



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, September 21, 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 a Regular Meeting of the Board of Adjustment:

CALL TO ORDER

ROLL CALL

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

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

A. Regular Board of Adjustment Meeting held September 8, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#21-100126**

Applicant/Owner: Adam Gregory Kirk & Jennifer A. Heese

Property Address: 516 6th Avenue North

Parcel ID: 174205-0020

Legal Description: Lot 3, Block 66, *Pablo Beach Improvement Company's Plat of part of the Northern Portion of Pablo Beach*

Current Zoning: RS-2

Motion to Consider: 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum to rectify an existing non-conforming paver patio and to allow for the construction of a new screened enclosure to an existing single family dwelling

B. **Case Number(s): BOA#21-100127**

Applicant/Owner : Edward Carlton

Agent: Scott James, James & Son Builders

Property Address: 4030 Duval Drive

Parcel ID: 181714-0000

Legal Description: Lot 1, Block D-8, *Ponte Vedra*

Current Zoning: RS-1
Motion to 34-336(e)(1)c.2, for a southern side yard setback of 7.7 feet in lieu of 10
Consider: feet minimum and 34-336(e)(1)e, for 48% lot coverage in lieu of 35%
maximum to allow for construction of a new single family home and
detached accessory structure

C. **Case Number(s): BOA#21-100128**

Applicant: Michael Didelot, Call The Screen Guys
Owner: Eusebio Eduardo Perez
Property Address: 2540 St. Johns Boulevard
Parcel ID: 180864-0000
Legal Description: Lot 13, Block 4, *Jacksonville Beach Heights*
Current Zoning: RS-2
Motion to 34-337(e)(1)e, for 62% lot coverage in lieu of 35% maximum and 34-
Consider: 337(e)(1)g, for a side yard setback of 1 foot in lieu of 5 feet minimum to
rectify an existing non-conforming pool deck and add footers for a new
screened enclosure to an existing single family dwelling

D. **Case Number(s): BOA#21-100129**

Applicant: Michael Didelot, Call the Screen Guys
Owner: Patricia S. & Gary A. Jerrim
Property Address: 602 13th Avenue South
Parcel ID: 176825-0000
Legal Description: Lot 1, Block 137, *Oceanside Park*
Current Zoning: RS-2
Motion to 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for
Consider: footer installation for a new screened enclosure to an existing single family
dwelling

E. **Case Number(s): BOA#21-100130**

Applicant/Owner: Michael Evan & Brittany Long Powers
Property Address: 1160 20th Street North
Parcel ID: 179109-0000
Legal Description: Lot 4, Block 41, *Section A Jacksonville Beach*
Current Zoning: RS-2
Motion to 34-337(e)(1)e, for 44% lot coverage in lieu of 35% maximum to allow for the
Consider: construction of a new swimming pool and patio deck to an existing single
family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, October 5, 2021. There are five 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 or by sending an e-mail to CityClerk@jaxbchfl.net.

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 Agency. 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 Agency 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) Specific Agenda Item(s), and (6) Comments.

Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net, (2) Postal mail to Community Redevelopment Agency Administrator - 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 Agency 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.

cc: Mike Staffopoulos, City Manager
City Attorney's Office
City Clerk's Office

**Minutes of Board of Adjustment Meeting
held Wednesday, September 8, 2021, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Francis Reddington called the meeting to order at 7:00 P.M.

ROLL CALL

Chairperson: John Moreland (absent)
Vice-Chairperson: Alexi Gonzalez (absent)
Board Members: Scott Cummings (absent) Francis Reddington Jeff Truhlar (absent)
Alternates: Owen Curley Dan Elmaleh

Senior Planner Christian Popoli and Administrative Assistant Jodilynn Byrd were also present.

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES:

It was moved by Mr. Curley, seconded by Mr. Elmaleh, and passed unanimously to approve the following minutes:

- August 17, 2021

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#21-100119**
Applicant/Owner: Scott & Lisa Sandstrom
Property Address: 1171 3rd Avenue North
Parcel ID: 177668-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c., for a side-yard setback of 5 feet in lieu of 10 feet minimum to allow for the construction of a covered side walkway to an existing single-family dwelling

Applicant: Scott and Lisa Sandstrom stated the hardship is due to a smaller than average lot size.

Public Hearing: Mr. Reddington closed the public hearing.

The following submitted an email in opposition to the application:

- Jessica Caplette and Luke Rud, 1199 3rd Avenue North

Discussion: Conversation ensued regarding the complaints in the submitted email and details of

the requested setback.

Motion: It was moved by Mr. Elmaleh, seconded by Mr. Curley, to approve BOA#21-100119, as it meets our standards for a variance as outlined in Section 34-336 of the Land Development Code.

Roll Call Vote: Ayes – Owen Curley, Dan Elmaleh, and Francis Reddington
The motion was unanimously approved.

B. Case Number: **BOA#21-100120**
Applicant/Owner: Shaun & Angela 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 14 feet in lieu of 30 feet minimum (17 feet previously approved) and 34-337(e)(1)e, for 49.8% lot coverage in lieu of 35% maximum (48.1 % previously approved) to allow for construction of a new rear addition and covered patio to an existing single-family dwelling

Applicant: Angela Budd, 3116 St. Johns Boulevard, stated the hardship is a sub-standard sized lot.

Public Hearing: Mr. Reddington closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Curley, seconded by Mr. Elmaleh, to approve BOA#21-100120, based on the Standards for a variance outlined in Section 34-287 of the Land Development Code.

Roll Call Vote: Ayes – Owen Curley, Dan Elmaleh, and Francis Reddington
The motion was unanimously approved.

C. Case Number: **BOA#21-100121**
Applicant/Owner: Jack Wayne Young
Property Address: 612 Holly Drive
Parcel ID: 177847-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 21 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for a corner side-yard setback of 13 feet in lieu of 14 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 46% in lieu of 35% maximum to rectify existing non-conformities and allow for construction of a new addition and attached garage to an existing single-family dwelling.

Applicant: Jack Young, 612 Holly Drive, stated the hardship is a sub-standard lot.

Public Hearing: Mr. Reddington closed the public hearing.

Discussion: Conversation ensued regarding the age and construction of the house.

Motion: It was moved by Mr. Elmaleh, seconded by Mr. Curley, to approve BOA#21-100121 based on the Standards for a variance outlined in Section 34-336 of the Land Development Code.

Roll Call Vote: Ayes – Owen Curley, Dan Elmaleh, and Francis Reddington
The motion was unanimously approved.

D. Case Number: BOA#21-100124

Applicant: Adam Eiseman, JWB Companies
Agent: Geoff Levonitis, JWB Companies
Owner: BCEL 10B, LLC
Property Address: “0” 6th Avenue South, Lot 8
Parcel ID: 176006-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 14 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for combined side-yards of 10 feet in lieu of 15 feet minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for lot coverage of 49.5% in lieu of 35% maximum for the construction of a new single-family dwelling

Applicant: Authorized Agent Zach Miller, 3203 Old Barn Rd, stated the hardship is a sub-standard lot size. Mr. Miller provided a handout [on file] to assist with further explaining his application.

Public Hearing: Mr. Reddington closed the public hearing.

Discussion: Conversation ensued regarding the lot size and placement.

Motion: It was moved by Mr. Curley, seconded by Mr. Elmaleh to approve BOA#21-100124 based on the Standards for a front yard setback of 14 feet in lieu of 20 feet minimum, for combined side-yards of 10 feet in lieu of 15 feet minimum, for a rear yard setback of 10 feet in lieu of 30 feet minimum and for lot coverage of 49.5% in lieu of 35% maximum for the construction of a new single-family dwelling

Roll Call Vote: Ayes – Owen Curley, Dan Elmaleh, and Francis Reddington
The motion was unanimously approved.

E. Case Number: BOA#21-100125

Applicant: Eric Griggs
Owner: For His Ultimate Glory, LLC
Property Address: 134 1st Street South
Parcel ID: 175603-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 1.4 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for a corner side yard of 0 feet in lieu of 10 feet minimum and total side-yard of 5 feet in lieu of 15 feet required; 34-338(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for lot coverage of 80% in lieu of 35% maximum, in the CBD zoning district, using the RS-3 standards to allow for the construction of a new single-family dwelling

Applicant: Eric Griggs, 932 1st Street North, stated the hardship is the lot is non-conforming.

Public Hearing: Mr. Reddington closed the public hearing.

Discussion: Conversation ensued regarding the CBD zoning district requirements for a single-family dwelling. Mr. Griggs requested to defer his case to the October 19th, 2021 Board of Adjustment meeting.

Motion: It was moved by Mr. Curley, seconded by Mr. Elmaleh, and passed unanimously to defer BOA#21-100125 to the October 19th, 2021 meeting.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, September 21, 2021. There are five scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:51 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

BOA# 21-100126 Staff Report

516 N 6th Avenue

Parcel ID: 174205-0020

Lot 3 Block 66 Pablo Beach North Replat

Zoning: Residential, single-family: RS-2

Variances Requested: Section(s): 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum.

