550 St Augustine Rd E-Mail: _____
Jacksonville FL 32207

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: 512 1st St S RE # 175951-0000

Legal description of property (Attach copy of deed): See attached S 50' of Lot 4, Block 52, PBS

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: for a front yard of 18ft in lieu of 20ft required

for the rear yard of 15.5ft in lieu of a 30ft required

for a corner side yard of 10ft in lieu of 16ft required

for 44% lot coverage in lieu of the 35% maximum

AFFIDAVIT

I, Dakota Briggs, 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

Dakota Briggs

PRINT APPLICANT NAME

DATE

3/9/2021

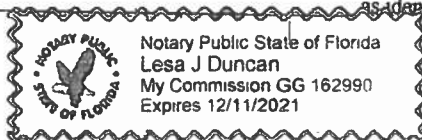
STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of March, 2021, by Dakota Briggs, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE

Lesa Duncan

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 (per RS-3 Standards)

FLOOD ZONE: AE

CODE SECTION (s):

34-338(e)(1)c.1, for a front yard setback of 18 feet in lieu of 20 feet required; 34-338(e)(1)c.3, for a rear yard setback of 15.5 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for construction of a new sing-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100040

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.

MAR 11 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.	Y	Lot is a non-conforming lot of record
Special circumstances and conditions do not result from the actions of the applicant.	Y	
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.	Y	
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.	Y	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	Parcel is a multifamily property with an existing variance for a duplex, but applicant is proposing a single family property on 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.	Y	

Ref. BOA# 21-100040



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

November 18, 2004

Ronald Bass
11521 Avery Drive
Jacksonville, FL 32218

RE: BOA 04-100362
512 South 1st Street

Dear Mr. Bass:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on November 16, 2004 to consider your variance application.

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

- 34-340 (e)(3) c.1: for a front yard of 3.5 feet in lieu of 20 feet required

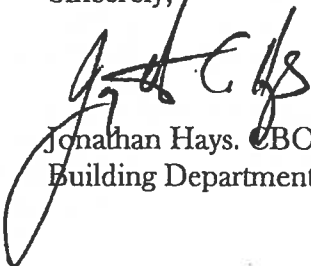
To allow for a new multi-family dwelling.

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,



Jonathan Hays, CBO
Building Department



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

December 22, 2004

Ronald H. Bass, Sr.
11521 Avery Dr.
Jacksonville, FL 32218

RE: BOA 04-100386
512 S. 1st Street

RECEIVED

21-100040

MAR 11 2021

PLANNING & DEVELOPMENT

Dear Mr. Bass:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on December 21, 2004 to consider your variance application.

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

- 34-340 (e) (1) c.1: for a front yard of 18' in lieu of 20' required
- 34-340 (e) (1) c.3: for a rear yard of 15.5' in lieu of 30' required
- 34-340 (e) (1) e: for 44% lot coverage in lieu of 35% maximum or 34-373 (f): for pervious surface driveway in lieu of paving

To allow for a two-family dwelling

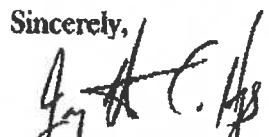
The results of the meeting were:

- *Approved.*

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.

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) 247-6285.

Sincerely,


Jonathan Hays, CEO
Building Department

Attachment(s)

JCH/LP

JACKSONVILLE BEACH

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

Ret BOA # 21-100040

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7012 0470 0000 7799 6199

August 21, 2013

Theresa L. Bass
2692 Cauley Lane
Jacksonville, FL 32218

RE: BOA 13-100145
512 South 1st Street

Dear Ms. Bass,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 20, 2013, to consider your application for a variance from the requirements of the Land Development Code.

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

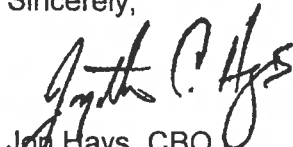
- 34-340(e)(1)c.2, for side yards of 7.5 feet in lieu of 10 feet required

To allow for a new two-family dwelling.

The Board **Approved** 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 applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,


Jon Hays, CBO
Building Department



Ret. BOA# 21-100040

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7011 1150 0000 9180 8994



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

July 18, 2014

Theresa L. Bass
2692 Cauley Lane
Jacksonville, FL 32218

RE: BOA# 14-100096
512 South 1st Street
(the south 50 feet of Lot 1, Block 52, Pablo Beach South)

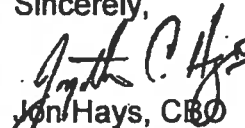
Dear Mrs. Bass,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, July 15, 2014, to consider an application to rescind previously approved variance BOA Case No. 13-100145, for side yards of 7.5 feet in lieu of 10 feet required per Land Development Code Section 34-340(e)(1)c.2 to allow for a new two-family dwelling.

The Board **Approved** the application, therefore, BOA Case No. 13-100145 is hereby rescinded. The property will revert to the position that it was in before the 2013 variance was granted.

Please remove the public hearing notice posted on your property. If you have any questions regarding this application, please feel free to call me at (904) 247-6235.

Sincerely,


Jon Hays, CEO
Building Department



PROPOSED

LEGEND

- ⊙ = SANITARY SEWER MANHOLE
⊙ = LIGHT POLE
⊙ = MITERED END SECTION
MB ⊙ = MAIL BOX
⊙ = FIRE HYDRANT
⊙ = CABLE/INTERNET UTILITIES BOX
⊙ = POWER POLE
⊙ = WATER METER
⊙ = SEWER VALVE
⊙ = WELL
X = UNNUMBERED X-CUT IN CONCRETE FOUND
▲ = FOUND NAIL/DISC
△ = SET NAIL AND DISC LB#8139
■ = FOUND CONCRETE MONUMENT
■ = PRM/BLOCK CORNER FOUND
⊙ = SET X ON CONCRETE AT PROPERTY CORNER
○ = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- VINYL FENCE
METAL FENCE

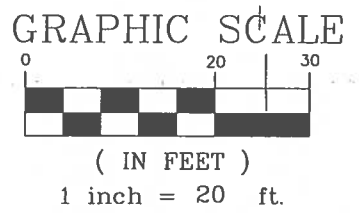
- A/C = AIR CONDITIONER ON PAD
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
CB = CHORD BEARING
CH = CHORD DISTANCE
DB = DEED BOOK
JEA = JACKSONVILLE ELECTRIC AUTHORITY
JEA-E = JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
JEA-EE = JEA ELECTRICAL EASEMENT
L = ARC LENGTH
LB = LICENSED SURVEY BUSINESS
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R = RADIUS
RBL = REFERENCE BEARING LINE
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STY = STORY
TYP = TYPICAL
(P) = PLAT CALL
(M) = FIELD MEASURED VALUE
(D) = DEED CALL
(C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
(R) = RECORD VALUE

SURVEYOR'S NOTES:

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- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.
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- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
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- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
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- This Survey is not intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
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- Elevations if shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown hereon are from the provided foundation plan.
- See house plans for additional details.
- Plat hereon contains no angles or bearings for comparison to field measured values.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "AE", according to flood insurance rate map panel: #12031C0417J, effective on 11/02/2018.

Special Note - Liability Notice

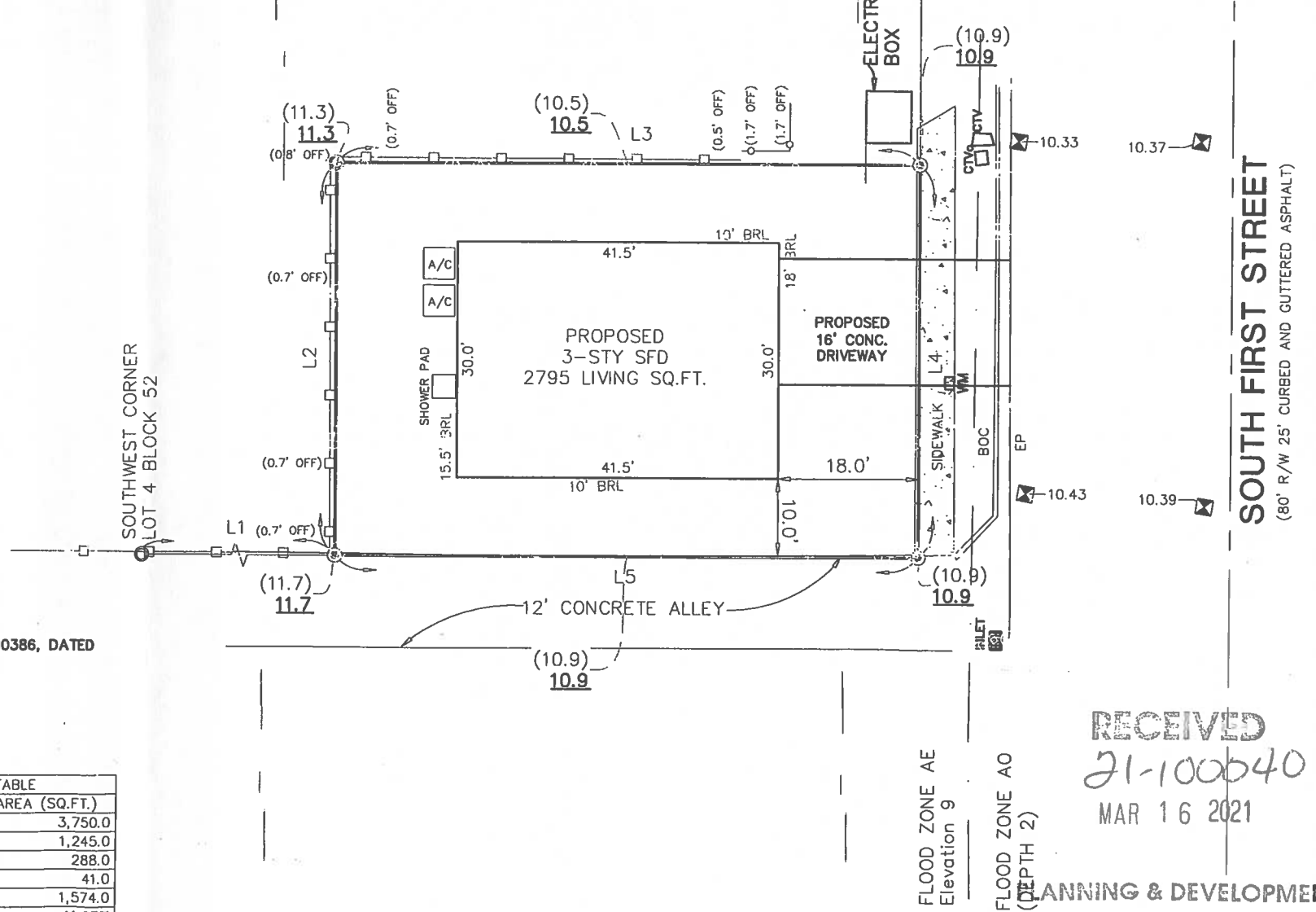
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ZONE JRM-2
(PER VARIANCE (BOA 04-100386, DATED DEC 22, 2004)
SETBACKS
• FRONT 18.0'
• SIDE 10.0'
• REAR 15.5'
LOT COVERAGE: 44.0%

LOT DIMENSION TABLE	
	AREA (SQ.FT.)
LOT SIZE	3,750.0
BUILDING AREA	1,245.0
DRIVE TO RIGHT-OF-WAY	288.0
CONCRETE PADS	41.0
TOTAL IMPERVIOUS AREA	1,574.0
TOTAL IMPERVIOUS %	41.97%

LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1	--	227.00'
L2	--	50.00'
L3	--	75.00'
L4	--	50.00'
L5	--	75.00'
L1	N80°17'28"E	225.87'
L2	N09°47'09"W	50.00'
L3	N80°12'51"E	75.00'
L4	S09°47'09"E	50.00'
L5	S80°12'51"W	75.00'



RECEIVED
21-100640
MAR 16 2021

LEGAL DESCRIPTION

THE SOUTH 50 FEET OF LOT 1, BLOCK 52, PABLO BEACH SOUTH, PLAT/MAP BOOK 3, PAGE 28, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PLAN SHOWING BOUNDARY SURVEY AND TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC
3000 N. PONCE DE LEON BLVD, SUITE C
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

© Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:
FOR: AMERICAN CLASSIC HOMES
AT: 512 S 1ST STREET
JACKSONVILLE BEACH, FL 32250

Drawn By: DP
Field Survey Date: 02/15/2021
FB/PG: 64/07

Scale 1" = 20 Feet
Drawing/File #: 020221.1

Additional Information/Certifications:
XXXXX

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY SHALL BE VALID ONLY WHEN SIGNED BY THE SURVEYOR AND THE STATE OF FLORIDA. THE SURVEYOR'S SIGNATURE AND SEAL MUST BE AFFIXED TO THE SKETCH. THE SURVEYOR'S SIGNATURE AND SEAL MUST BE AFFIXED TO THE SKETCH. THE SURVEYOR'S SIGNATURE AND SEAL MUST BE AFFIXED TO THE SKETCH.

