

**Minutes of Board of Adjustment Meeting
held Tuesday, April 2, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Deputy City Clerk Jodilynn Byrd administered the Oath of Office to Laura Tierney.

CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:00 P.M.

ROLL CALL:

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

Planner Danevsky Joseph, City Attorney David Migut, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on March 20, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A.	<u>Case Number:</u>	<u>BOA#24-100146</u>
	Applicant/Owner:	Jan & John Coarsey
	Agent:	Chris Myers
	Property Address:	544 Marshview Dr
	Parcel ID:	179997-6145

City of Jacksonville Beach Land Development Code Section(s): 34-373(d), for parking area set back of 0ft in lieu of 5ft minimum; for replacement of existing concrete driveway to a single-family dwelling for property addressed 544 Marshview Dr, RE#179997-6145, legally described as Lot 28 Block 19, Replat of Marshside.

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

Applicant: John & Jan Coarsey, 544 Marshview Drive, Jacksonville Beach, stated the hardship was a nonconforming lot.

Public Hearing:

No one came forward to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100146 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Jennifer Williams, Matt Metz, and Owen Curley.

The motion passed unanimously.

B. Case Number: **BOA#24-100147**
Applicant/Owner: James Wesley Jr
Agent: N/A
Property Address: 116 N 13th Ave
Parcel ID: 174649-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(1)(c)(2), for a westerly side yard setback of 1.75 feet and for an easterly side yard setback of 4 feet in lieu of 10 feet; 34-340(e)(1)(c)(1), for a front yard setback of 0.5 in lieu of 20 feet minimum; 34-340(e)(1)(f), for 44.3% lot coverage in lieu of 35% maximum, to address nonconformities to a two-family dwelling located at property addressed 116 N 13th Ave, RE# 174649-0000, legally described as West 38 Feet of Lot 4 & 5, Block 132, Pablo Beach North.

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

Applicant: James Wesley Jr., 116 North 13th Avenue, Jacksonville Beach stated the hardship was a nonconforming lot.

A discussion ensued about the existing structure, alley, and neighboring lot.

Public Hearing:

No one came forward to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100147 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot.

Roll Call Vote: Ayes – Jeff Truhlar, Jennifer Williams, Moreland, Matt Metz, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, April 16, 2024, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

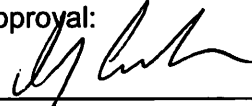
There being no further business, the meeting adjourned at 6:14 P.M.

Minutes of the Board of Adjustment Meeting
April 2, 2024

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

4-16-24

Date