Project: The applicant is requesting relief to rectify an existing non-conforming paver patio and to allow for the construction of a new screened enclosure to an existing single family dwelling.

Existing Conditions: The subject property is an existing platted lot of records (circa 1914) located in the low density future land use category. The existing parcel was platted with a dimension of fifty (50) feet in width and one hundred and twenty-five (125) feet in depth. Overall area is six-thousand two-hundred and fifty (6,250) Square Feet. Minimum dimensional standards within this zoning district include seven-thousand five-hundred (7,500) square feet of area and a minimum width of seventy-five (75) feet overall and thirty-five (35) feet in width at the street. Maximum lot coverage for this zoning district is 35%.

Analysis: The current structure was built in 2016. The current owners purchased the property in 2021. At the time of purchase the property had been granted a variance of 42% lot coverage for the construction of the home. Additionally, prior to the current owners purchase, a small shed and paver patio was added to the rear of the house that increased the total lot coverage to 45%. The current owners are seeking a variance to rectify the existing non-conforming patio and add a screen enclosure over the patio. The house, shed and patio meet all required setbacks.

Active Permits or Code Violations: None

Previous Development Orders:

1. **Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.**

Staff does find that the adjacent and surrounding properties have similar constraints and attributes with regards to lot width and area. There are some examples on the immediate street.

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

Staff does not find any conditions result from the actions of the applicant. The applicant purchased the house with the existing non-conformities.

3. **Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.**

Staff finds the applicant will not receive special privileges.

4. **Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.**

Staff does find that there is a hardship. The lot is currently substandard in area and width. The existing patio and shed were constructed prior to the current owner's purchase resulting in the need for the variance.

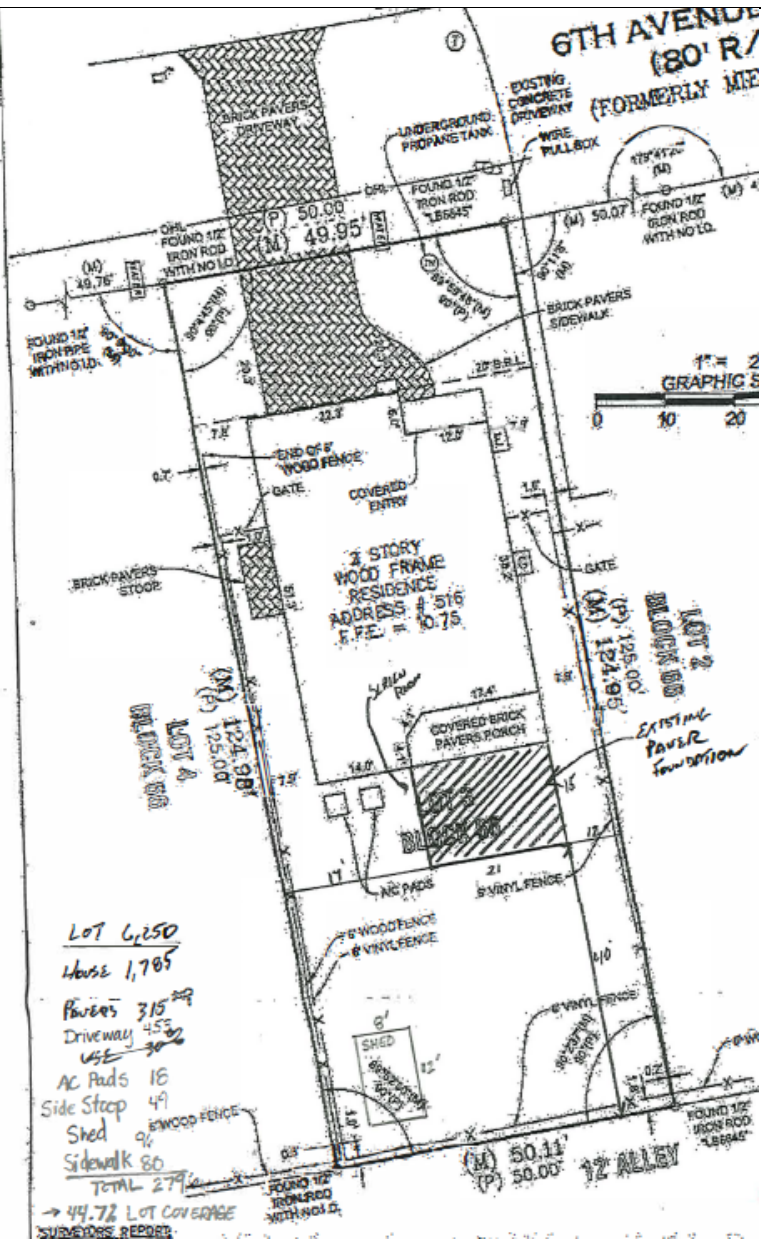
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary.

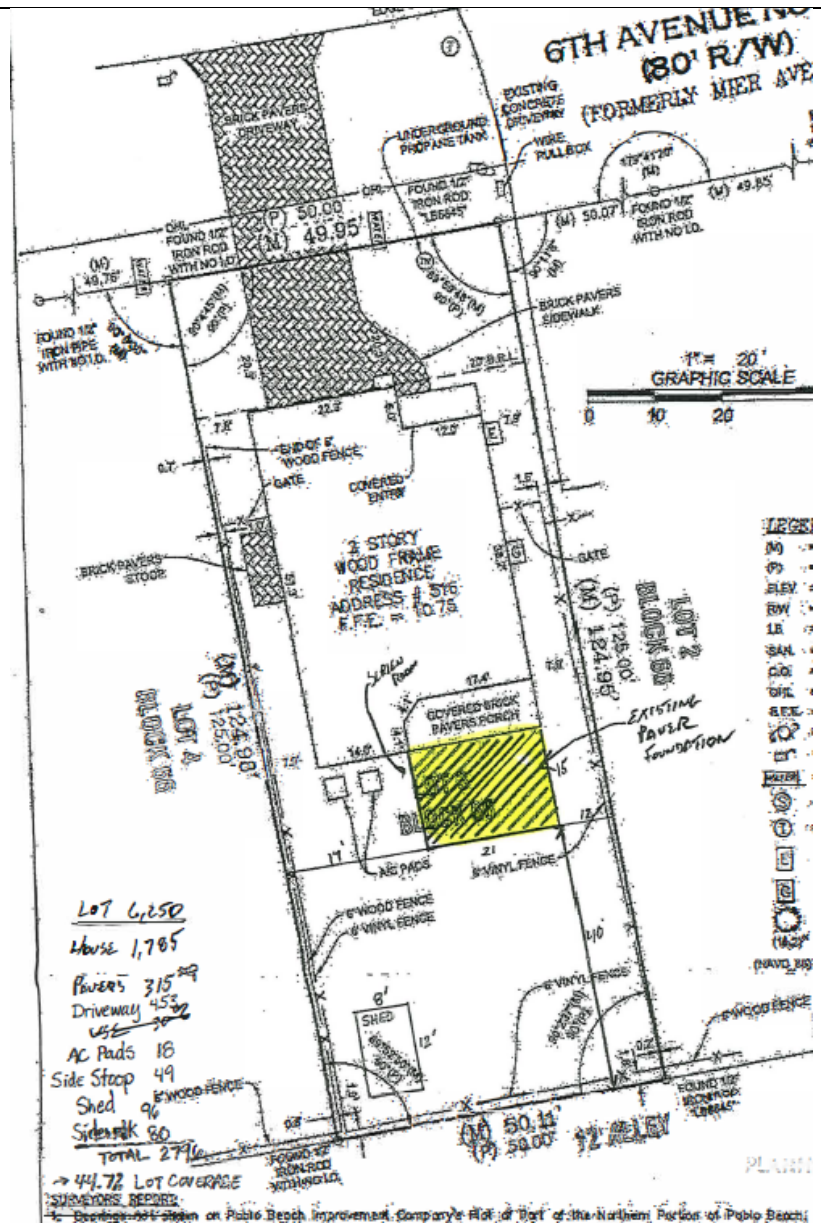
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan.

Survey of Existing Property



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-100186
HEARING DATE 7-21-21

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

AUG - 6 2021

APPLICANT INFORMATION

Applicant Name: Jennifer Heese and Adam Kirk **Telephone:** 904-613-3714
Mailing Address: 516 6th Ave N **E-Mail:** jenheese@gmail.com
Jacksonville Beach, FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

PLANNING & DEVELOPMENT

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: 516 6th Ave N, Jacksonville Beach, FL 32250 RE#174265-0020
Legal description of property (Attach copy of deed): 5-66 33-25-29E.143 Pablo Beach North R/P Lot 3 BLK 66
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).
Requesting lot coverage of 45% in lieu of 35% when we purchased this house on March 9, 2021, there was an area in the back yard with existing pavers. We wish to enclose this area with a screened porch, but the footprint would not exceed the area of existing pavers.

AFFIDAVIT

I, Jennifer Heese, 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.