Brandon D. Shugart
STATE OF FLORIDA
Professional Surveyor and Mapper
License No. 7009

Signature Date Brandon D. Shugart, PSM #7009
surveying@imecivil.com

EXISTING LOT

LEGEND

- ⊙ = SANITARY SEWER MANHOLE
⊙ = LIGHT POLE
⊙ = MITERED END SECTION
⊙ = MAIL BOX
⊙ = FIRE HYDRANT
⊙ = CABLE/INTERNET UTILITIES BOX
⊙ = POWER POLE
⊙ = WATER METER
⊙ = SEWER VALVE
⊙ = WELL
⊙ = UNNUMBERED X-CUT IN CONCRETE FOUND
⊙ = FOUND NAIL/DISC
⊙ = SET NAIL AND DISC LB#8139
⊙ = FOUND CONCRETE MONUMENT
⊙ = PRM/BLOCK CORNER FOUND
⊙ = SET X ON CONCRETE AT PROPERTY CORNER
⊙ = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- VINYL FENCE
METAL FENCE

- A/C = AIR CONDITIONER ON PAD
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
CB = CHORD BEARING
CH = CHORD DISTANCE
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Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 54-17 (FORMERLY 510-17), FLORIDA STATUTES, AND WAS DONE UNDER



Digitally signed
by Brandon
Shugart

Date: 2021.02.19

1-428-350500
jrvyng@imecivil.com

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

ZONING INFORMATION

JRM-2 FROM PROPERTY APPRAISER'S WEBSITE

- FRONT 20'
- SIDE 10'
- REAR 30'

LOT DIMENSION TABLE	
LOT SIZE	AREA (SQ.FT.)
	3,750.0

LEGAL DESCRIPTION

THE SOUTH 50 FEET OF LOT 1, BLOCK 52, PABLO
BEACH SOUTH, PLAT/MAP BOOK 3, PAGE 28, PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA

PLAN SHOWING BOUNDARY SURVEY
AND TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC
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WWW.IMECIVIL.COM
904-429-7764

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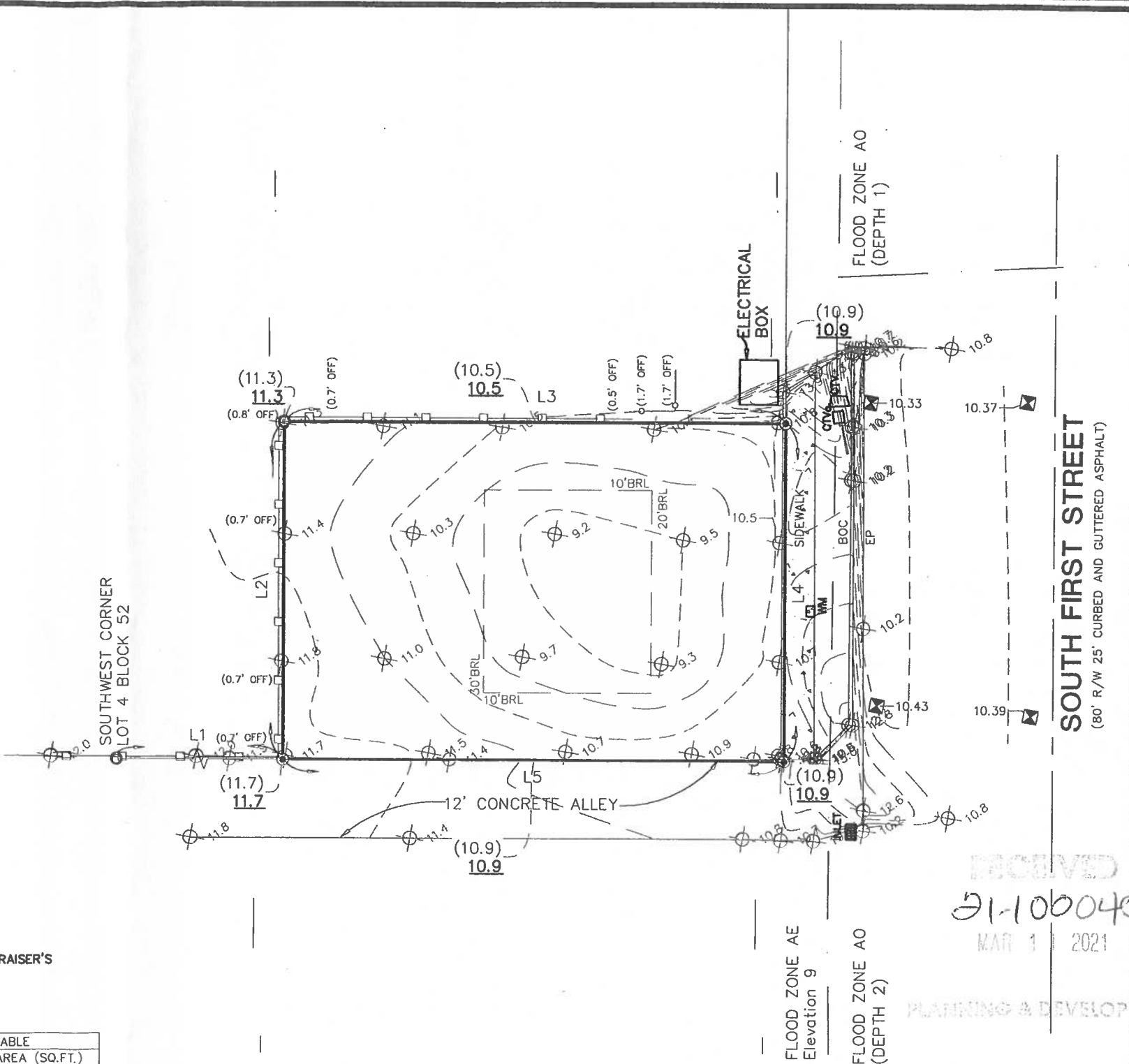
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FOR: AMERICAN CLASSIC HOMES
AT: 512 S 1ST STREET
JACKSONVILLE BEACH, FL 32250

Drawn By: DP
Field Survey Date: 02/15/2021
FB/PG: 64/07

Scale 1" = 20 Feet
Drawing/File #: 020221.1

Additional Information/Certifications:
XXXXX



RECEIVED
21-106040
MAR 1 2021

PLANNING & DEVELOPMENT

Board of Adjustment Public Hearing Staff Report

BOA# 21-100043 / 522 6th Street North / DiPaula

Lot 1, Block 57, Pablo Beach Improvement Company's Plat of Part of the Northern Portion of Pablo Beach

Zoning: Residential, single-family: RS-2

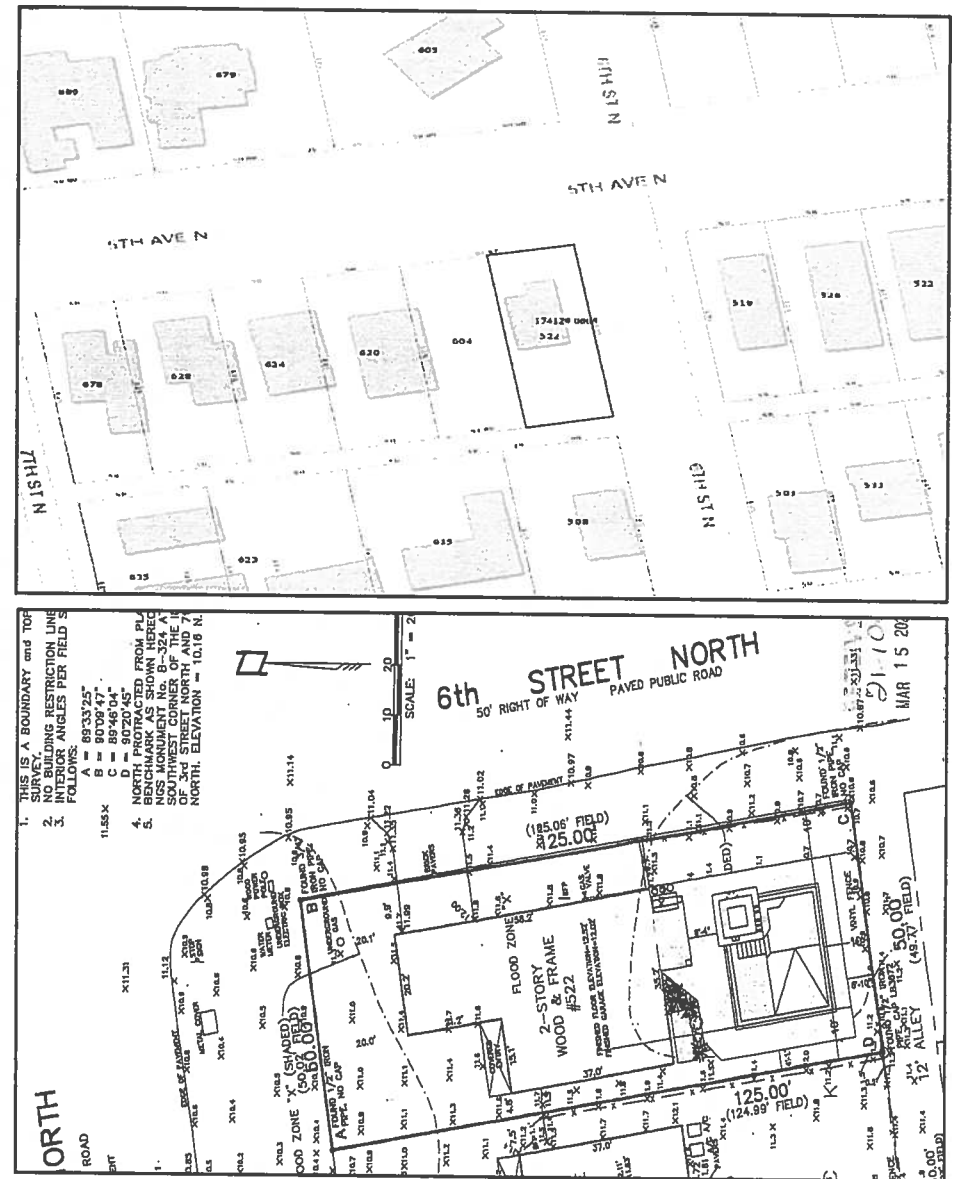
Variances Requested: 41.6% lot coverage in lieu of 35% maximum and accessory structure setbacks; corner side yard of 9 feet in lieu of 10 feet required, and 4.1 feet in lieu of 5 feet minimum from the interior side property line

Project: Swimming Pool and Paver Patio Deck Additions

Subject property is an existing platted lot of record (circa 1909 and replatted in 1913) located in a medium-density residential land use district containing a single-family dwelling recently constructed in 2020. The property owner is requesting relief from dimensional standards to allow for a swimming pool and paver patio decking accessory additions to an existing single-family dwelling.

The lot is substandard in area and width, containing approximately 6,255 square feet and measures approximately 50 feet wide. Minimum lot area and width within this district is 7,500 square feet and 75 feet at the building line respectfully. Properties with comparable lot area and width exist throughout this district and similar accessory structure variances have been granted. While alternative construction designs could alleviate the need for setback encroachments, the proposed development constitutes a reasonable use of the property and should not adversely or negatively affect adjacent land.

No recorded variances or active code enforcement violations on file for the subject property.





APPLICATION FOR VARIANCE

BOA No. 21-100043
HEARING DATE 5-18-21

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. for note (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.

MAR 15 2021

APPLICANT INFORMATION

Applicant Name: <u>William DiPaula</u>	Telephone: <u>(904) 703-3078</u>
Mailing Address: <u>522 6th St. North</u>	E-Mail: <u>william.dipaola@yahoo.com</u>
<u>Jacksonville Beach, FL 32250</u>	
Agent Name: <u>Brad Correia - Crown Pools Inc.</u>	Telephone: <u>(904) 759-1770</u>
Mailing Address: <u>3002 Phillips Hwy</u>	E-Mail: <u>brad@crownpoolsinc.com</u>
<u>Jacksonville, FL 32207</u>	<u>lauren@crownpoolsinc.com</u>
Landowner Name: <u>WILLIAM DIPAULA</u>	Telephone: _____
Mailing Address: _____	E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 522 6th St. North, 174129-0000
Legal description of property (Attach copy of deed): Lot 1, Block 57 Pablo Beach Improvement
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).
Looking to encroach the rear setback for the addition of a swimming pool. See attached plans for reference. Also looking for a variance to the impervious amount from 35% to 41.6%.

ACCESS STRUCTURE SETBACK 4.1 FEET

AFFIDAVIT

I, William DiPaula, 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.

Will DiPal
APPLICANT SIGNATURE

William DiPaula
PRINT APPLICANT NAME

2-25-21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 25th day of February, 2021, by William DiPaula, who is personally known to me or produced Driver License as identification.

Joseph A. Rethmel
NOTARY PUBLIC SIGNATURE
Joseph A. Rethmel
PRINT NOTARY NAME



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.1, for 41.6% lot coverage in lieu of 35% maximum and 34-337(e)(1)g, for the following accessory structure setbacks; a corner side yard of 9 feet in lieu of 10 feet required, for 4.1 feet in lieu of 5 feet minimum from the interior side property line all to allow for a swimming pool and paver patio deck addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100043

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 property was a recent property that has been split. This is now a corner lot, thus having a more strict setback. There is an existing rear easement of 15ft, behind the 30ft setback that will not be affected if allowed to encroach into the rear 30ft setback. We are also asking for a variance for an impervious coverage from the 35% to be increased to 41.2%. This would allow for decking, swimming pool and an outdoor kitchen area.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Owners were not aware that when the property was split it would register as a corner lot and would have more strict setbacks on the sides and rear.
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	RECEIVED MAR 15 2021
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	No	PLANNING & DEVELOPMENT
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	There is an existing rear easement behind the property's 30ft setback, of 15ft, that will not be affected if allowed to encroach into the rear 30ft setback. Allowing for the imperious variance will allow for the addition of a swimming pool, decking and an outdoor kitchen area.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	No	

MAP SHOWING SURVEY OF

LOT 1, BLOCK 57, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF THE NORTHERN PORTION
OF PABLO BEACH AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA.

5th AVENUE NORTH
(FORMERLY DONNER AVENUE)
80' RIGHT OF WAY PAVED PUBLIC ROAD
SET MAGNAIL IN PAVEMENT 1988

⊕ BENCHMARK: SET MAGNAIL IN PAVEMENT
ELEVATION = 10.67 N.A.V.D. 1988

EXISTING-

NOTES

1. THIS IS A BOUNDARY and TOPOGRAPHIC SURVEY.
2. NO BUILDING RESTRICTION LINES PER PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:

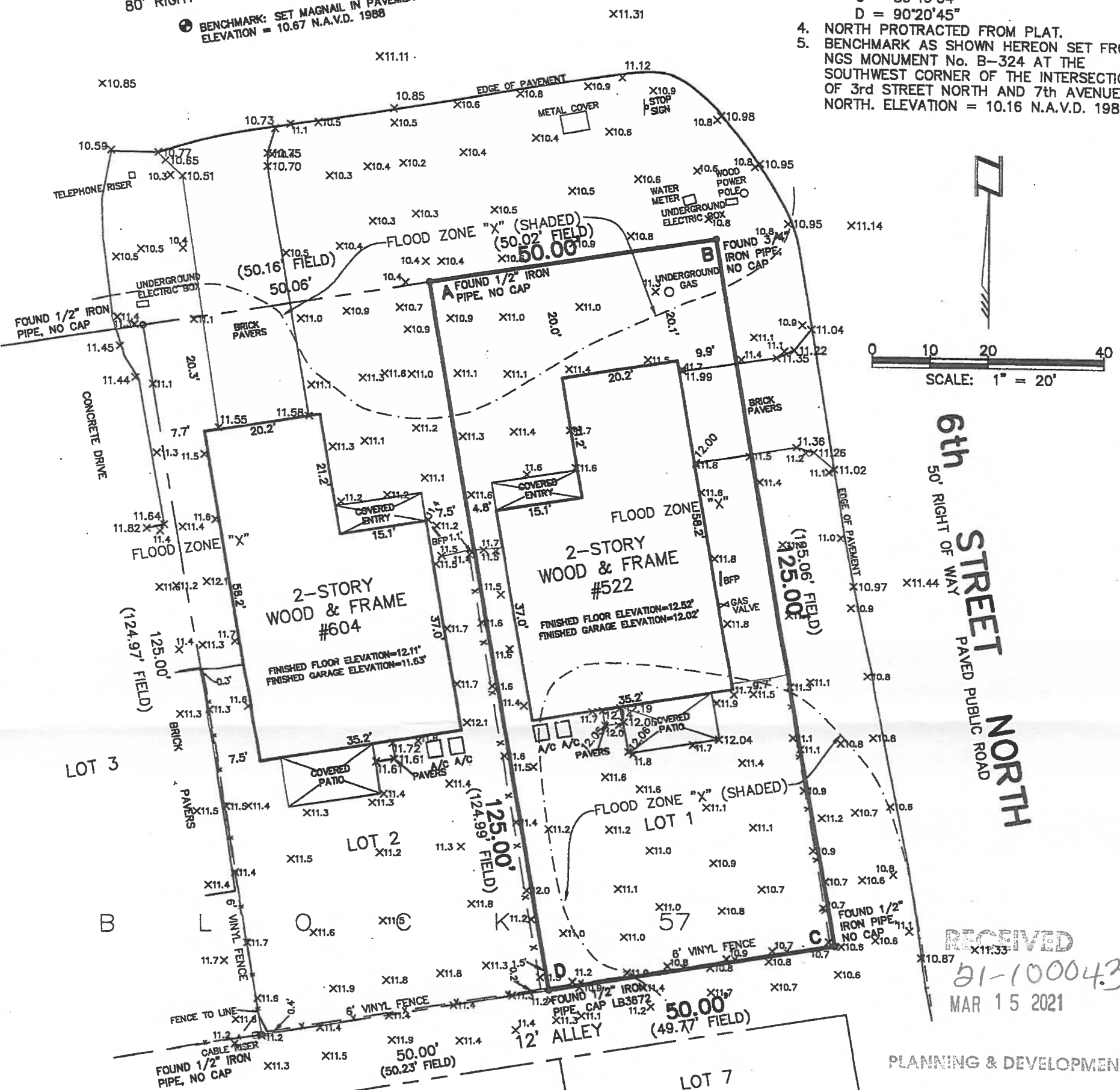
$$A = 89^{\circ}33'25''$$
$$B = 90^{\circ}09'47''$$

