

**Minutes of Board of Adjustment Meeting
held Tuesday, November 19, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:01 P.M.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Jeff Truhlar
Board Members: John Moreland (absent) Jennifer Williams
Alternates: Matt Metz Laura Tierney

Planner Danevsky Joseph and Operations Support Specialist II Lauren Loria were also present.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100051**
Applicant/Owner: Stephanie Kiss
Property Address: 211 S 35th Ave
Parcel ID: 180609-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(2), for a corner side yard setback of 0 feet in lieu of 10 feet minimum, 34-336(e)(1)(e), for 49% lot coverage in lieu of 35% maximum, for proposed attached pergola and to address current nonconformities, to an existing single family dwelling, located at property addressed 211 S 35th Ave, RE# 180609-0000, legally described as Lot 1, Block 18, Atlantic Shores.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant: Stephanie Kiss, 211 South 35th Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

Agent: Justin McCullers, (no address provided), answered questions about the lot coverage.

A discussion ensued about nonconformities, lot coverage, pavers, neighbor communication, and the easement.

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#24-100051 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot size, setback, and lot coverage.

Roll Call Vote: Ayes - Jeff Truhlar, Jennifer Williams, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

B. Case Number: **BOA#24-100070**
Applicant: Robert Bachmann
Owner: The Bachmann Group Holdings LLC
Property Address: 0 N 13th St
Parcel ID: 179019-0010

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-337(e)(1)(e), for 45% lot coverage in lieu of 35% maximum, for construction of a new single family dwelling existing vacant lot of record, located at property addressed 0 13th St N, RE# 179019-0010, legally described as Lot 2, Block 6, Section A, Jacksonville Beach.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant: Robert Bachmann, 49 Oakwood Road, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the crushed stone patio.

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#24-100070 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

Roll Call Vote: Ayes - Jeff Truhlar, Jennifer Williams, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

C. Case Number: **BOA#24-100071**
Applicant: Robert Bachmann
Owner: The Bachmann Group Holdings LLC
Property Address: 0 13th St N
Parcel ID: 179019-0005

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-337(e)(1)(e), for 45% lot coverage in lieu of 35% maximum, for construction of a new single family dwelling

existing vacant lot of record, located at property addressed 0 13th St N, RE# 179019-0005, legally described as Lot 1, Block 6, Section A, Jacksonville Beach.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant: Robert Bachmann, 49 Oakwood Road, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about drainage concerns.

Public Hearing:

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

Motion: It was moved by Ms. Truhlar, seconded by Mr. Metz, to approve BOA#24-100071 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes - Jennifer Williams, Jeff Truhlar, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

D. **Case Number:** BOA#24-100072
Applicant/Owner: Wilberto & Judith Alvarado
Agent: Zinn Architecture + Interiors
Property Address: 462-464 1st St S
Parcel ID: 175881-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(1)(c)(2), for a side yard setback of 7 feet in lieu of 10 feet minimum, 34-340(e)(1)(f) for 38% lot coverage in lieu of 35% maximum, for proposed attached elevator tower for a multifamily structure, located at property addressed 462-464 1st St S, RE# 175881-0000, legally described as N 70ft of Lot 8, Block 42, Pablo Beach South.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Agent: Rob Zinn, 1466 Pinegrove Avenue, Jacksonville, stated the hardship was a nonconforming lot.

Applicant: Judith Alvarado, 462-464 1st Street South, Jacksonville Beach, spoke about neighboring properties.

A brief discussion ensued about the staircase and elevator, overhangs, parking, and neighbor communication.

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#24-100072 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot coverage.

Roll Call Vote: Ayes - Jennifer Williams, Jeff Truhlar, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

E. **Case Number:** BOA#24-100074
Applicant/Owner: Robert Hancock
Property Address: 1306 N 18th Ave
Parcel ID: 178128-0000

City of Jacksonville Beach Land Development Code Section(s): 34-373(e), for a driveway setback of 3 feet in lieu of 5 feet minimum, for a proposed driveway to an existing single family dwelling, located at property addressed 1306 N 18th Ave, RE# 178128-0000, legally described as Lot 5, Block 3, San Pablo Terrace.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant: Robert Hancock, 1306 North 18th Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about neighbor communication and the driveway size.

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#24-100074 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes - Jeff Truhlar, Jennifer Williams, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

F. **Case Number:** BOA#24-100075
Applicant/Owner: James Kinchen
Property Address: 1649 N 6th Ave
Parcel ID: 177908-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, for a covered front porch

with an extended entry for an existing single family dwelling, located at property addressed 1649 N 6th Ave, RE# 177908-0000, legally described as Lot 13, Block 1, Atlantic Shores.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant: James Kinchen, 1649 North 6th Avenue, Jacksonville Beach, stated the request was for a covered front porch.

A discussion ensued about neighbor communication and the 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#24-100075 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot size.

Roll Call Vote: Ayes - Jeff Truhlar, Jennifer Williams, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, December 17, 2024, at 6:00 P.M. There are four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:31 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

12-17-24

Date