Jennifer Heese
APPLICANT SIGNATURE

Jennifer Heese
PRINT APPLICANT NAME

07-28-21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 07th day of August, 2021 by Jennifer Heese who is personally known to me or has produced FL Drivers License as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

Chandra Medford
PRINT NOTARY NAME

CHANDRA MEDFORD
Commission No. GG 283199
Expires December 21, 2022
Notary Public State of Florida
(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X-Shaded

CODE SECTION (s):

34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum to rectify an existing non-conforming paver patio and to allow for the construction of a new screened enclosure to an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100126

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.

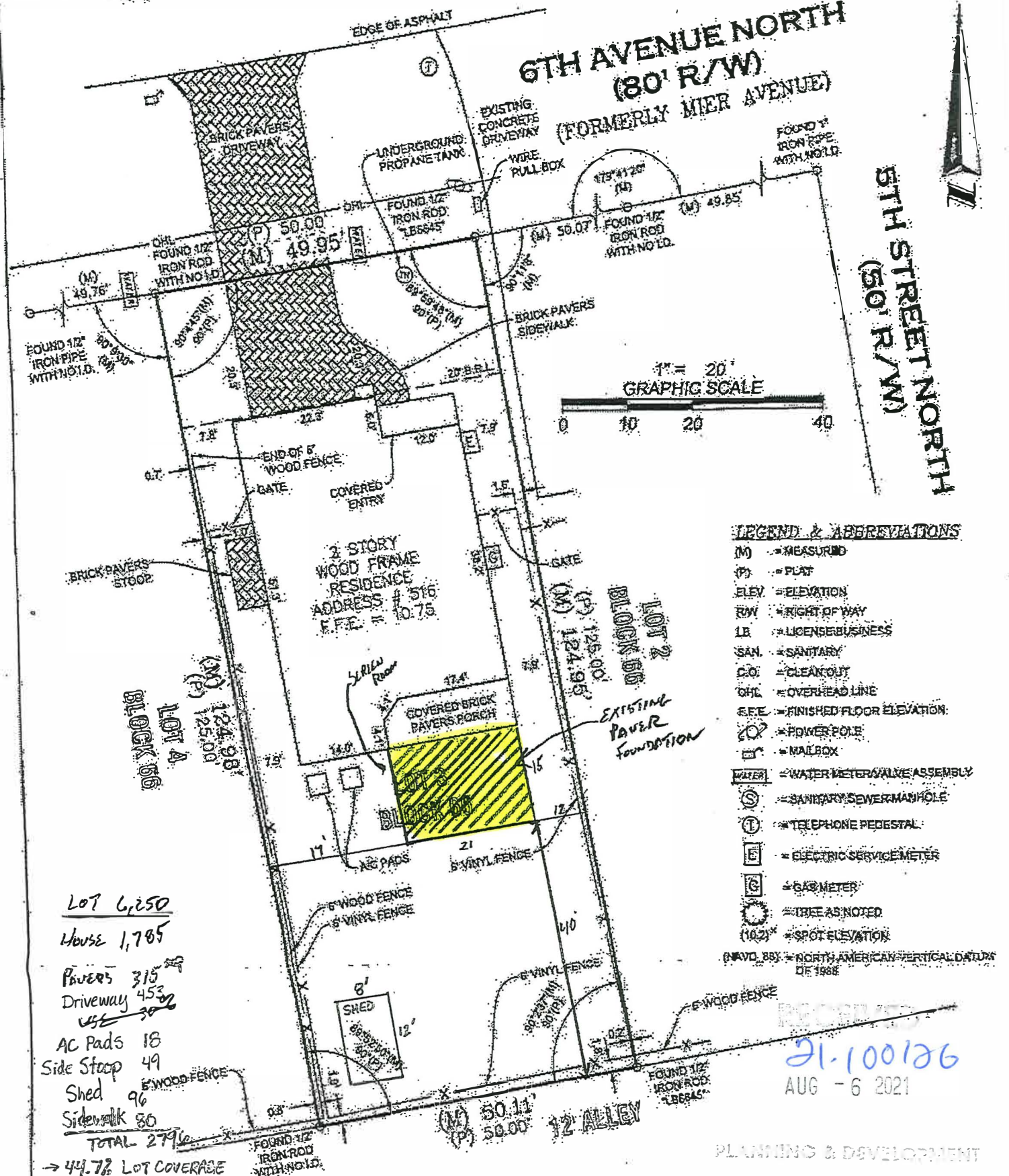
RECEIVED

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	Existing pavers in backyard of newly purchased home cause a lot coverage exceeding 35% PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The backyard of the house we bought in March 2021 had an existing shed + pavers that exceed 35% lot coverage; these were installed by previous owner.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	The pavers were already installed - we only wish to have that area enclosed with a screened porch, we will not be further increasing lot coverage beyond the extent of how we purchased it.
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	Adjacent neighbors have sheds; several have in ground pools, etc. Screened enclosures are common in the area.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We only wish to install the screened enclosure on the part of the yard already covered by pavers when we bought the home.
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	We only want to install a screened porch which is a common addition to FL homes in the area. It would be professionally installed and tasteful.

PROPOSED

DESCRIPTION:

LOT 3, BLOCK 56, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF THE NORTHERN PORTION OF PABLO BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 56, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SURVEYORS REPORT:

1. Bearings not shown on Pablo Beach Improvement Company's Plat of Part of the Northern Portion of Pablo Beach; assumed angles shown herein.
2. Reference Benchmark is a Brass Disk stamped "B324 1970 USC&GS" located in a concrete sign base at the southwest corner of the intersection of 3rd Street North and 7th Avenue North, Elevation = 10.17 (NAVD 88). Site Benchmark is a Nail & Disk stamped "SSMC ELEV." located in the center of asphalt of 5th Avenue North at the center of the subject property. Elevation = 3.35. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation.
3. No underground installations or improvements have been located except as noted.
4. There is no visible evidence on the ground of use of the property which might suggest a possible claim of easement.
5. Measurement methods used for this survey meet STANDARDS OF PRACTICE FOR LAND SURVEYING per Chapter 51-17.030-.052 requirements.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. Features shown by symbol as indicated in legend are not to scale.
8. This is not or does not purport to be a Boundary Survey.
9. Unless shown, only those visible features in the immediate vicinity of the above described parcel boundary have been located.
10. Dimensions are shown in feet and decimals thereof.
11. The above described parcel contains 0.14 acres, more or less.
12. Based on the National Flood Insurance Program FIRM Map No. 1203A0047H, dated 05-03-2013, the above described property is in flood zone "X".

NOTICE OF LIABILITY:

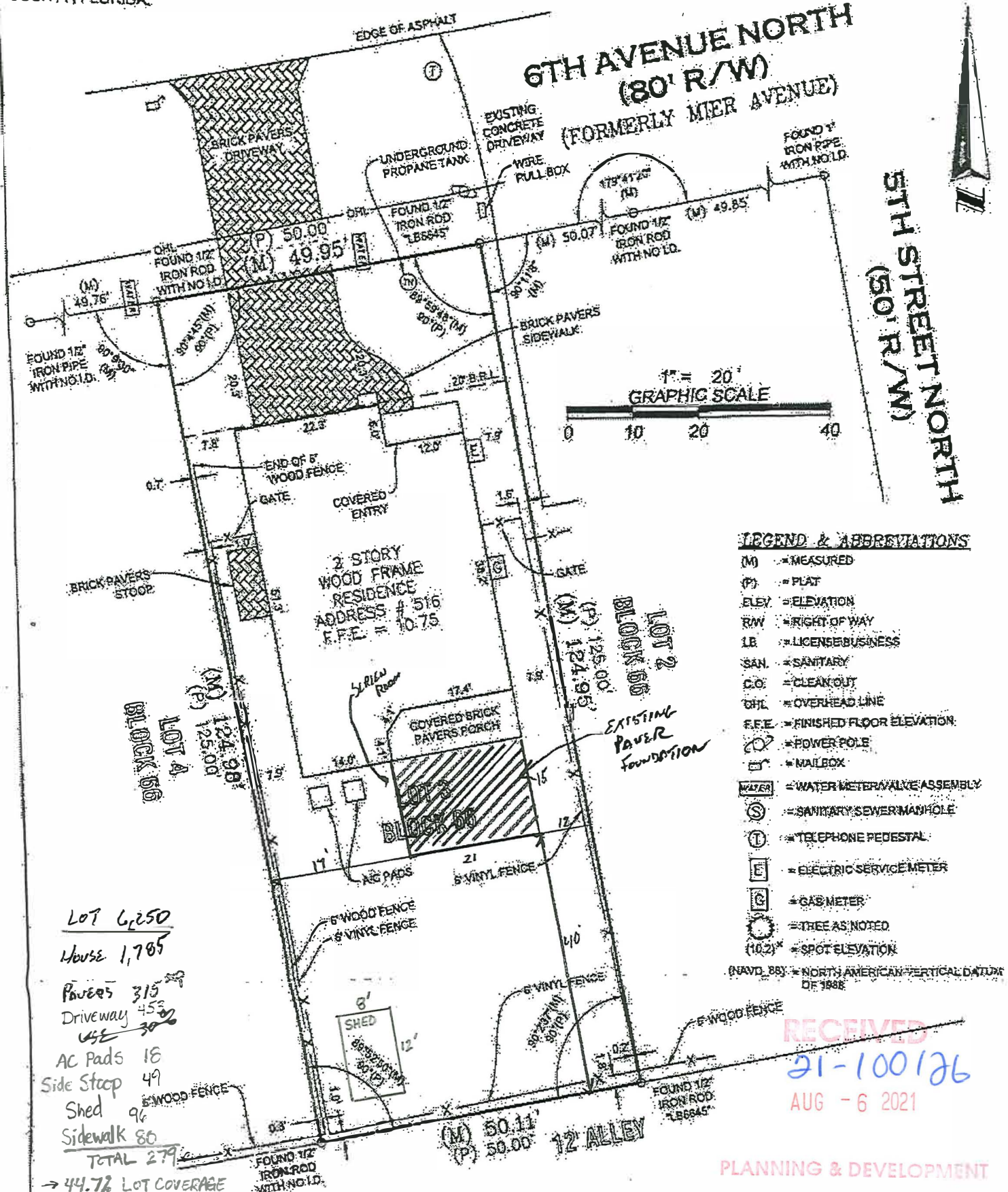
This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without the expressed written consent of the Surveyor.