C = 89°46'04"

$$D = 90^{\circ}20'45''$$

4. NORTH PROTRACTED FROM PLAT.
5. BENCHMARK AS SHOWN HEREON SET FROM
NGS MONUMENT No. B-324 AT THE
SOUTHWEST CORNER OF THE INTERSECTION
OF 3rd STREET NORTH AND 7th AVENUE
NORTH. ELEVATION = 10.16 N.A.V.D. 1988.

ORTH. ELEVATION = 10.16 N.A.V.D. 1988.



RECEIVED
X11:33

87
21-100043
MAR 15 2021

PLANNING & DEVELOPMENT

IMPERVIOUS:
HOUSE: 1,732 SQUARE FEET
HARDSCAPE: 391 SQUARE FEET

TOTAL IMPERVIOUS: 2,123 SQUARE FEET

LOT SIZE: 6,255 SQUARE FEET
PERCENTAGE OF IMPERVIOUS: 34.0%

THIS SURVEY WAS MADE FOR THE BENEFIT OF
BRILEY & DEAL, LLC; WILLIAM STEWART DIPAULA
and CHICAGO TITLE INSURANCE COMPANY.

DONN W. BOATWRIGHT, P.S.M.

FLORIDA L.C. SURVEYOR and MAPPER No. LS 3295
FLORIDA L.C. SURVEYING & MAPPING BUSINESS No. LB 3672

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND FLOOD ZONE "X" (SHADED, AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

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

CHECKED BY: _____
DRAWN BY: _____ K LW
FILE: 2020-1560

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

DATE: DECEMBER 14, 2020
SHEET 1 OF 1

PROPOSED

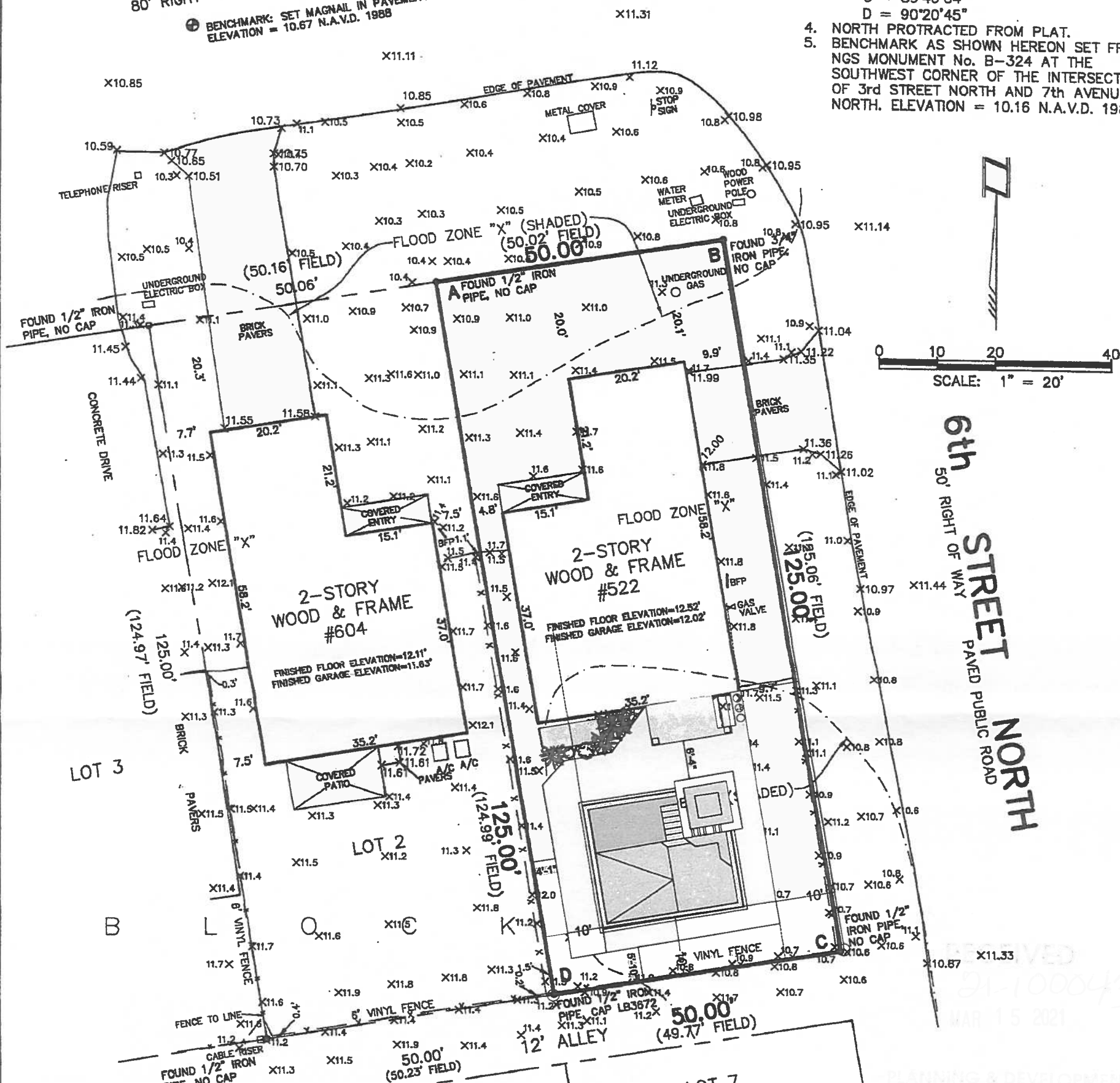
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5th AVENUE NORTH
(FORMERLY DONNER AVENUE)
80' RIGHT OF WAY PAVED PUBLIC ROAD

BENCHMARK: SET MAGNAIL IN PAVEMENT
ELEVATION = 10.67 N.A.V.D. 1988

- NOTES
- THIS IS A BOUNDARY and TOPOGRAPHIC SURVEY.
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A = 89°33'25"
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 - BENCHMARK AS SHOWN HEREON SET FROM NGS MONUMENT No. B-324 AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 3rd STREET NORTH AND 7th AVENUE NORTH. ELEVATION = 10.16 N.A.V.D. 1988.



WILLIAM DIPAULA

DESCRIPTION	AREA (sq ft)	AREA %
TOTAL LOT SURFACE	6,255 sq ft	100%
HOUSE SURFACE	1,732 sq ft	29%
DECK SURFACE	767 sq ft	12.6%
TOTAL IMPERVIOUS AREA		41.6%

RECEIVED

JAN 15 2021

2-1276

PLANNING & DEVELOPMENT

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HARDSCAPE: 391 SQUARE FEET

TOTAL IMPERVIOUS: 2,123 SQUARE FEET

LOT SIZE: 6,255 SQUARE FEET
PERCENTAGE OF IMPERVIOUS: 34.0%

APPROVED

By HA
Date 1/25/21

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND FLOOD ZONE "X" (SHADED, AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, EFFECTIVE NOVEMBER 2, 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 BRILEY & DEAL, LLC; WILLIAM STEWART DIPAULA and CHICAGO TITLE INSURANCE COMPANY.

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

CHECKED BY:

DRAWN BY: KLV

FILE: 2020-1560

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE:

DECEMBER 14, 2020

SHEET 1 OF 1

Board of Adjustment Public Hearing Staff Report
BOA#21-100045 and BOA# 21-100046 / 1204 1st Street
North / Atkins Builders, LLC.

Lot 1, Block 122, *Pablo Beach North*

Zoning: Residential, multiple-family: RM-2

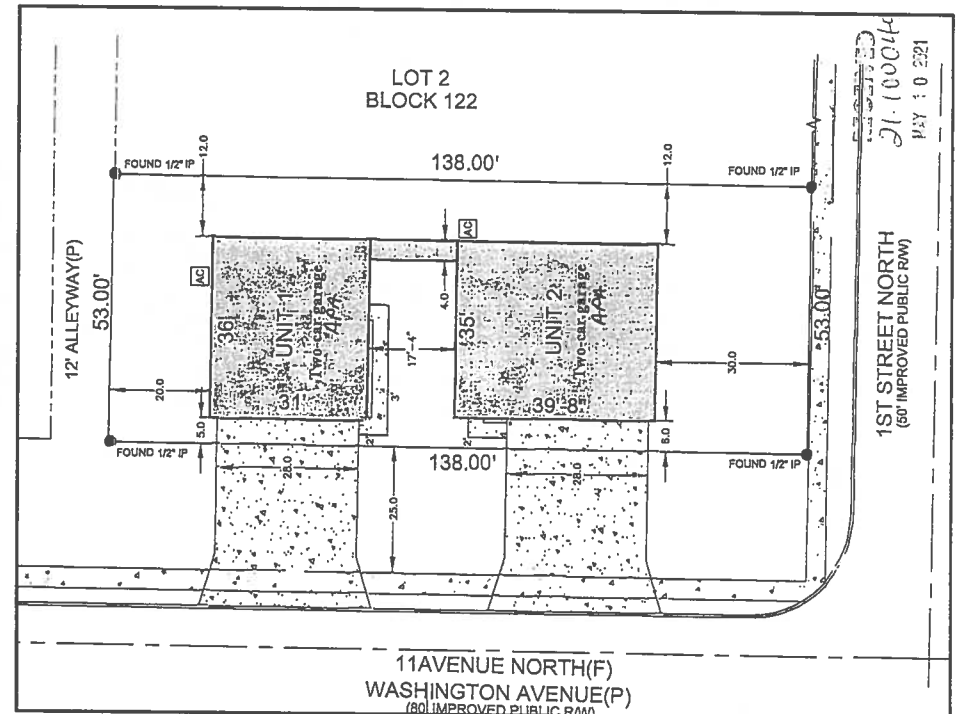
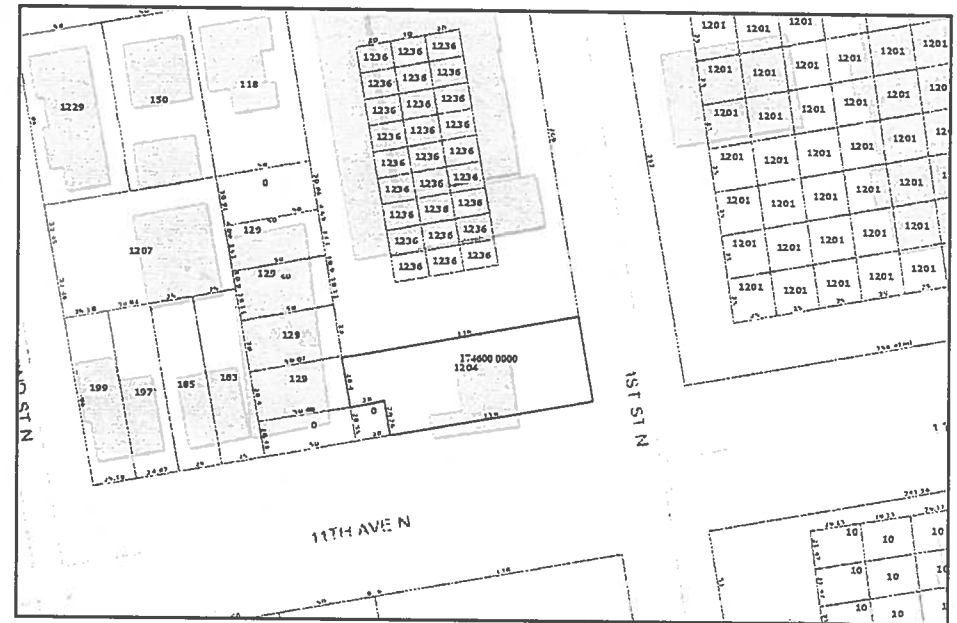
Variances Requested: Front yard setbacks of 5 feet for the west half and 6 feet for the east half in lieu of 20 feet minimum, a rear yard setback of 12 feet in lieu of 30 feet minimum and 40.38% lot coverage in lieu of 35%

Project: Construct a new two-unit multiple-family dwelling

Subject property consists of two parcels which constitute an existing platted lot of record (circa 1909 and re-platted in 1913) located in a high-density residential land use district containing a four-unit multiple-family dwelling constructed in 1938. The applicant proposes to demolish the existing structure and is requesting relief from dimensional standards to construct a new two-family dwelling.

The consolidated lot contains approximately 7,314 square feet and is substandard in width, measuring 53 feet wide. Minimum lot area and width within this district is 6,000 square feet and 60 feet at the building line respectfully. Properties with comparable lot area and width exist throughout this district and similar setback and lot coverage variances have been requested to allow for the construction of two-family dwellings. Adjacent uses include Surfside Condominiums to the north, Aquilus II Condominiums to the east, a four-unit townhouse development to the west, and Northshore Condominiums south of 11th Avenue. The proposed development constitutes a reasonable use of the property as the density would allow a maximum of four dwelling units and should not adversely or negatively affect adjacent land.

No recorded variances or active code enforcement violations on file for the subject property.