	BOUNDARY SURVEY Survey Date: 11-16-2016 Drawing Number: 60182002 Certified to: John M. Wallis and Annette R. Wallis America's Choice Title Company Chicago Title Insurance Company	CERT. NO. LB 2108 SOUTHEASTERN SURVEYING AND MAPPING CORP. Cypress Business Center 8301 Cypress Plaza Dr., Suite 104 Jacksonville, Florida 32256 (904) 737-5990 Fax (904) 737-5995 e-mail: info@ssmc.us
LEGEND O = FOUND IRON, AS NOTED. @ = SET MAG. NAIL & DISK, "CB2108"		

EXISTING

DESCRIPTION

LOT 3, BLOCK 66, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF THE NORTHERN PORTION OF PABLO BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SURVEYORS' REPORT

1. Bearings not shown on Pablo Beach Improvement Company's Plat of Part of the Northern Portion of Pablo Beach. Assumed angles shown hereon.
2. Reference Benchmark is a Brass Disk stamped "8324 1970 USCGS" located in a concrete sign base at the southwest corner of the intersection of 3rd Street North and 7th Avenue North. Elevation = 10.17 (NAVD. 88). Site Benchmark is a Nail & Disk stamped "SSMC ELEV." located in the center of asphalt of 6th Avenue North at the center of the subject property. Elevation = 3.65. Easements or rights of way that appear on recorded plans or that have been furnished to this surveyor by others have been incorporated into this drawing with appropriate notation.
3. No underground installations or improvements have been located except as noted.
4. There is no visible evidence on the ground of use of the property which might suggest a possible claim of easement.
5. Measurement methods used for this survey meet STANDARDS OF PRACTICE FOR LAND SURVEYING per Chapter 5J-17.050-.052 requirements.
6. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
7. Features shown by symbol as indicated in legend are not to scale.
8. This is not or does not purport to be a Boundary Survey.
9. Unless shown, only those visible features in the immediate vicinity of the above described parcel boundary have been located.
10. Dimensions are shown in feet and decimals thereof.
11. The above described parcel contains 0.14 acres, more or less.
12. Based on the National Flood Insurance Program FIRM Map No. 12034C0417H, dated 05-03-2013, the above described property is in Flood Zone "X".

NOTICE OF LIABILITY

This survey is certified to those individuals shown on the face thereof. 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, without the expressed written consent of the Surveyor.

	BOUNDARY SURVEY		CERT. NO. LB 2108 SOUTHEASTERN SURVEYING AND MAPPING CORP. Cypress Business Center 8301 Cypress Plaza Dr., Suite 104 Jacksonville, Florida 32256 (904) 737-5990 Fax (904) 737-5995 e-mail: info@ssmc.us
	Survey Date:	Scale:	
	11-16-2016	1" = 20'	
	Drawing Number:	Drawn By:	
60182002	JMB		
Certified to:			
John M. Wallis and Annette R. Wallis America's Choice Title Company Chicago Title Insurance Company			

LEGEND

- ⊙ = FOUND IRON AS NOTED
- ⊙ = SET MAG NAIL & DISK "LB2108"

BOA# 21-100127 Staff Report
4030 Duval Drive
Parcel ID: 181714-0000

Lot 1 & PT Lot 2 & 3, Block D8 Ponta Vedra

Zoning: Residential, single-family: RS-1

Variances Requested: Section(s): Section(s): 34-336(e)(1)c.2, for a southern side yard setback of 7.7 feet in lieu of 10 feet minimum and 34-336(e)(1)e, for 48% lot coverage in lieu of 35%

Project: The applicant is requesting relief to allow for construction of a new single family home and detached accessory structure.

Existing Conditions: The subject property is an existing platted lot of records (circa 1937) in the Residential Low Density Future Land Use category. The lot is currently sixty (60) feet in width, one-hundred and forty-five (145) feet in width at its shallowest, one-hundred and forty-nine (149) feet at its deepest, and eight-thousand eight-hundred and fifty-three (8,853) square feet in area. Minimum dimensional standards within this zoning district include ten-thousand (10,000) square feet of area and a minimum width of ninety (90) feet overall and thirty-five (35) feet in width at the street. Maximum lot coverage for this zoning district is 35%.

Analysis: The current Structure has been demolished, and the lot is now vacant. The proposed house with covered cabana and detached accessory structure will be built in its place. The current lot is substandard in both lot width and area for the RS-1 standards. The proposed house will have a two car garage, with a circular drive. AC units are shown three feet from the side property line, which is allowed by the LDC.

Active Permits or Code Violations: None

Previous Development Orders: BOA# 107-96 for a southern side yard of 4 feet in lieu of 10, BOA# 64-94 for a front yard setback of 20 feet in lieu of 25 feet.

1. **Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.**

Staff does find that the adjacent and surrounding properties have similar constraints and attributes with regards to lot width and area. There are some examples on the immediate street.

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

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

3. **Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.**

Staff finds the applicant will not receive special privileges. There are several houses in the immediate area that have similar constraints.

4. **Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.**

Staff does find that there is a hardship. The current lot is substandard based on width and area.

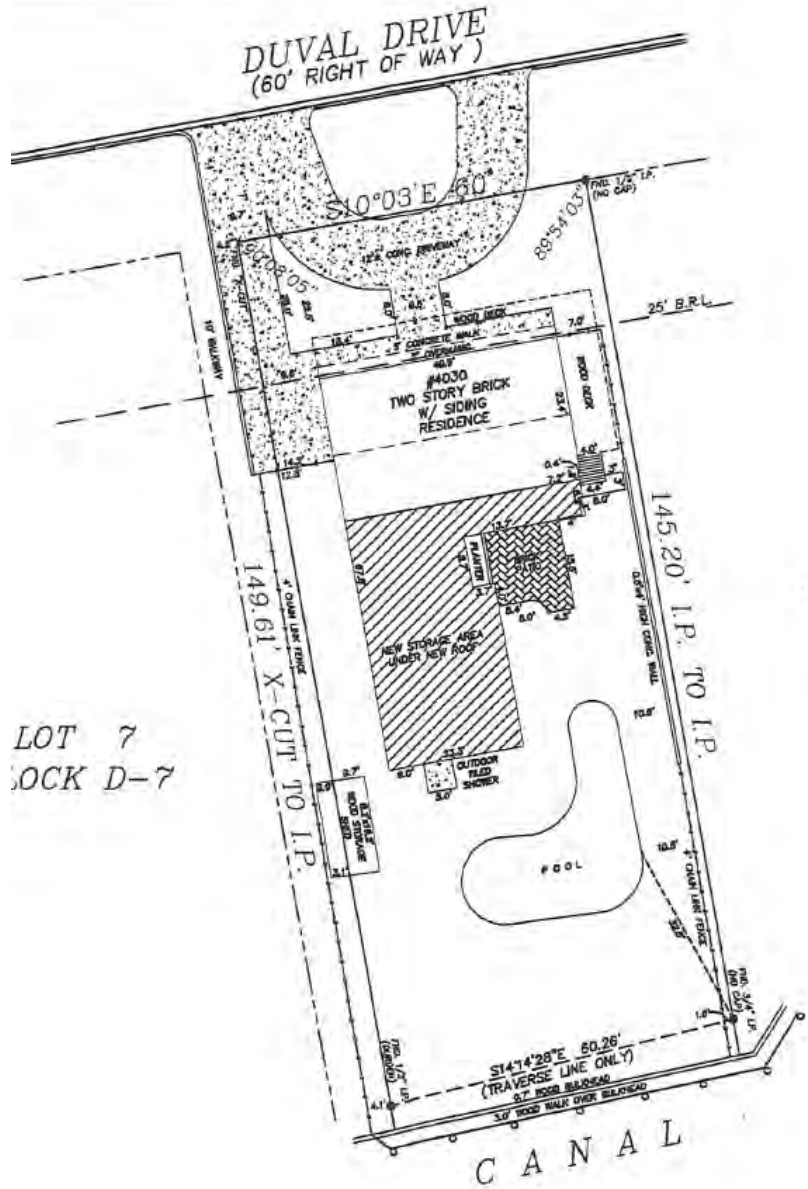
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary.

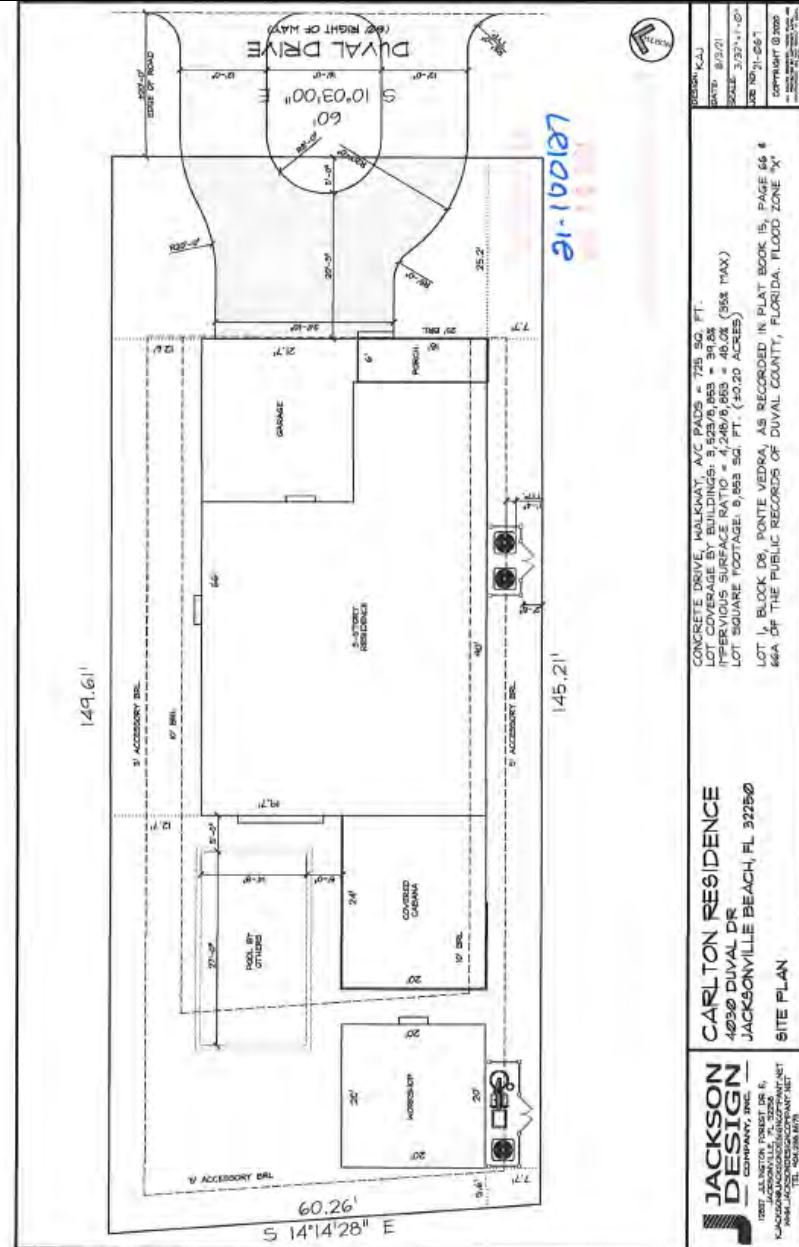
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan.

Survey of Existing Property



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-108127
HEARING DATE 9/21/21

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.

AUG 10 2021

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Edward Carlton **Telephone:** (904) 338-3487
Mailing Address: 2912 Abaco Lane **E-Mail:** carlton_edward@yahoo.com
Jax Beach, FL 32250
Agent Name: Applicant & James & Son Builders **Telephone:** (904) 509-0812
Mailing Address: 129 15th Ave South **E-Mail:** scottjames.1966@gmail.com
Jax Beach, FL 32250
Landowner Name: Edward Carlton **Telephone:** (904) 338-3487
Mailing Address: 2912 Abaco Lane **E-Mail:** carlton_edward@yahoo.com
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: 4030 Duval Drive 181714-0000
Legal description of property (Attach copy of deed): (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).
(Attached) Due to hardship. Substandard size & lot width. 48% lot coverage

AFFIDAVIT

I, Edward Carlton, 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

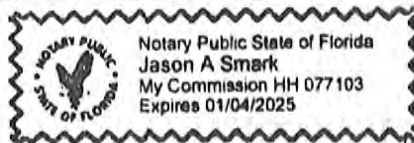
Edward Carlton
PRINT APPLICANT NAME

8/7/2021
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of AUGUST, 2021, by EDWARD CARLTON, who is personally known to me or produced FL DRIVERS LICENSE as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
JASON A. SMARK
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-Shaded

CODE SECTION (S):
34-336(e)(1)c.2, for a southern side yard setback of 7.7 feet in lieu of 10 feet minimum and 34-336(e)(1)e, for 48% lot coverage in lieu of 35% maximum to allow for construction of a new single family home and detached accessory structure

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100127

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	Substandard size & lot width RECEIVED AUG 10 2021
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Platted Lot of Record Non-Conforming
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	No it will not. Many, if not all newer homes in the area do not comply with setbacks or lot coverage. Our lot is one of the narrowest lots on the street at 60' wide.
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	Consistent practice in immediate surrounding area within the same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Approximately 400sq of covered outdoor space will not have impervious surface.
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	No negative drainage to area. Reducing side yard set back on South side of home will allow off street parking. Granting of variance will enhance the surrounding properties and an asset to the community.

RECEIVED
21-100127
AUG 10 2021

Board of Adjustment

City of Jacksonville Beach

RE: 4030 Duval Drive

PLANNING & DEVELOPMENT

Due to a hardship the applicant Yael and Edward Carlton, 4030 Duval Drive, is requesting a variance to memorialize existing coverage and increase for a non-conforming/substandard lot all for new construction of a single-family residence.

This lot does not meet the RS-1 zoning district dimension requirements:

- a. *Minimum lot area:* Ten thousand (10,000) square feet.
- b. *Minimum lot width:* Ninety (90) feet at the building line and a minimum of thirty-five (35) feet at the street.

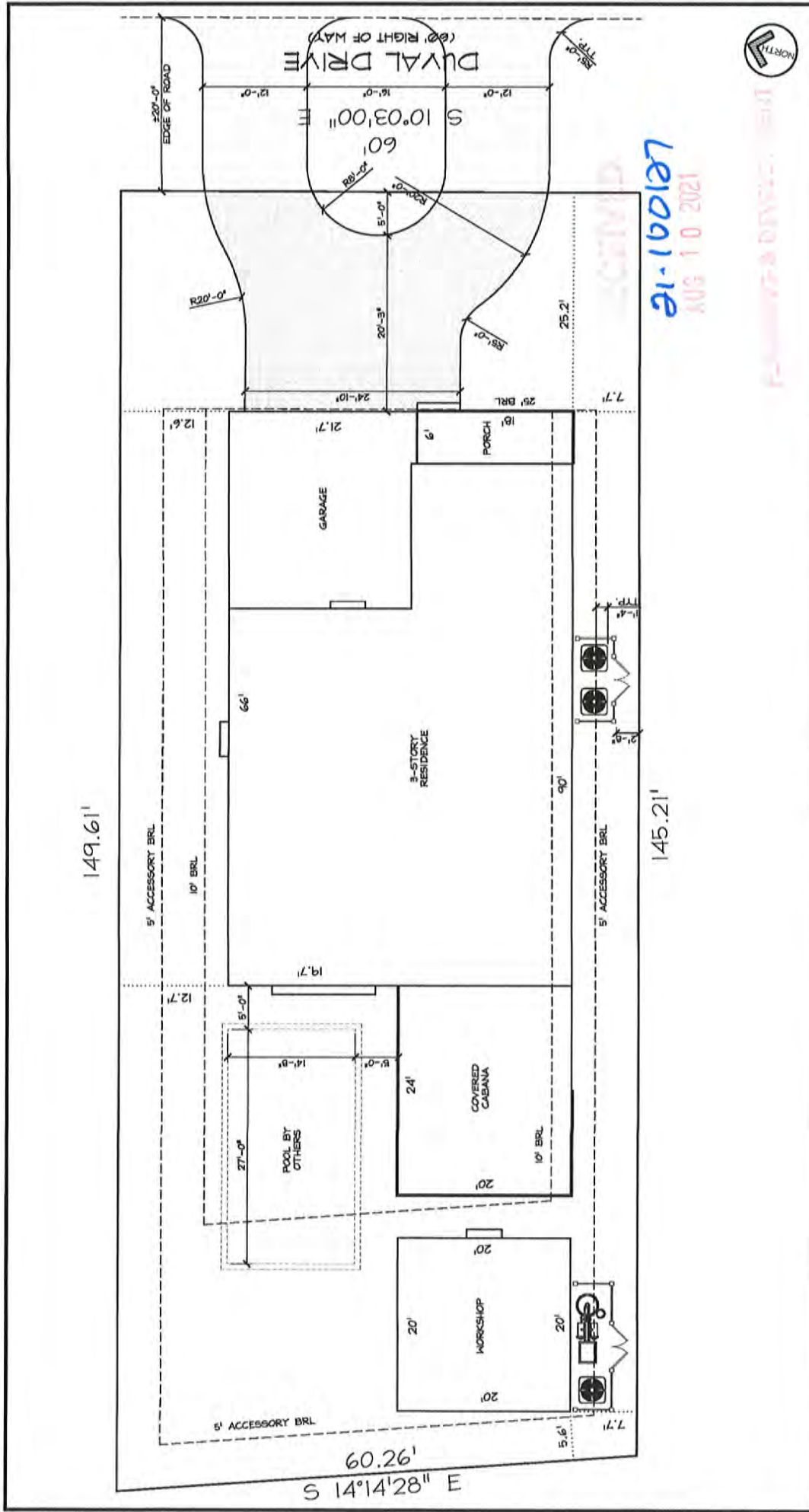
It should also be known that according to **Sec. 34-336** a single-family residence shall contain a one (1) car garage. The current residence, which was built in the 1930's, is non-compliant with this rule. A request for increased lot coverage for this particular lot would be imminent regardless of the intent to salvage the existing structure or not.