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

APR 14 2021

APPLICANT INFORMATION

Applicant Name: John Atkins **Telephone:** (904) 445-3719
Mailing Address: PO Box 51262 **E-Mail:** atkinsbuilders@hotmail.com
Jacksonville Beach, Fl. 32240
Agent Name: **Telephone:**
Mailing Address: **E-Mail:**
Landowner Name: John Wadman **Telephone:** (904) 444-7603
Mailing Address: PO Box 51241 **E-Mail:**
Jacksonville Beach, Fl. 32240

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

VARIANCE DATA

Street address of property AND Real Estate Number: 1204 N. 1st St. RE #174600-0000 and 174601-0000

Legal description of property (Attach copy of deed): Lot 1, Block 122 Pablo Beach North

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 setback of 10.6' in lieu of 20' required. Rear yard setback of 12' in lieu of 30' required. Lot coverage of 40.38% in lieu of 35% required. 5' TWO FAMILY DWELLING WITH 2x car garage's.

AFFIDAVIT

I, John Atkins, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

John Atkins

PRINT APPLICANT NAME

DATE

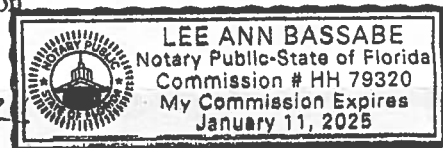
3/16/21

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 16 day of March, 2021 by John Atkins, who is personally known to me or has produced Fl. Drivers License as identification

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2FLOOD ZONE: X

CODE SECTION (S):

34-340(e)(1)c.1, for front yard setbacks of 5 feet for the west half and 6 feet for the east half in lieu of 20 feet minimum; 34-340(e)(1)c.2, for a rear yard setback of 12 feet in lieu of 30 feet minimum; and 34-340(e)(1)f, for 40.38% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100045/4

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.

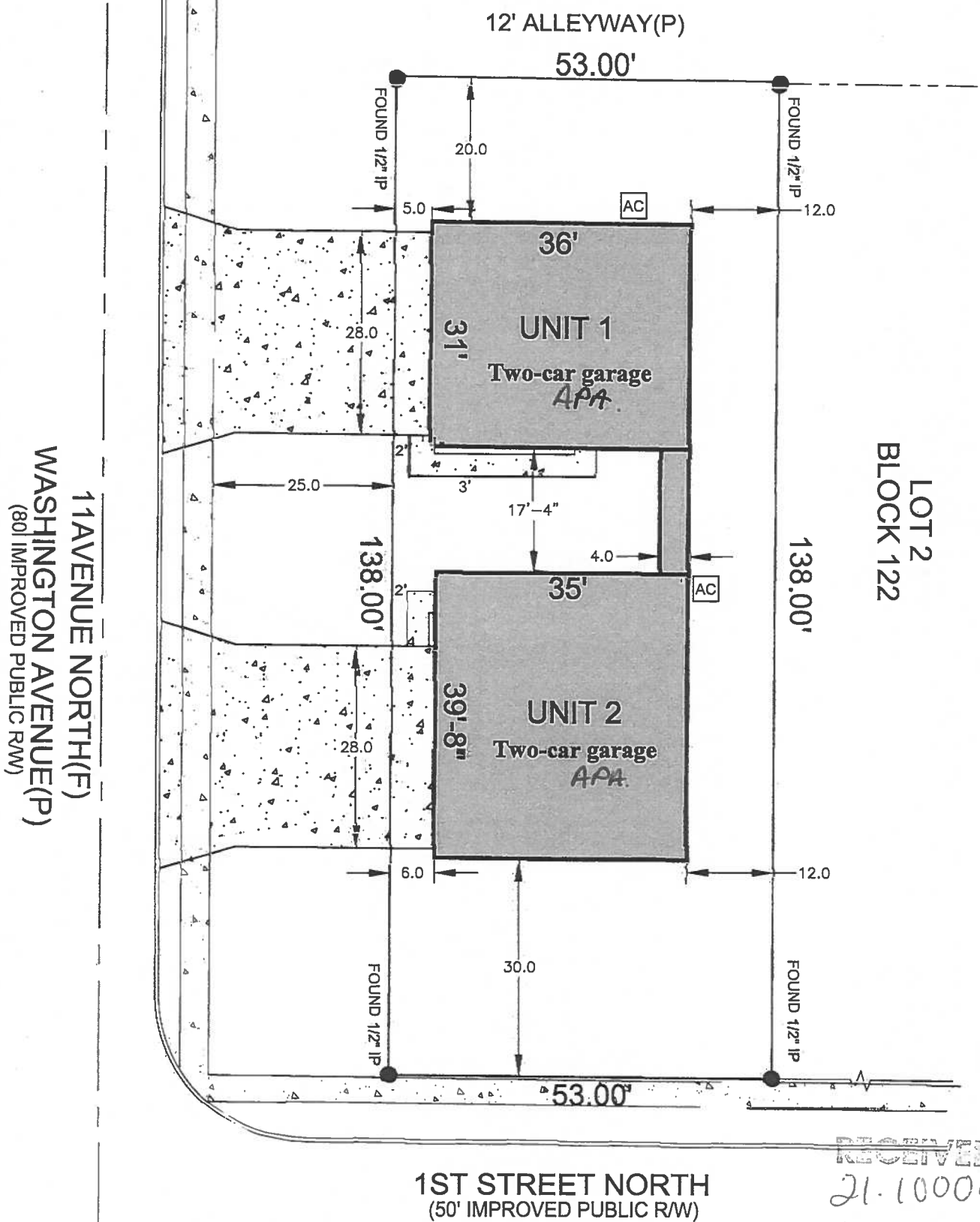
Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

APR 14 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	Lot is undersized. Lots in RM-2 zoning must be a minimum of 60' wide. Lot is only 53' wide.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot was platted as is.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Same or more generous variances have been granted to parcels in the same area.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Applicant has reduced the permissible number of units from 4 to 2. If applicant built 4 units, permitted lot coverage lot coverage would be 65%.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Impervious area is actually being reduced by 2.45% from 46.5% existing, to 44.05% post construction.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Granting of the variance will enhance the neighborhood.

PROPOSED



RECEIVED
21-100045/46
MAY 10 2021

DATA SUMMARY

POST-DEVELOPMENT DRAINAGE DATA:

SITE AREA:	±7,314 SF
IMPERVIOUS AREA:	
BUILDINGS:	2504.3 SF
CONCRETE PAVEMENT:	449.25 SF
TOTAL:	2,953.5 SF
PERCENT IMPERVIOUS:	
3150.40 SF/ 7,314 SF	40.38 %

PLANNING & DEVELOPMENT



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

CHECKED BY: RKP
DRAWN BY: DB
FILE: 6000-21

1ST ST. N, & 11TH AVE. N.
LOT 12, BLOCK 173
JACKSONVILLE BEACH, FL
POST-DEVELOPMENT

Atkins Builders

DATE: MAY 2021

SHEET 1 OF 1

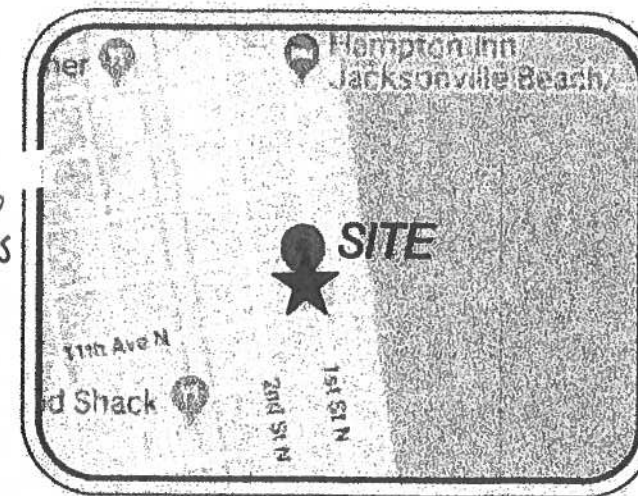


GRAPHIC SCALE (In Feet)
1 inch = 62.5'

ORIGINAL FIELD WORK
COMPLETED BY:
TARGET SURVEYING, LLC
DATED: 02/16/2011
SURVEY #165651

LOT COVERAGE CALCULATIONS:

TOTAL LOT = 7,314 sq.ft. or 100%
- IMPERVIOUS FEATURES -
BUILDING = 1,502 sq.ft. or 20.5%
COVERED AREAS = 107 sq.ft. or 1.5%
CONCRETE = 1,284 sq.ft. or 17.6%
WOOD DECKING = 90 sq.ft. or 1.2%
FIREPLACE = 21 sq.ft. or 0.3%
TOTAL IMPERVIOUS FEATURES = 3,004 sq.ft. or 41.4% + 351.4 = 46.590 IMPERVIOUS
- PERVIOUS FEATURES -
OPEN SPACE = 4,310 sq.ft. or 58.9%

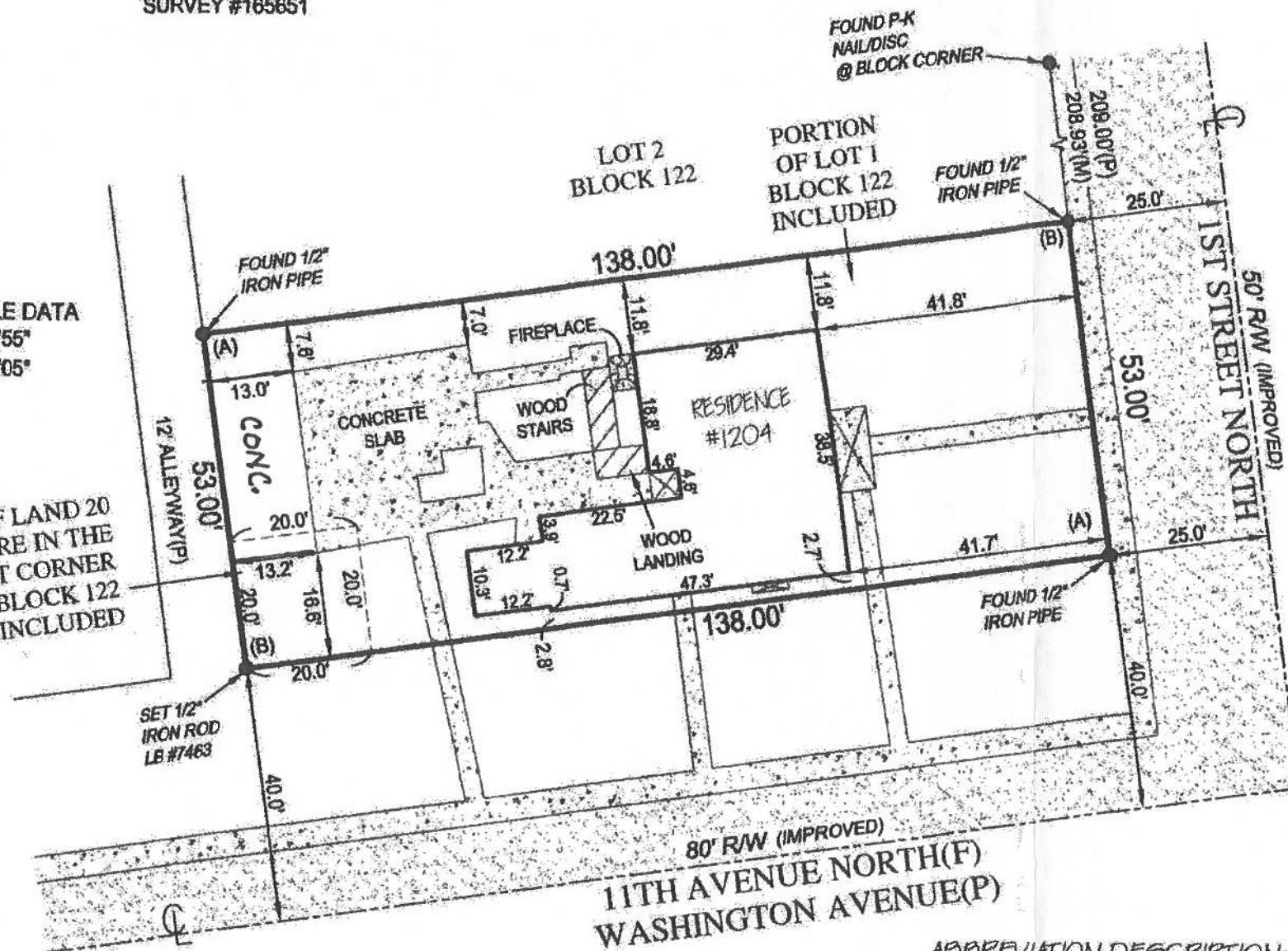


LOCATION MAP NOT TO SCALE

1"=25'
NORTH

CORNER ANGLE DATA
(A) = 90°06'55"
(B) = 89°53'05"

A TRACT OF LAND 20 FEET SQUARE IN THE SOUTHWEST CORNER OF LOT 1, BLOCK 122 INCLUDED



LEGAL DESCRIPTION:

LOT 1, EXCEPT THAT PORTION OF SAID LOT DESCRIBED IN DEED BOOK 181, PAGE 461, IN BLOCK 122 OF PABLO BEACH NORTH, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ALSO ALL THE RIGHT, TITLE AND INTEREST OF THE GRANTORS TO USE WATER FROM THE ARTESIAN WELL LOCATED ON THE PROPERTY DESCRIBED IN SAID DEED IN DEED BOOK 181, PAGE 461 OF SAID RECORDS.

AND

A TRACT OF LAND TWENTY FEET SQUARE IN THE SOUTHWEST CORNER OF LOT 1, BLOCK 122, PABLO BEACH NORTH, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 66, LAND RECORDS OF SAID DUVAL COUNTY, THE SOUTHWEST CORNER OF SAID SQUARE BEING INTENDED TO BE CONVEYED, BEING IDENTICAL WITH THE SOUTHWEST CORNER OF SAID LOT 1.

FLOOD ZONE: X
COMMUNITY NUMBER: 120078
PANEL: 12031C0417
SUFFIX: J

RECEIVED

21-100045/46
MAR 16 2021

PLANNING & DEVELOPMENT

Kenneth J. Osborne

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
P-K	PARKER KYLON NAIL
P	PLAT
M	MEASURED
R/W	RIGHT OF WAY

REVISIONS:

1. ADDED CONCRETE, WOOD LANDING AND STAIRS . . . 05-29-2019

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

BOUNDARY SURVEY OF
1204 NORTH 1ST STREET
JACKSONVILLE, FL 32250
PREPARED FOR
JOHN P. WADMAN

Project
C-17533
Date
05-14-2019
Scale
1" = 25'
1 of 1

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net



LB: 7463 PHONE: 561.640.4800 FAX: 561.640.0576



APPLICATION FOR VARIANCE

BOA No. 21-100047
HEARING DATE 5.18.21

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. NA
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

21-100047

MAR 17 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Kenneth Parrish Telephone: 504-874-8991
Mailing Address: 540 18th ST N E-Mail: ksteveparrish@yahoo.com
Jacksonville Beach, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Kenneth Parrish Telephone: 504-874-8991
Mailing Address: 540 18th ST N E-Mail: ksteveparrish@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: 540 18th ST N, Parcel ID 177987-0000
Legal description of property (Attach copy of deed): Lot 2, Block 7, Pine Grove, Unit No 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).
Request variance to 36.5% lot coverage and side yard set back reduced to 5' in lieu of 10ft.