- 1) Adjust lot coverage to 48% as shown on attached site plan.
- 2) Southernly side yard setback to 7.5' in lieu 10'.
- 3) Memorialize existing variance evidenced on survey. **Case No. 64-94** front yard set back of 20' in lieu of 25' for second story deck. Including existing southernly side yard setback variance approval for deck & stairs 3' in lieu of 10'. **BOA 107-96** as evidenced on survey.
- 4) Memorialize existing parking evidenced on survey. 0' from property line on North side property line.
- 5) Southernly side yard setback for low profile fence to protect A/C & Pool equipment 2' 8" from property line.

Respectfully

Yael and Edward Carlton

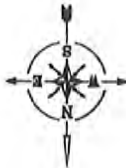
Proposed



JACKSON DESIGN COMPANY, INC. 12837 JULINGTON FOREST DR E, JACKSONVILLE, FL 32256 WWW.JACKSONDESIGNCOMPANY.NET TEL: 904.238.8573	CARLTON RESIDENCE 4030 DUVAL DR JACKSONVILLE BEACH, FL 32250 SITE PLAN	
	CONCRETE DRIVE, WALKWAY, A/C PADS = 725 SQ. FT. LOT COVERAGE BY BUILDINGS: 3,523/8,853 = 39.8% IMPERVIOUS SURFACE RATIO = 4,248/8,853 = 48.0% (35% MAX) LOT SQUARE FOOTAGE: 8,853 SQ. FT. (±0.20 ACRES)	
	LOT 1, BLOCK D8, PONTE VEDRA, AS RECORDED IN PLAT BOOK 15, PAGE 66 & 66A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. FLOOD ZONE "X"	
	DESIGN: KAU DATE: 8/3/21 SCALE: 3/32" = 1'-0" JOB NO: 21-061 COPYRIGHT © 2020 ALL RIGHTS RESERVED. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JACKSON DESIGN COMPANY, INC.	

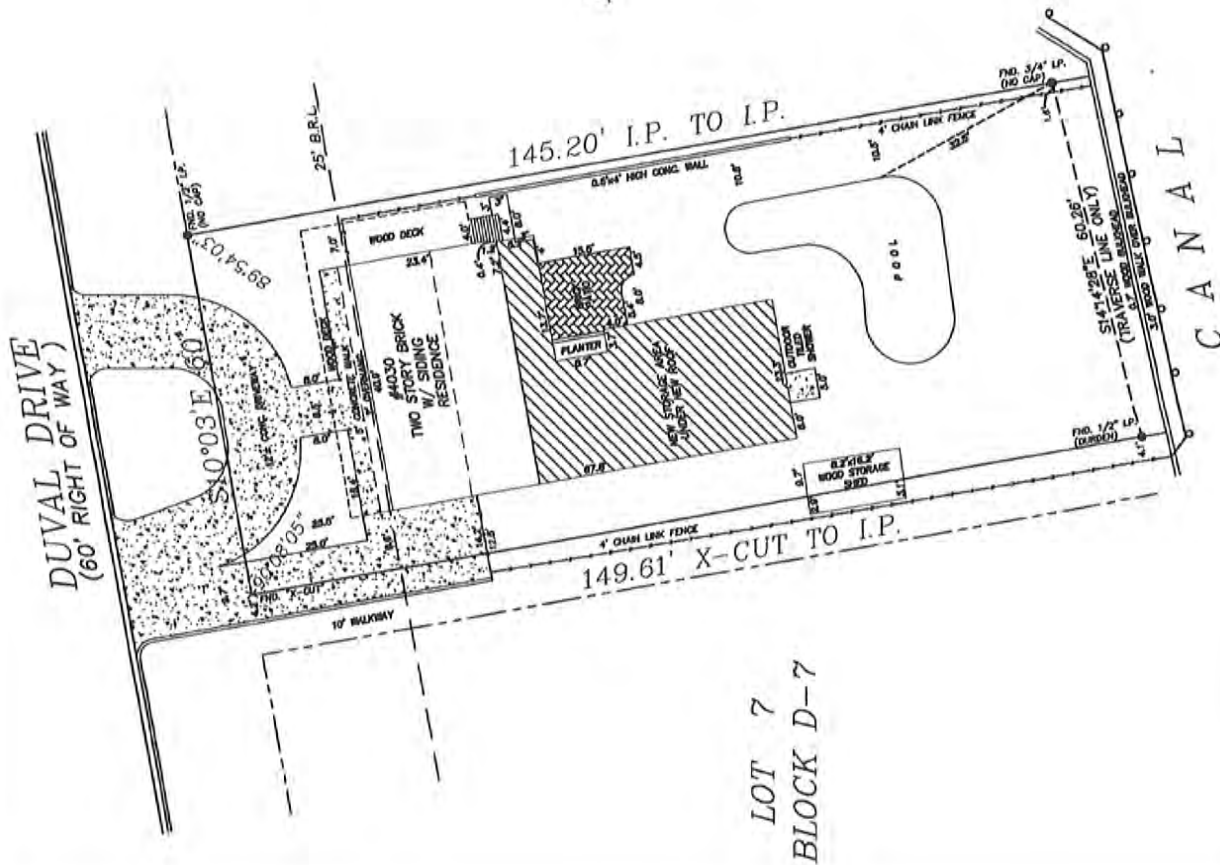
MAP SHOWING BOUNDARY SURVEY OF
LOT 1, BLOCK D-8, PONTE VEDRA
AS RECORDED IN PLAT BOOK 15, PAGES 66 & 68A,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO: PAUL W. & CYNTHIA M. BRIGGS
SUNTRUST BANK
COMMONWEALTH LAND TITLE GROUP, INC.
ROBERT PETERS, P.A.



LE1001-H

LOT 2



LOT 7
BLOCK D-7

[illegible]



City of Jacksonville Beach

904 / 249-2381

ELEVEN NORTH THIRD STREET

JACKSONVILLE BEACH, FLORIDA 32250

#4

Previous Variance

December 28, 1994

Mr. Paul Briggs
4030 Duval Drive
Jacksonville Beach, FL 32250

Subject Property

RECEIVED
21-100127
AUG 10 2021

RE: Case No. 64-94
Front yard setback

PLANNING & DEVELOPMENT

Dear Mr. Briggs:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. on December 20, 1994 to consider your variance application.

As indicated in the application, the request was for a variance of a front yard setback of 20 feet in lieu of 25 feet to allow construction of a second story deck.. This request was granted as written.

You are required to apply for a building permit for this project. A copy of the building permit application is attached, please complete and submit the application along with two copies of your plans and two copies of your survey to our office before you begin work on this project.

If you have any questions regarding this variance, please feel free to call me at 904-247-6235.

Sincerely,

J. Lawrence Cooper, CEO
Building Official, City of Jacksonville Beach

A - 10069
B - 10070
C - 10071
D - 10072

808-4174

JLC/ks

10073

1144

12th St N.

No deposit & free
cancellation.

avid hotels Prattville - Montgomery North

Book Now

RECEIVED

21-108127
AUG 10 2021

PLANNING & DEVELOPMENT

More ▾



Now

10:31 pm 2 Aug



3.6in

Rain Today

RI 6 Aug



Rain Last Hour

0in

Recorded at Mayport Naval Station - Adm

David L. McDonald Field

Updated 38 mins ago (7.9 miles away)

60%



Rain Amount

Fri 6 Aug

3in

2in

UWM®

UNITED WHOLESALE MORTGAGE



RECEIVED
21-100127
AUG 10 2021

PLANNING & DEVELOPMENT

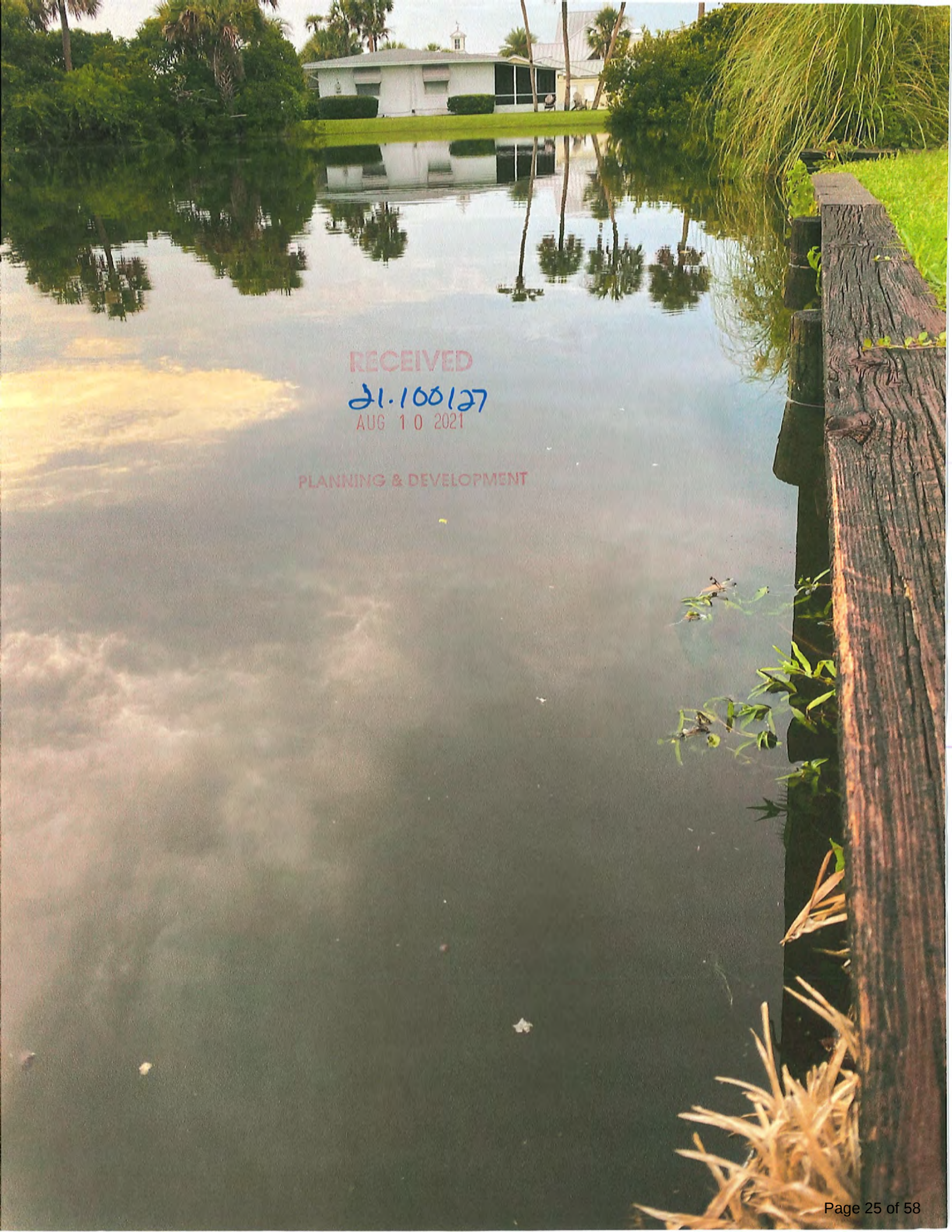
NO
PARKING
THIS SIDE
OF STREET





RECEIVED
21-100127
AUG 10 2021

PLANNING & DEVELOPMENT



RECEIVED

21-100127

AUG 10 2021

PLANNING & DEVELOPMENT

Board of Adjustment

City of Jacksonville Beach

RE: 4030 Duval Drive / Neighborhood Support

RECEIVED
22-100127
AUG 10 2021

PLANNING & DEVELOPMENT

The applicant Yael and Edward Carlton 4030 Duval Drive is requesting a variance to memorialize existing coverage and increase for a non-conforming/substandard platted lot of record all for new construction of a single-family residence. In doing so Edward and Yael have discussed the request with neighbors and the signatures below substantiate support for the variance request. The items listed below were presented to the neighbors consistent with the submitted variance request currently before the Board of Adjustment.

- 1) Adjust lot coverage from 42% to 48% as shown on attached survey
- 2) South side yard setback to 7.5' in lieu 10'
- 3) South side yard setback for low profile fence to protect A/C & Pool equipment 2' 8" from property line.

Respectfully

Yael and Edward Carlton

Name:

Address:

Phone:

Hobie & Georganne Walker	3938 Duval DR	(904) 477-2960
Steve Lean	3922 Duval	904-226-3855
Jane	4035 Duval Drive	904-742-4262
Amy Howard Groshel	3907 Ponte Vedra Blvd.	904-294-0209
Beth Tresca	4021 Ponte Vedra Blvd	904-422-0050
Natalie Healy	3705 Duval Dr.	904-654-5193
Andrew Healy	3705 Duval Dr.	904-343-3574
Danny Miles	3823 1st St. South	904-910-8795
Syannus Miles	3823 1st St. S.	904-654-3909

CERTIFIED MAIL# 7016 1370 0001 1148 9353

July 10, 2017

RECEIVED
Ref- 21-100127
AUG 10 2021City 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

Kevin Apple
5160 Big Forest Lane
Jacksonville, FL 32210RE: BOA# 17-100090
3714 Duval Drive
(All of Lot 2, and the North 35 feet of Lot 3, D-6, Ponte Vedra)

PLANNING & DEVELOPMENT

Dear Mr. Apple,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, July 5, 2017, to consider Nancy Soderberg's application for a variance from the requirements of the Land Development Code.

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

- Sec. 34-336(e)(1)e., for lot coverage of 52.6%, in lieu of 35% maximum;
- Sec. 34-336(e)(1)g., for accessory structure setback of 1 foot in lieu of 5 feet required;

The Board **amended** and **approved** the request as follows:

- Sec. 34-336(e)(1)e., for lot coverage of 47%, in lieu of 35% maximum;
- Sec. 34-336(e)(1)g., for accessory structure setback of 1 foot in lieu of 5 feet required;

To allow for paving additions to the rear yard of an existing dwelling unit.

In order to be found in compliance with Code Enforcement Case No. 17-18, you are required to provide this office a site plan showing compliance with the approved 47% lot coverage for the subject property. Once that plan is submitted, and a subsequent site inspection has been performed by our code Enforcement Officer to verify compliance, the case will be closed.

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,


William C. Mann III, AICP
Planning and Development Director



May 22, 2002

James McAllister
3714 Duval Drive
Jacksonville Bch FL 32250

RE: Case No. # BOA 84-2002
3714 Duval Drive

Dear Mr. McAllister:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on May 21, 2002 to consider your variance application.

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

- Section 34-336 (e)(1) c., for 44% lot coverage in lieu of 35% maximum, to allow for an accessory building addition to a single family dwelling.

The results of the meeting were:

- Approved as presented.

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) 947-6925.

Sincerely,

Jonathan Hays
Jonathan Hays
Building Official
Attachment(s)

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To: Mc Allister BOA 84-02

Postage \$
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$

Name (Please Print Clearly) (to be completed by addressee)
Street, Apt. No., or PO Box No.
City, State, Zip+4

RECEIVED
Ref. 21-100127
AUG 10 2021

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
James Mc Allister
3714 Duval DR
JAX Bch
BOA 84-2002

2. Article Number (Copy from service label)
7099 3400 0000 1223 4265

IN SECTION ON DELIVERY

A. Received by (Please Print Clearly) Jim McAllister B. Date of Delivery 5/25/02

C. Signature [Signature] ☐ Agent ☒ Addressee

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

JCH/TB

PS Form 3811, July 1999

Domestic Return Receipt

102205-99 MA-1729

City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

OCT - 7 2002

February 20, 2002

John Bordelon
3804 Duval Drive
Jacksonville Bch FL 32250

RECEIVED
Ref. 21-100127
AUG 10 2021

RE: Case No. # BOA 32-2002
3804 Duval Drive

PLANNING & DEVELOPMENT

Dear Mr. Bordelon:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on February 19, 2002 to consider your variance application.