AFFIDAVIT

I, Kenneth Parrish, 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

Kenneth Parrish
PRINT APPLICANT NAME

3/3/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of March, 20 21, by Kenneth Steven Parrish, who is personally known to me, or produced FL DL P620-517-84-290-0 and DOD ID as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Bryan VanTassel
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.2, for a side-yard setback of 5 feet in lieu of 10 feet required; 34-336(e)(1)e, for 36.5% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 3.5 feet from the principle structure in lieu of 5 feet minimum to allow for a detached boat and recreational vehicle storage accessory structure addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

21-100047

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.	y	
Special circumstances and conditions do not result from the actions of the applicant.	y	
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.	y	Others in same neighborhood have accessory structures & approved set back + Lot coverage variances.
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.	y	Multiple Accessory structures exist within the Pine Grove Neighborhood
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	y	
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.	y	Adjacent owners approve of the plan, and variance will positively impact them.

Tropo SdL lot 2

MAP SHOWING SURVEY OF

LOT 2, BLOCK 7, PINE GROVE, UNIT NO. 4 AS RECORD IN PLAT BOOK 19, PAGE 44 AND 44A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED
31-100047
MAR 17 2021

PLANNING & DEVELOPMENT

18TH STREET NORTH
50' RIGHT OF WAY
PAVED

N71°30'58"W
N42°34'47"W
RADIUS=185.00'
ARC=129.42'

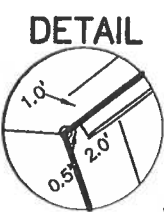
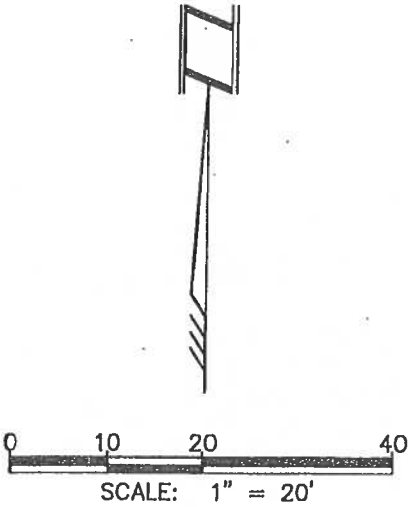
RECEIVED
18-1170
MAR 11 2019

PLANNING & DEVELOPMENT

APPROVED
By h
Date 3/12/19

THIS MAP WAS MADE FOR THE BENEFIT OF KENNETH PERRISH JR; REGIONS BANK DBA REGIONS MORTGAGE; LANDMARK TITLE, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY.

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



IMPERVIOUS CALCULATION

LOT AREA	15273 SQ FT
HOUSE AREA	3253 SQ FT
DRIVEWAY	1850 SQ FT
PORCH/ PATIO	17 SQ FT
BOAT/ RV COVER	458 SQ FT
TOTAL IMPERVIOUS	5578 SQ FT
% IMPERVIOUS	36.5%

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0416J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA

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

CHECKED BY: _____

DRAWN BY: KLW

FILE: 2019-0314

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

DATE: MARCH 5, 2019

SHEET 1 OF 1

REF: 2018-0596; 2018-1532

LOT 1
BLOCK 7

LOT 20
BLOCK 7

LOT 19
BLOCK 7

LOT 3
BLOCK 7

ONE STORY
FRAMED
RESIDENCE
No. 400
FINISHED FLOOR
HOUSE = 11.04'

FINISHED FLOOR
GARAGE = 10.40'

FINISHED FLOOR
GARAGE = 10.27'

PORCH

PATIO

ELEC METER

GAS METER

GAS VALVE

CABLE BOX

BENCHMARK SET MAG NAIL AND DISC
ELEVATION 10.46 NAVD 88

NOTES:

1. THIS IS A BOUNDARY AND LIMITED TOPOGRAPHICAL SURVEY.
2. BENCHMARK IS A MAG NAIL IN THE SOUTHWEST EDGE OF PAVEMENT NEAR THE MIDDLE OF LOT 3: ELEVATION 10.46' NAVD 1988 DATUM.
3. 25' BUILDING RESTRICTION LINES (BRL) AS PER PLAT.
4. BEARING BASE ON THE NORTH LINE OF LOT 2 BEING NORTH 52°55'00 EAST AS PER PLAT.
5. BOUNDARY IS BASED ON SURVEY 2018-0596 BY THIS FIRM.
6. X 9.6 DENOTES EXISTING GRADES.

Board of Adjustment Public Hearing Staff Report
BOA#21-100048 / 716 11th Avenue South / Dixon
West ½ of Lot 2, Block 118, *Oceanside Park*

Zoning: Residential, single-family: RS-3

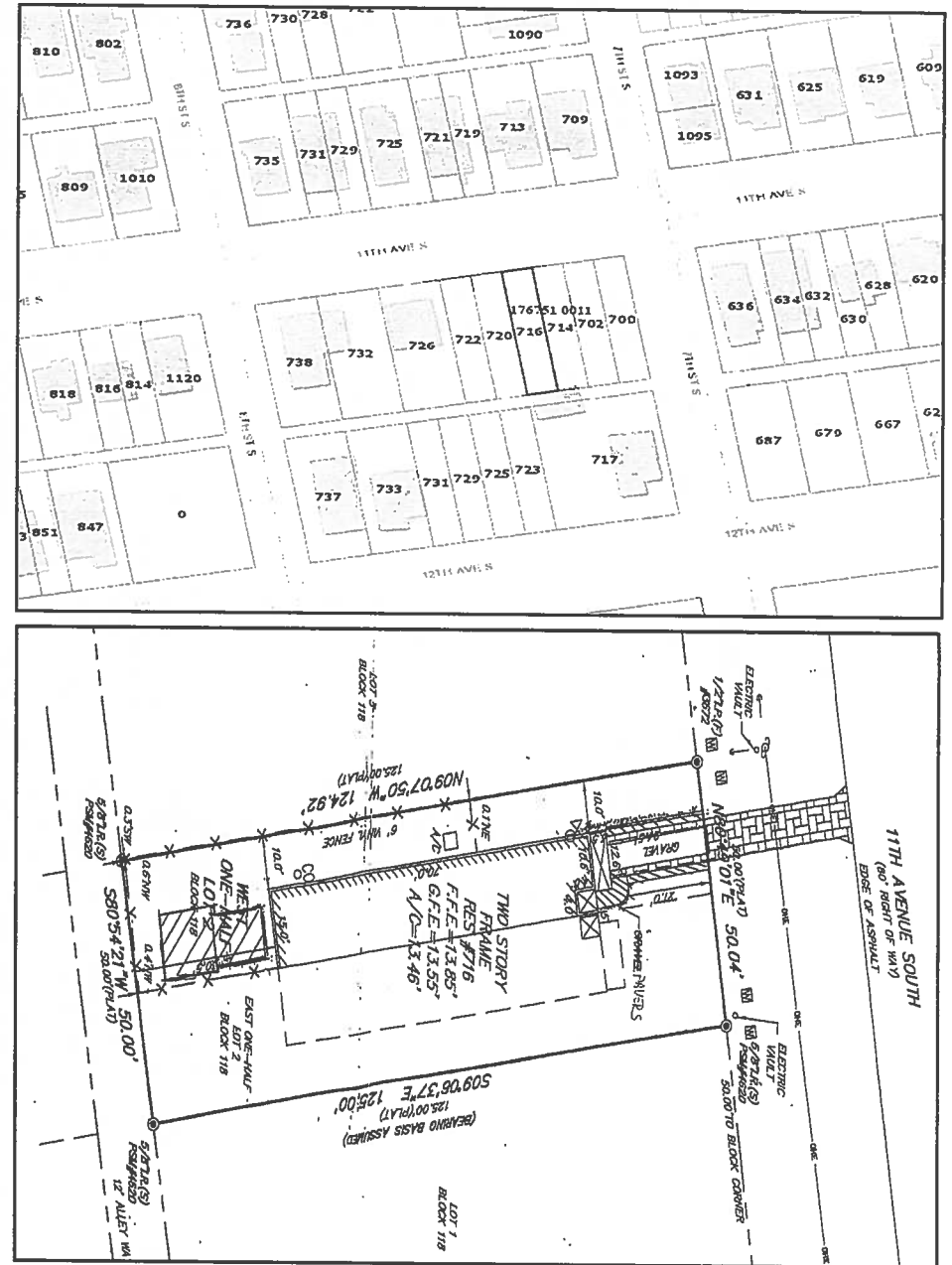
Variances Requested: 48.2% lot coverage in lieu of 35% maximum and accessory structure setback of 1.5 feet from an interior side property line in lieu of 5 feet minimum

Project: Install paver walkway, open-air patio additions and modifications to existing paver-wheel strip driveway

Subject property is part of an existing platted lot of record (circa 1922) located in a medium-density residential land use district containing the westerly unit of a two-family dwelling recently constructed by Barnes Construction, LLC. (Reference Permit#20-639). Stop Work Order (SWO#21-540) violation issued on 3/19/21 by Building Inspector D. Martin for modifications to the existing driveway without first obtaining a permit. The property owner reverted the driveway back to the previous condition and is now requesting relief from dimensional standards to add a paver walkway, to enlarge the overall width of the existing paver wheel-strip driveway and to allow for open-air paver patio additions to an existing residential use.

The parcel is half of a previously platted lot of record and is substandard in lot area and width containing approximately 3,125 square feet and measures approximately 25 feet wide. Minimum lot area and width within this district for a two-family dwelling is 6,000 square feet and 60 feet at the building line respectfully. Similar properties with comparable lot area and width exist throughout this district and the proposed development constitutes a reasonable use of the property and should not adversely or negatively affect adjacent land.

One recorded variance (deferred) and no active code enforcement violations on file for the subject property.



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.

MAR 19 2021

APPLICANT INFORMATION

Applicant Name: TRAVIS DIXON Telephone: 805.231.2054
Mailing Address: 716 11th AVE S. E-Mail: TRAVIS.DIXON321@GMAIL
JAX BEACH, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: TRAVIS DIXON Telephone: 805.231.2054
Mailing Address: 716 11th AVE S. E-Mail: TRAVIS.DIXON321@GMAIL
JAX 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: 716 11th AVE S. JAX BEACH, FL 32250 1-76757-0011

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

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).

EXTENSION OF DRIVEWAY 18 IN BOTH SIDES, PAVED WALKWAY TO FRONT DOOR
2'x2' PAVED STEPS TO BACK PATIO, SEPERATED PAVED BACK PATIO 244'sq FT. (OPEN AIR
LOT COVERAGE OF 48.2% IN LIEU OF 35%
48.2% 47.5%

AFFIDAVIT

I, TRAVIS DIXON, 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

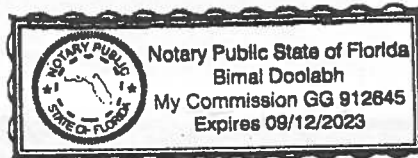
TRAVIS DIXON
PRINT APPLICANT NAME

3/19/21
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 MARCH, 2021, by TRAVIS S DIXON, who is personally known to me or produced FL DL as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Bimal Doolabh
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3

FLOOD ZONE: X

CODE SECTION (s):

34-338(e)(2)f, for 48.2% lot coverage in lieu of 35% maximum and 34-338(e)(2)h, for accessory structure setback of 1.5 feet from an interior side property line in lieu of 5 feet minimum to add a paver walkway, enlarge the overall width of the existing paver-wheel strip driveway and to allow for open-air paver patio additions to an existing two-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100048

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

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

MAR 19 2021

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.	NO	
Special circumstances and conditions do not result from the actions of the applicant.	NO	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	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.	NO	
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	



Ref BOA#
21-100048

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL RETURN - RECEIPT REQUESTED

CM# 7017 3040 0000 2086 1986

October 23, 2020

Robert E. Barnes, Sr.
3317 Royal Palm Drive
Jacksonville Beach, FL 32250



RE: **DEVELOPMENT ORDER**

BOA#20-100156 BOA#20-100157
714 11th Avenue South 716 11th Avenue South
Lot 2, Block 118, *Pablo Beach South*

Dear Mr. Barnes,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, October 20, 2020, in the City Council Chambers located 11 3rd Street North, Jacksonville Beach, Florida, to consider the above application(s) for a variance from the requirements of the Land Development Code.

As indicated in the application(s), the following deviation was requested:

- Section 34-338(e)(2)f, for 38% lot coverage in lieu of 35% maximum

To allow for the construction of a new two-family dwelling on Lot 2.

At your request, these applications were **Deferred** pursuant to Land Development Code Section 34-155(c)(4).

Please respond in writing, specifying the hearing date you would like these applications rescheduled for. You will be required to reimburse the City for additional public notice advertising fees incurred; please include a check in the amount of \$13.57. To reschedule these applications for the next available public hearing scheduled on **Tuesday, November 17, 2020**, please submit the requested items no later than Tuesday, October 27, 2020. Otherwise, these applications will be scheduled for a subsequent, regularly scheduled public hearing based on the date the requested items are received.

Please remove the public hearing notice(s) posted on your property. If you have any questions regarding this development order please feel free to call me at (904) 247-6231.

Sincerely,

George D. Knight, CBO
Building Official

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



CONTINUED ON PAGE 2

FILE COPY

NOTICE AND DISCLAIMER

As provided by subsection 166.033(6), Florida Statutes, issuance of a variance by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. It is hereby a condition that all other applicable state or federal permits be obtained before commencement of the development.

It is the applicant's responsibility to present accurate, substantial competent evidence and/or to demonstrate compliance with the City's Code of Ordinances, land development regulations, and/or comprehensive plan to support a development permit application. It is advised for you or an authorized representative to attend this meeting. If you are not present, the request may be heard based solely upon the application or be deferred to a successive public hearing.

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

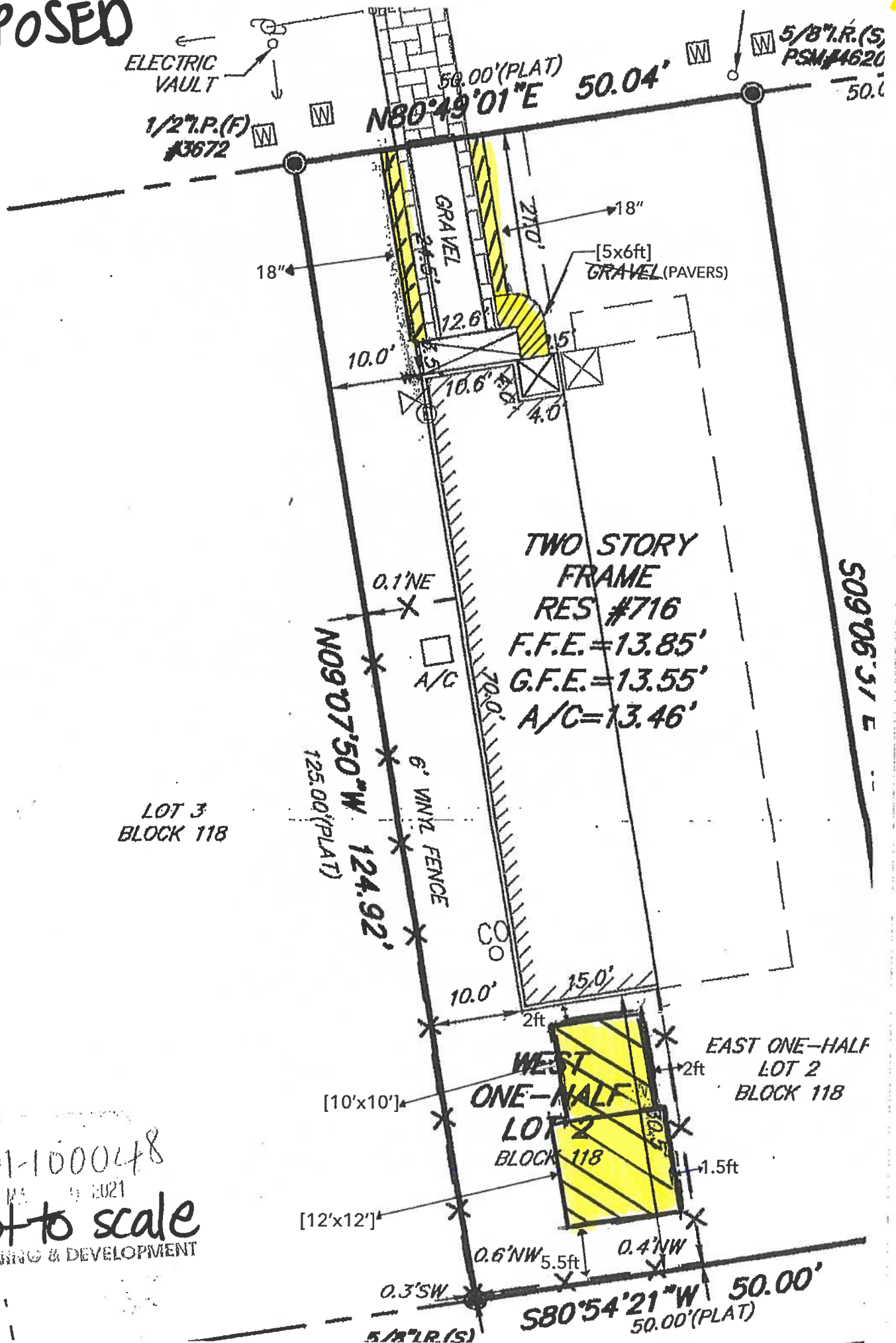
Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org



PROPOSED



21-100048

APR 9 2021

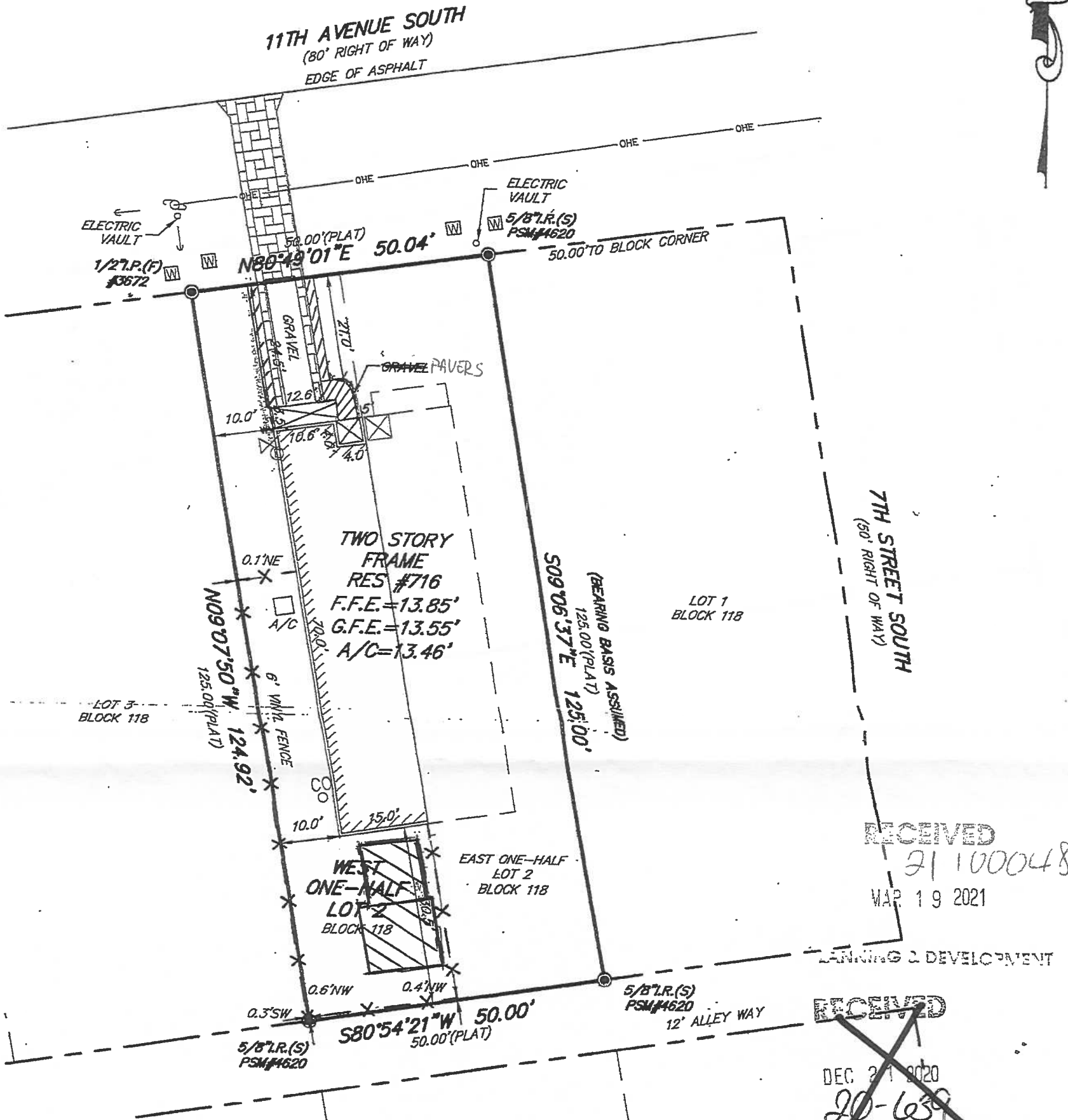
Not to scale

PLANNING & DEVELOPMENT

PROPOSED

MAP SHOWING SURVEY OF
THE WEST ONE-HALF OF LOT 2, BLOCK 118, OCEANSIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
CHRISTINE DIXON & TRAVIS DIXON
NAVY FEDERAL CREDIT UNION
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ST. JOHNS LAW GROUP



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21100048
MAR 19 2021

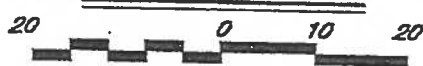
RECEIVED

DEC 21 2020

PLANNING & DEVELOPMENT

AREA = 0.14 ± ACRES
OR 6,250 ± sq. ft.

GRAPHIC SCALE



1"=20'

LEGEND

- A/C - AIR CONDITIONER PAD
- ID - IDENTIFICATION
- N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
- sq. ft. - SQUARE FEET
- I.P.(F) - IRON PIPE FOUND
- I.R.(F) - IRON ROD FOUND
- I.R.(S) - 5/8" IRON ROD SET (PSM #4620)
- W - WOOD POWER POLE
- sq. ft. - SQUARE FEET
- F.F.E. - FINISH FLOOR ELEVATION
- RES. - RESIDENCE
- C - CENTERLINE
- D - DENOTES NOT TO SCALE
- W - WATER METER
- BRICK - BRICK PAVERS
- COVERED - COVERED AREA
- W - WELL
- OHE - OVERHEAD ELECTRIC
- W - WATER VALVE
- E - ELECTRIC METER
- G.F.E. - GARAGE FLOOR ELEVATION
- C - CLEANOUT

LOT COVERAGE:
LOT AREA=3,125 sq. ft.
BALCONY=31.75 sq. ft.
DRIVEWAY=72.00 sq. ft.
HOUSE AREA=1,049 sq. ft.
A/C AREA=9 sq. ft.
EXISTING TOTAL IMPERVIOUS=37.176%
PROPOSED
LOT COVERAGE - 1508.25 sq.ft. 48.2%
PROPOSED PAVERS - 332.5"

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor.
- All disputes hereunder shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

According to the Federal Emergency Management Agency FIRM Map No. 12031C0419J effective date: 11/02/2013, the property described hereon appears to lie in Zone X.

Base of bearing structure: BEARING BASIS ASSUMED

Base of elevations: N.A.V.D. 88

JOB NO.	LAST FIELD DATE	SCALE	FB/PAGE	OKL BY	DRAWN BY
20-1307	12/07/20	1" = 20'	781/29	N.H.F.	R.J.B.

TYPE: BOUNDARY/FINAL

COPYRIGHT 2020, ALL RIGHTS RESERVED

NICHOLAS H. FRANKLIN
6170 AIA SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

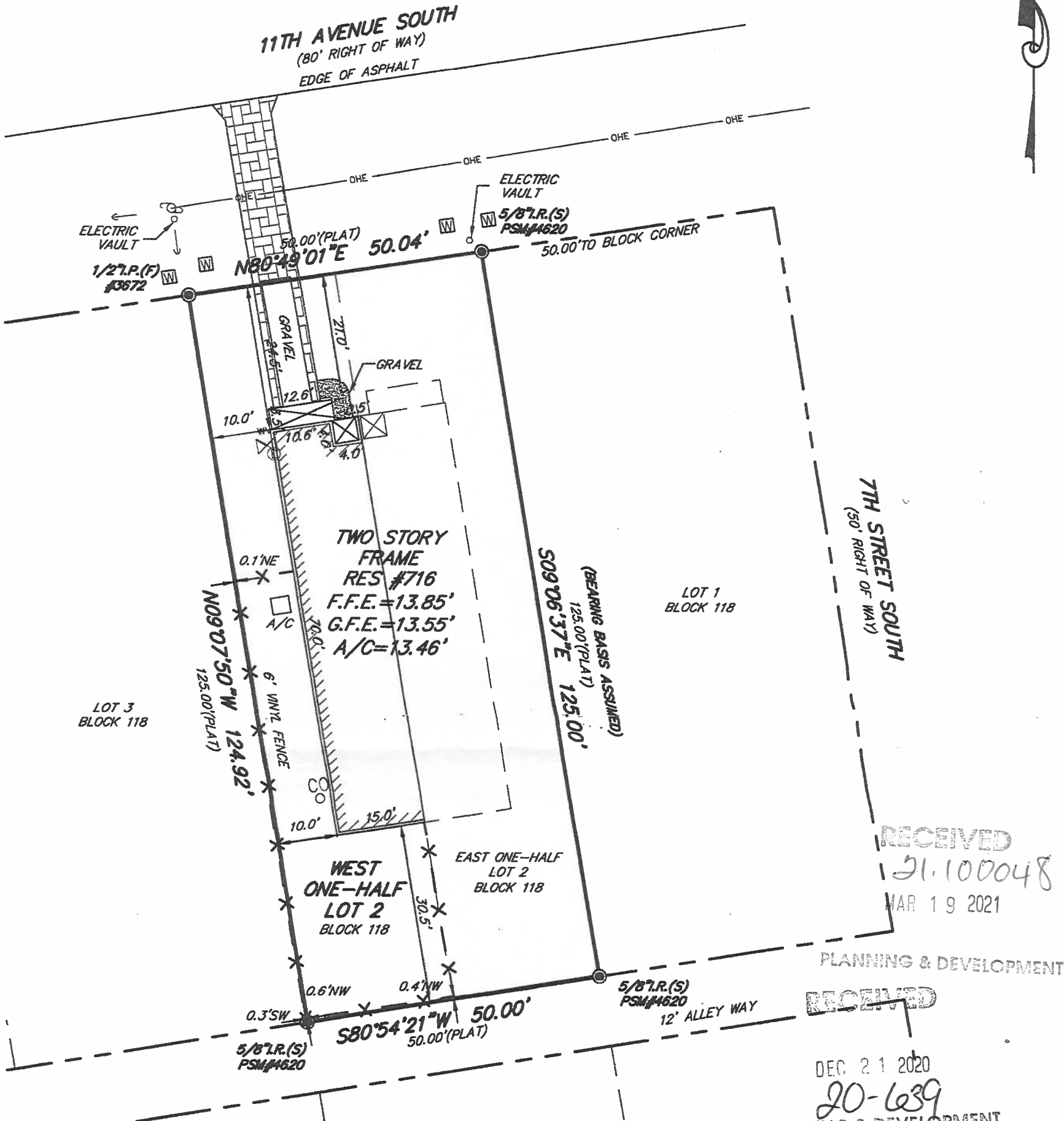
Not valid without the signature and official seal of a Florida licensed surveyor and drafter. No part or deletion to survey property. No part or deletion to survey property is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4820
FOR LAND TECH AND ASSOCIATES

EXISTING

MAP SHOWING SURVEY OF
THE WEST ONE-HALF OF LOT 2, BLOCK 118, OCEANSIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
CHRISTINE DIXON & TRAVIS DIXON
NAVY FEDERAL CREDIT UNION
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ST. JOHN'S LAW GROUP



LEGEND

A/C - AIR CONDITIONER PAD
ID. - IDENTIFICATION
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
sq. ft. - SQUARE FEET
I.P.(F) - IRON PIPE FOUND
I.R.(F) - IRON ROD FOUND
I.R.(S) - 5/8" IRON ROD SET (PSM #4620)
W - WOOD POWER POLE
T - TELEPHONE RISER
sq. ft. - SQUARE FEET
F.F.E. - FINISH FLOOR ELEVATION

RES. - RESIDENCE
C - CENTERLINE
D - DENOTES NOT TO SCALE
W - WATER METER
B - BRICK PAVERS
C - COVERED AREA
W - WELL
OHE - OVERHEAD ELECTRIC
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E - ELECTRIC METER
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C - CLEANOUT

LOT COVERAGE:
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BALCONY=31.75 sq. ft.
DRIVEWAY=72.00 sq. ft.
HOUSE AREA=1,049 sq. ft.
A/C AREA=9 sq. ft.
TOTAL IMPERVIOUS=37.176%

AREA = 0.14 ± ACRES
OR 6,250 ±, sq. ft.

GRAPHIC SCALE



1"=20'

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- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. Nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 12031C0418J effective date: 11/02/2018, the property described hereon appears to lie in Zone X
- Basis of bearing structure: BEARING BASIS ASSUMED

JOB NO.	LAST FIELD DATE	SCALE	F.B./PAGE	CHK. BY	DWG. BY
20-1307	12/07/20	1" = 20'	781/29	N.H.F.	R.J.B.

TYPE: BOUNDARY/FINAL

© COPYRIGHT 2020, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-8877 FAX (904) 471-8876

Not valid without the signature and the official raised seal of a Florida licensed surveyor and/or mapper. No additions or deletions to survey maps, reports or plat other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, R.L.S. 4620
FOR LANDTECH AND ASSOCIATES



APPLICATION FOR VARIANCE

BOA NO. 21-100051
HEARING DATE 5.18.21

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

MAR 24 2021

APPLICANT INFORMATION

Applicant Name: Dakota Briggs Telephone: 9044451382
Mailing Address: 4550 St Augustine Rd E-Mail: _____
Jacksonville FL 32207
Agent Name: dakota@ncons.net Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: American Classic Homes Telephone: 9043510308
Mailing Address: 4550 St Augustine Rd E-Mail: _____
Jacksonville FL 32207

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: 135 34th Ave S RE # 181550 0000
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).
Variance: for setback in backyard of 5' in lieu of 30'
for setback in side yard of 5' in lieu of 10'

AFFIDAVIT

I, Dakota Briggs, 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

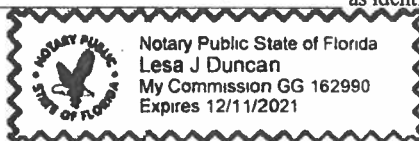
Dakota Briggs
PRINT APPLICANT NAME

3/24/2021
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of March, 2021, by Dakota Briggs, who is personally known to me or produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Lesa Duncan
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.2, for a side-yard setback of 5 feet in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet minimum to allow for a two-story accessory structure attached by a roofed breezeway and 34-336(e)(1)e, for 42.3% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling with an attached accessory building

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100051

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.	Y	RECEIVED MAR 24 2021 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	Y	
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.	Y	
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.	Y	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	for setback in backyard of 5' in lieu of 30' for setback in side yard of 5' in lieu of 10'
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.	Y	



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7017 0660 0000 0995 3449

March 22, 2018

Reference -

RECEIVED
21-100051
MAR 1 2018

PLANNING & DEVELOPMENT

John Denneen
1254 Neck Road
Ponte Vedra Beach, FL 32082

RE: BOA# 18-100016
135 South 34th Avenue
(as the East 9.60 feet of Lot 15, All of Lot 16, and the West 10.00 feet of Lot
17, Block 6, *Atlantic Shores Ocean Front Section Division-B*)

Dear Mr. Denneen,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, February 20, 2018, to consider Mark Darr's application for a variance from the requirements of the Land Development Code.

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

- 34-336(e)(1)e. for 44.7% lot coverage, in lieu of 35% maximum;

To allow construction of a new single family dwelling.

The Board **approved** the request, as presented and discussed.

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 D Knight

George Knight, CBO
Building Department



PROPOSED

- DRAINAGE NOTES:

- © Copyright
Do not copy or reproduce without permission.

RECEIVED
21-100051
MAY - 5 2021

EXISTING

LEGEND

- BM1 = SITE BENCHMARK
S = SANITARY SEWER MANHOLE
WB = WATER BIB
FH = FIRE HYDRANT
CU = CABLE/INTERNET UTILITIES BOX
PP = POWER POLE
EW = EXISTING WATER METER
PW = PROPOSED WATER METER
W = WELL
X = UNNUMBERED X-CUT IN CONCRETE FOUND
FN = FOUND NAIL/DISC
SN = SET NAIL AND DISC LB#8139
FM = FOUND CONCRETE MONUMENT
PRM/BLOCK CORNER FOUND
S1/2" = SET 1/2" IRON ROD LB#8139 AT PROPERTY CORNER
F1/2" = FOUND 1/2" IRON ROD WITH NO IDENTIFICATION
EG = EXISTING GROUND ELEVATIONS
ET = EXISTING TREE
CLF = CHAIN LINK FENCE
WF = WOOD FENCE

- A/C = AIR CONDITIONER ON PAD
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
CB = CABLE BOX
DB = DEED BOOK
EP = EDGE OF PAVEMENT
JEA = JACKSONVILLE ELECTRIC AUTHORITY
JEA-E = JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
LE = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
OHW = OVERHEAD WIRE/LINE
ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RBL = REFERENCE BEARING LINE
R/W = RIGHT-OF-WAY LINE
STY = TYPICAL
TYP = TYPICAL
(P) = PLAT CALL
(M) = FIELD MEASURED VALUE
(D) = DEED CALL
(C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
(R) = RECORD VALUE

- ~ = PROPOSED DRAINAGE FLOW
~ = EXISTING DRAINAGE FLOW
(10.0') = EXISTING ELEVATION
(10.0') = PROPOSED ELEVATION
X = TREE TO BE REMOVED
△ = PROPOSED CONCRETE

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER. RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
- Contiguous lots lie in some block, unit, phase, section etc. unless noted.
- Type of Survey: **BOUNDARY SURVEY WITH TREES AND TOPOGRAPHY**
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Street (s) hereon are centered in R/W unless noted.
- Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown hereon are from the provided foundation plan.
- See house plans for additional details.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE AE (EL 9) and X (0.2% annual chance flood hazard. Areas of 1% annual chance flood with average depth less than one foot of with drainage areas of less than one square mile) according to Flood Map 12031C0419J, effective on 11/02/2018 (see flood line).

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

ZONING INFORMATION

JRS-1 FROM PROPERTY APPRAISER'S WEBSITE

- FRONT 25'
- SIDE 10'
- REAR 30'
- MAX COVERAGE: 44.7% (PER VARIANCE)
- MAX HEIGHT 35'

LOT DIMENSION TABLE

AREA (SQ.FT.)	
LOT SIZE (BY PLAT)	8,700.0
LOT SIZE (FIELD)	8,626.4

TREE NOMENCLATURE

PA	PALM
----	------

LINE IDENTIFICATION TABLE

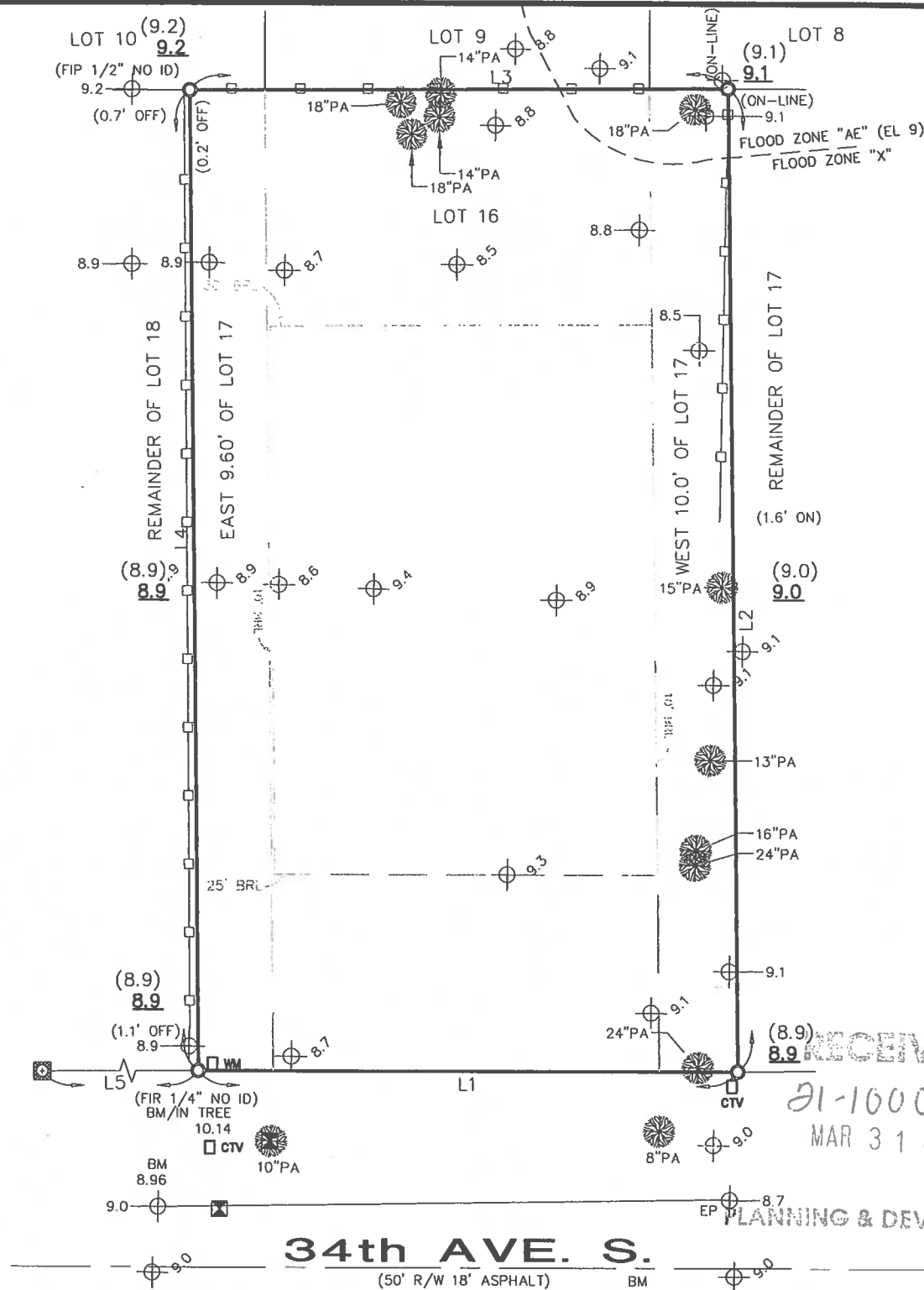
LINE	BEARING	DISTANCE
L1(D)	N89°12'59"E	69.60'
L2(P)	N00°47'01"W	125.00'
L3(D)	S89°12'59"W	69.60'
L4(P)	S00°47'01"E	125.00'
L5(D)	N89°12'59"E	124.60'
L1(M)	N89°20'51"E	69.19'
L2(M)	N01°23'08"W	125.11'
L3(M)	S89°00'36"W	68.94'
L4(M)	S01°16'09"E	124.70'
L5(M)	N89°03'52"E	125.42'

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



RECEIVED
21-100051
MAR 31 2021

PLANNING & DEVELOPMENT

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER SJ-17 (FORMERLY SIG-17), AND MAPS IN ACCORDANCE WITH CHAPTER SJ-17 (FORMERLY SIG-17), AND WAS DONE UNDER THE SUPERVISION OF THE SIGNING SURVEYOR.



Digitally signed by
Brandon Shugart PSM
7009 State of Florida

Date: 2021-08-30
10:00 AM
Surveying@imecivil.com

LEGAL DESCRIPTION

THE EAST 9.60 FEET OF LOT 15, LOT 16 AND THE WEST 10 FEET OF LOT 17, BLOCK 6

ATLANTIC SHORES OCEAN FRONT SECTION DIVISION B

PLAT/MAP BOOK 17, PAGE 22

PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PLAN SHOWING BOUNDARY SURVEY
AND TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC

3000 N. PONCE DE LEON BLVD, SUITE C
ST AUGUSTINE, FLORIDA 32084

Residential - Commercial - Environmental - Industrial
Civil Engineering, Surveying & Mapping, Inspections

WWW.IMECIVIL.COM

Civil Engineering/Inspection Division: 904-460-5475
Surveying & Mapping Division: 904-429-7764

Licensed Survey Business #8139

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: American Classic Homes
AT: 135 34th Avenue
Jacksonville Beach, FL 32250

Drawn By: MR
Field Survey Date: 12/10/2019
FB/PG: 35/36

Scale 1" = 20 Feet
Drawing/File #: 120919.1

Additional Information/Certifications:

Do not copy or reproduce without permission.

Ref BOA[#] 21-100051

LeeAnn Bassabe

From: Chris Schroeder <chris@pcsfirm.com>
Sent: Friday, May 7, 2021 12:06 PM
To: Planning Division
Subject: Response to Variance BOA#21-100051
Attachments: SchroederVarianceResponse.pdf; 135 34th Plans.jpg; 135 34th Site Plan.jpg

Dear Sir or Madam:

Please find attached a copy of our response and objection to the pending variance BOA# 21-100051 for the hearing scheduled May 18, 2021, as well as supporting attachments.

Let me know if you have any questions.

Thank you,

P. Chris Schroeder
138 33rd Avenue S.
Jax Beach, FL 32250
904.805.2096 | Direct
chris@pcsfirm.com

Peter & Jennifer Schroeder
138 33rd Avenue S.
Jacksonville Beach, FL 32250

May 7, 2021

City of Jacksonville Beach
Board of Adjustment
11 North Third Street
Jacksonville Beach, FL 32250

RE: BOA# 21-100051 /Hearing date May 18, 2021

Dear Members of the Board:

We received public notice of the above application for variance for the property located at 135 34th Avenue South as to setback and coverage restrictions. We are the adjacent landowners to the immediate North of said property.

We oppose the granting of this variance as to the rear and side yard setbacks as it would directly and adversely affect our property interest as to privacy/security, property value and quality of life.

The proposed structure would result in a 20ft tall x 20ft wide wall overlooking our backyard and pool in addition to blocking sunlight, sky, sea breeze airflow and open space views.

While the variance application describes a "two-story accessory structure", the applicant's own plan submittals and site plans describe this structure as a "garage apartment." (see attached). We have serious privacy and security concerns with a garage apartment so close to where our young children play.

Granting this variance would also be contrary to public interest, as it would establish a precedent in the area of increased density from garage apartments and obstructive accessory structures close to adjoining properties.

While nearby properties have constructed detached garages or garages attached via breezeway, these are either a) single story or b) located greater than 13 feet from the property line.

The current provisions of the LDC do not impose an undue hardship on the applicants as they have already undertaken construction of a 3955 square foot residence complete with a full two-car garage.

We were not contacted by the applicants prior to this request for variance.

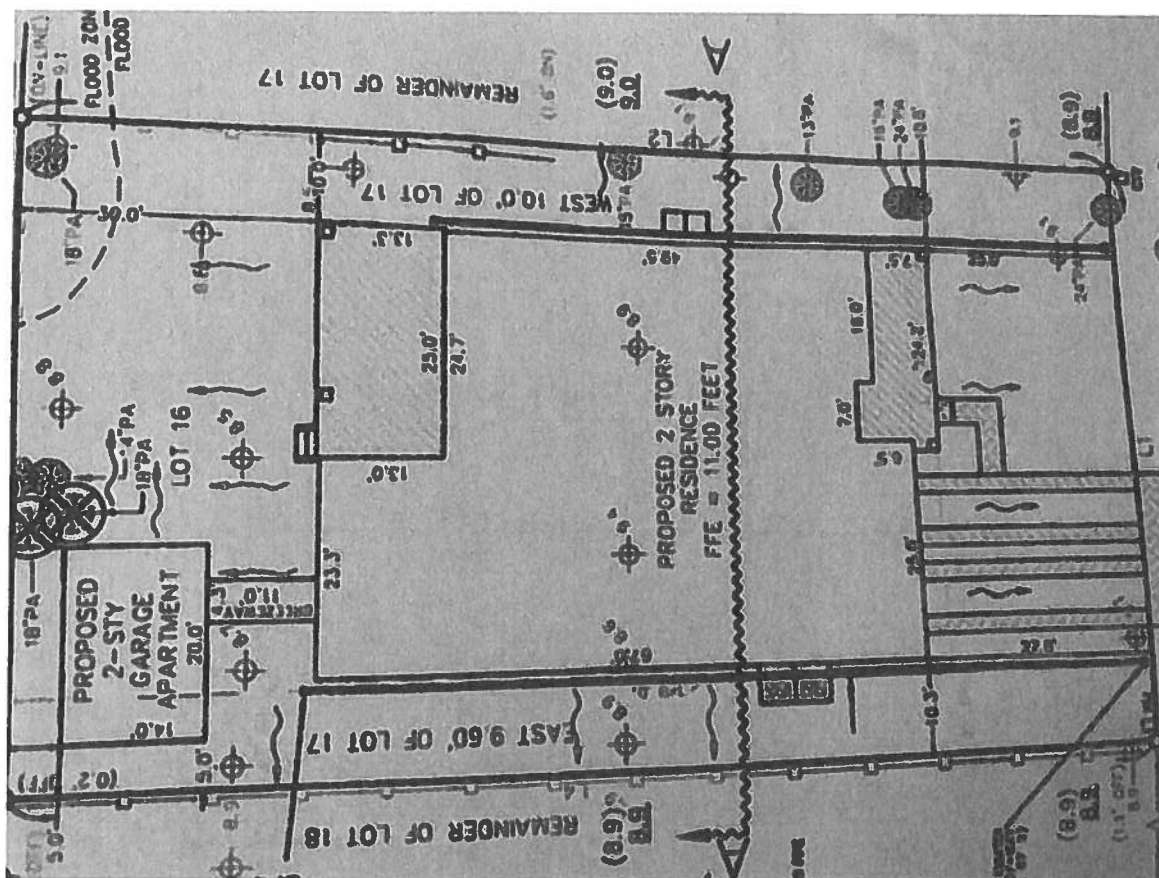
Sincerely,



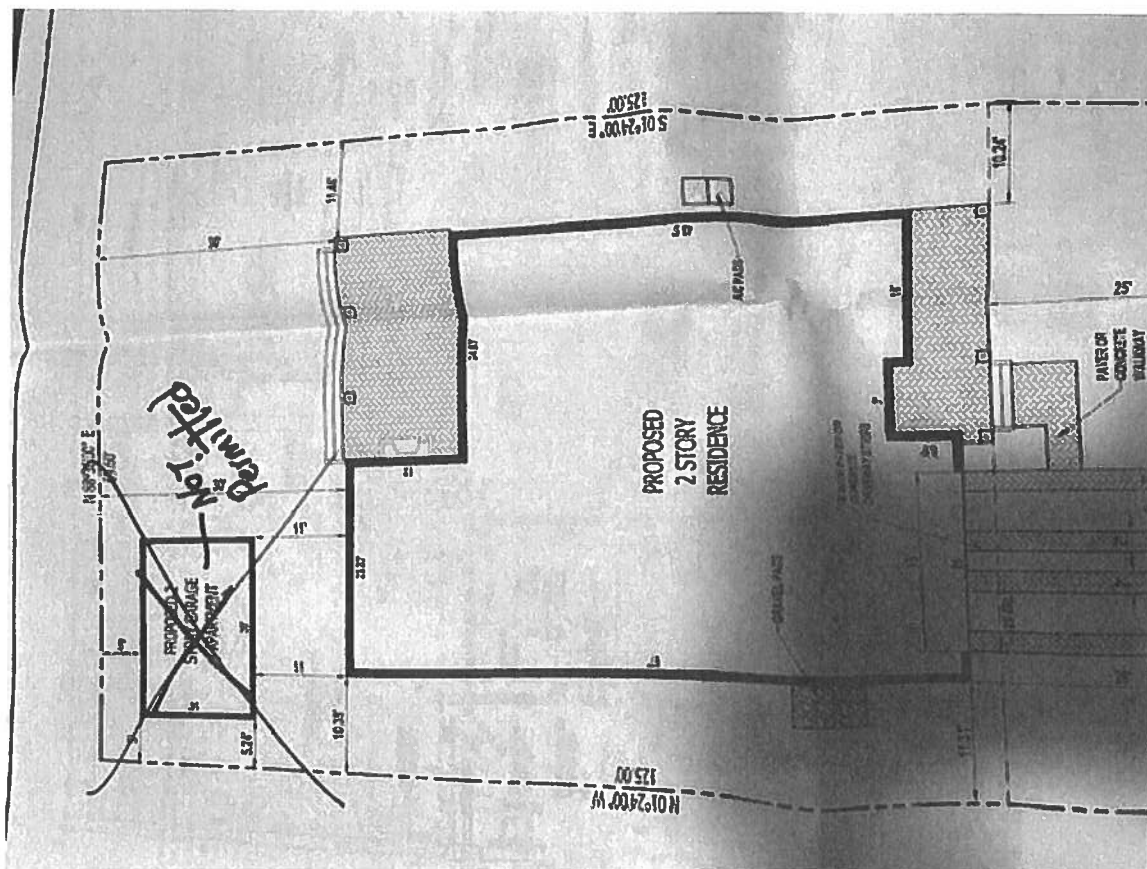
Peter C Schroeder



Jennifer Schroeder



135 34th Site Plan.jpg – 72 KB



135 34th Plans.jpg – 102 KB

Ref BOA# 21-100051

Bill & Mini Kincaid
70 33rd Avenue S.
Jacksonville Beach, FL 32250

May 7, 2021

City of Jacksonville Beach
Attn: Board of Adjustment
11 North Third Street
Jacksonville Beach, FL 32250

Re: BOA# 21-100051 - Hearing date May 18, 2021

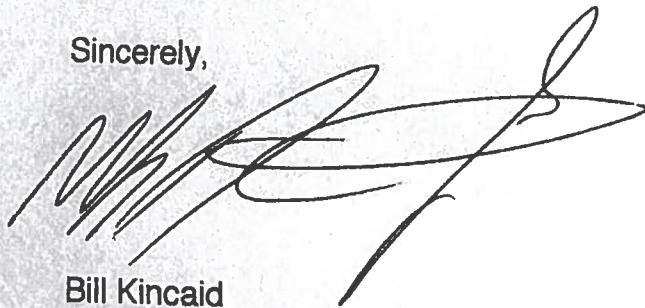
To Whom It May Concern:

I have been notified of a pending application for variance of setback and coverage restrictions for the property located at 135 34th Avenue South and would like to inform the board of my objection to the granting of this variance.

I believe the variance would be contrary to the public interest of the neighborhood and negatively affect the property rights and property values of surrounding neighbors.

Please take this into account in making your decision.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bill Kincaid', written over a horizontal line.

Bill Kincaid

Ref. BOA # 21 - 100051

Al & Theresa Chipperfield
22 33rd Avenue S.
Jacksonville Beach, FL 32250

May 7, 2021

City of Jacksonville Beach
Attn: Board of Adjustment
11 North Third Street
Jacksonville Beach, FL 32250

Re: BOA# 21-100051 - Hearing date May 18, 2021

Dear Board Members:

We've been informed of the variance application recently filed for the property located at 135 34th Avenue South. Our home lies within two blocks of this property and we are affected by this variance.

We request that the board deny this variance. Allowing the construction of such a structure within the requested setback would be contrary to the public interest of the neighborhood and would adversely affect our property rights, property values, privacy and security, as well as that of the surrounding neighbors.

Please take this into account when considering this case.

Sincerely,

A handwritten signature in black ink, appearing to read "Theresa Chipperfield". The signature is written in a cursive, flowing style.

Al Chipperfield
Theresa Chipperfield

Ret. BOA # 21-100051

Missy Westerman
104 34th Avenue S.
Jacksonville Beach, FL 32250

May 7, 2021

City of Jacksonville Beach
Attn: Board of Adjustment
11 North Third Street
Jacksonville Beach, FL 32250

Re: BOA# 21-100051 - Hearing date May 18, 2021

Dear Members of the Board:

I have received a notice of application for variance for the property located at 135 34th Avenue South. I am a neighbor of this property approximately 4 houses to the East.

I would like to object to the granting of this variance, as I believe it is contrary to the interest of the neighborhood and would adversely affect the surrounding property owners.

Sincerely,

A handwritten signature in black ink that reads "Missy Westerman". The script is cursive and fluid, with the first name "Missy" and last name "Westerman" clearly legible.

Missy Westerman

Ref BOA # 21-100051

Kristen Van Der Linde
Peter Sledzik
143 34th Avenue S.
Jacksonville Beach, FL 32250

May 8, 2021

City of Jacksonville Beach
Board of Adjustment
11 North Third Street
Jacksonville Beach, FL 32250

RE: BOA# 21-100051 /Hearing date May 18, 2021

Dear Board Members:

We've been notified of the application for variance for the property located at 135 34th Avenue South and are the adjacent landowners to the immediate West of said property.

Please note we oppose the granting of this variance as to the rear and side yard setbacks as it would directly and adversely affect our property interest as to privacy/security, property value and quality of life.

The structure proposed to the board as a "two-story accessory" is actually shown on the building plans as a garage apartment and would result in a 20ft tall x 14ft wide building wall overlooking our backyard with only a 5ft setback. This would block sunlight and views as well as raise concerns over privacy and security.

We also oppose establishing a precedent of increased density from garage apartments and obstructive accessory structures close to adjoining properties in the area.

We have not been contacted by the applicants prior to the request for this variance.

Sincerely,

Kristen Vanderlinde

Peter Sledzik

Kristen Van Der Linde

Peter Sledzik

Ref BOA# 21-100051

Reed M Forrestel
127 33rd Avenue S.
Jacksonville Beach, FL 32250

May 7, 2021

City of Jacksonville Beach
Attn: Board of Adjustment
11 North Third Street
Jacksonville Beach, FL 32250

Re: BOA# 21-100051 /Hearing date May 18, 2021

To Whom It May Concern:

I have been notified of a pending application for variance of setback and coverage restrictions for the property located at 135 34th Avenue South and would like to inform the board of my objection to the granting of this variance.

I believe a change in the rear and side yard setbacks to 5 feet and the construction of a two-story accessory structure as requested would be contrary to the public interest of the neighborhood and negatively affect the property rights and property values of surrounding neighbors.

Please take this into account in making your decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Reed Forrestel', with a stylized, flowing script.

Reed Forrestel

Ref BOA #21-100051

Michael & Tammy Shumer
203 34th Avenue S.
Jacksonville Beach, FL 32250

May 7, 2021

Board of Adjustment
City of Jacksonville Beach
11 North Third Street
Jacksonville Beach, FL 32250

RE: BOA# 21-100051 /Hearing date May 18, 2021

Dear Members of the Board:

We've been informed of the request for setback and coverage variance for the property located at 135 34th Avenue South and would like to note our opposition to the variance being granted.

We believe the building of a two story garage apartment/accessory structure within 5 feet of the rear property line is contrary to the interests and spirit of this area and may impede on property values and property rights of adjoining owners.

The applicant property owner has not contacted us to discuss this variance.

Sincerely,



Michael Shumer



Tammy Shumer

Ref BOA # 21-100051

Eli & Jaclyn George
39 33rd Avenue S.
Jacksonville Beach, FL 32250

May 7, 2021

City of Jacksonville Beach
Attn: Board of Adjustment
11 North Third Street
Jacksonville Beach, FL 32250

Re: BOA# 21-100051 - Hearing date May 18, 2021

Dear Members of the Board:

We've been informed of a pending variance application for the nearby property located at 135 34th Avenue South. Our home lies within two blocks of the subject property.

We ask the board to deny this variance as we believe it would be adverse to the public interest of the neighborhood and adversely affect our and our neighbors' property rights, property values, privacy and security.

Please take this into account in making your decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Eli George". The signature is fluid and cursive, with the first name "Eli" being more prominent and the last name "George" written in a more compact, cursive style.

Eli George
Jaclyn George

Ref BOA #21-100051

Brian & Shawn James
205 33rd Avenue S.
Jacksonville Beach, FL 32250

May 7, 2021

City of Jacksonville Beach
Attn: Board of Adjustment
11 North Third Street
Jacksonville Beach, FL 32250

Re: BOA# 21-100051 /Hearing date May 18, 2021

To Whom It May Concern:

We received a notice of request for a variance of setback and coverage restrictions for the property located at 135 34th Avenue South. Our home is located approximately 5 houses to the Northwest in this neighborhood.

We ask that this variance be denied as it would be negative to the interests of the neighborhood and would adversely affect the interests of surrounding neighbors.

Sincerely,

A stylized signature of Brian James, consisting of a large 'B' followed by a horizontal line that ends in an arrow pointing to the right.

Brian James

A cursive signature of Shawn James, written in a fluid, handwritten style.

Shawn James

Ref BOA 21-100051

Sean & Stephanie Crichton
3300 First Street South
Jacksonville Beach, FL 32250

May 9, 2021

City of Jacksonville Beach
Attn: Board of Adjustment
11 North Third Street
Jacksonville Beach, FL 32250

Re: BOA# 21-100051 - Hearing date May 18, 2021

Dear Members of the Board of Adjustment:

We've been advised of the application for a variance that is pending for the property located at 135 34th Avenue South. Our home lies within one block of this property and we are affected by this variance.

We request that the board deny this variance, as the changing of the setback restrictions and allowing such a structure to be built would be contrary to the public interest of the neighborhood.

Also, this would adversely affect our property value, as well as the privacy, security and property rights of our surrounding neighbors.

We ask that you please consider this when reviewing this application.

Sincerely,



Sean Crichton



Stephanie Crichton