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

- Section 34-336 (e)(1) c.1., for a front yard of 19 feet in lieu of 25 feet required,
- Section 34-336 (e)(1) c.2., for a northerly side yard of 6 feet in lieu of 10 feet required, and
- Section 34-336 (e)(1) e., for 58.8% lot coverage in lieu of 35% maximum, to allow for additions to a single family dwelling.

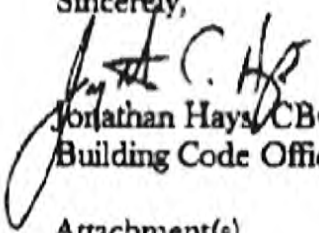
The results of the meeting were approved as amended for:

- A front yard of 20 feet in lieu of 25 feet required.
- A northerly side yard of 8 feet in lieu of 10 feet required.
- For 51.9% lot coverage in lieu of 35% maximum.
- The front yard is limited to open-air trellis as shown (20 feet) and corresponding lot coverage percentage.

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) 247-6235.

Sincerely,


Jonathan Hays CBO
Building Code Official

Attachment(s)
JCH/EB

OCT 11 2002



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

December 2, 1996

RECEIVED
Ref 21-100127
AUG 10 2021

N. Lee & Linda M. Ligo
P O Box 698
Slippery Rock, PA 16057

PLANNING & DEVELOPMENT

RE: Case No. BOA 130-96
3938 Duval Drive

Dear Mr. & Mrs Ligo:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. November 21, 1996 to consider your variance application.

As indicated in the application, the request was for a variance of to allow a southernly side yard of eight (8) feet in lieu of ten (10) feet. This request was granted for the extension on the southerly side, for a window only.

You are required to apply for a building permit for this project. A copy of the building permit application is attached, please complete and submit the application along with two copies of your plans and two copies of your survey to our office before you begin work on this project.

If you have any questions regarding this variance, please feel free to call me at (904)247-6235.

Sincerely,

J. Lawrence Cooper, CBO
Building Official, City of Jacksonville Beach

JLC/bkc

Attachment

October 20, 2010

Jonathan and Maria Cummins
3704 Duval Drive
Jacksonville Beach, FL 32250

RE: BOA #10-100132
3704 Duval Drive

RECEIVED
Ref 21-100127
AUG 10 2021

PLANNING & DEVELOPMENT

Dear Mr. and Mrs. Cummins:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, October 19, 2010 to consider your variance application.

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

- 34-336(e)(1)c.2, for a corner side yard of 10.1 feet in lieu of 12.7 feet required;
- 34-336(e)(1)c.3 for a rear yard of 21 feet in lieu of 30 feet required; and
- 34-336(e)(1)c, for 48% lot coverage in lieu of 35% maximum

To allow for improvements and to ratify existing non-conformities for a single family dwelling.

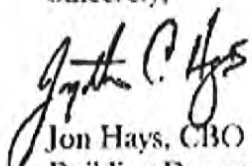
The results of the meeting were:

- Approved

You are required to apply for a building permit for this project. A copy of the building permit application, as well as 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) 247-6235.

Sincerely,


Jon Hays, CBO
Building Department



DEPARTMENT OF PLANNING & DEVELOPMENT

March 6, 2013

RECEIVED
Ref # 21-100127
AUG 10 2021

Bernard Frazer
4230 Duval Drive
Jacksonville Beach FL 32250

PLANNING & DEVELOPMENT

RE: BOA# 13-100018
4230 Duval Drive

Dear Mr. Frazer,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, March 5, 2013 to consider your variance application.

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

- 34-336(e)(1)c.2, for a northerly side yard of 7.9 feet in lieu of 10 feet required; and
- 34-336(e)(1)e, for 41% lot coverage in lieu of 35% maximum

The results of the meeting were *Amended* and *Approved* for:

- 34-336(e)(1)c.2, for a northerly side yard of 7.9 feet in lieu of 10 feet required; and
- 34-336(e)(1)e, for 41% lot coverage in lieu of 35% maximum
- Limited to as shown and submitted

To allow for improvements to a single family dwelling.

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,

Steven G. Lindorff
Director of Planning and Development



Regular meeting of the Zoning and Adjustment Board held on Tuesday, January 15, 1985 at 8:00 p.m. in the Council Chamber, Community Center Building, Jacksonville Beach, Florida.

PAID 21-100127
AUG 10 2021

Call to order

The meeting was called to order by Mr. Craig.

Roll Call

Present: Guy Craig, Charles Jolley, Reid McCormick, David Polovina

Absent: Rick Shore(excused)

Also present was Walter Henderson, Acting Building Official and Gerald Lute, Fire Marshal.

Approval of minutes

The minutes of the previous meeting were approved as written.

411-85 Lordahl

Joy Lordahl, First Street and 33rd Avenue South, setback variance request side yard of 5 feet in lieu of 10 feet and corner setback of 15 feet in lieu of 20 feet.

Motion to approve

Mr. Polovina moved to approve the request, seconded by Mr. McCormick. Vote resulted in all ayes.

412-85 Simpson

Kurt Simpson, 4220 Duval Drive, variance request to build garage, side yard setback of 3 feet 4 inches in lieu of 10 feet. This side yard adjoins City property which is vacant and can not be used except for beautification project.

Motion to Approve

Mr. McCormick moved to approve the request, seconded by Mr. Polovina. Vote resulted in all ayes.

Adjournment

There being no further business, the meeting was adjourned.

City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

August 8, 2001

William Daniel
4204 Duval Dr.
Jacksonville Bch FL 32250

RE: Case No. # BOA 75-2001
4204 Duval Dr

Dear Mr. Daniel:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. on **August 7, 2001** to consider your variance application.

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

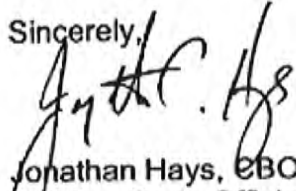
- Section 34-336 (e)(1) e., for 45% lot coverage in lieu of 35% maximum, and
- Section 34-373 (d) for parking area setback of 2.33' in lieu of 5' minimum, to allow for additions to a single family dwelling

The results of the meeting were:

- Approved as written

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) 247-6235.

Sincerely,

Jonathan Hays, EBO
Building Code Official
Attachment(s)

JCH/EB

RECEIVED
Ref 21-100127
AUG 10 2021

PLANNING & DEVELOPMENT

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Article Sent To: <i>Wm Daniel BOA 75</i>	
Postage	\$ <i>34</i>
Certified Fee	<i>2 10</i>
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ <i>0 44</i>
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No. or PO Box No.	
City, State, ZIP+4	

7099 3400 0000 1443 8220

Ref 21-100085



June 19, 2002

Patrick Mulligan
533 N. 10th Avenue
Jacksonville Bch FL 32250

RE: Case No. # Jacksonville Bch FL 32250 BOA. 94-2002
533 N. 10th Avenue

Dear Mr. Mulligan:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on June 18, 2002 to consider your variance application.

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

- Section 34-336 (c)(1) c.2., for a westerly side yard of 5.17 feet in lieu of 10 feet required.

The results of the meeting were *Approved*:

- Approved as submitted, but limited to 24 feet as per submitted drawing.

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) 247-6235.

Sincerely,

Jonathan Hays
Jonathan Hays
Building Official

Attachment(s)

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

P. Mulligan

BOA 94-2002

SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature *Samuel Mulligan* Agent

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Copy from service label)

7099 3400 0000 1888 4296

PS Form 3811, July 1999

Domestic Return Receipt

102505-99-M-1789

JCH/EB

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

Public Hearing:

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

Mr. Moreland closed the public hearing.

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

Motion: It was moved by Mr. Reddington, seconded by Ms. Gonzales to approve BOA#21-100085 for 49% lot coverage in lieu of 51% lot coverage, as outlined in Section 34-286 of the Land Development Code as special circumstances and conditions do not result from the actions of the applicant.

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

The motion was approved 4-1.

PLANNING DEPARTMENT REPORT

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

ADJOURNMENT

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

Submitted by: Sheila Boman
Staff Assistant

Ref 21-100127
AUG 10 2021

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

7/20/2021

BOA# 21-100128 Staff Report
2540 ST. Johns Boulevard
Parcel ID: 180864-0000

Lot 13, Block 4, Jacksonville Beach Heights

Zoning: Residential, single-family: RS-2

Variances Requested: Section(s): 34-337(e)(1)e, for 62% lot coverage in lieu of 35% maximum and 34-337(e)(1)g, for a side yard setback of 1 foot in lieu of 5 feet minimum

Project: The applicant is requesting relief to rectify an existing non-conforming pool deck and add footers for a new screened enclosure to an existing single-family dwelling

Existing Conditions: The subject property is an existing platted lot of records (circa 1926) located in the low density future land use category. The existing parcel is sixty (60) feet in width, one-hundred and twenty (120) feet in depth and has an overall lot area of six-thousand (6,000) square feet. Minimum dimensional standards within this zoning district include seven-thousand, five hundred (75) square feet of area and a minimum width of seventy-five (75) feet overall. Maximum lot coverage for this zoning district is 35%. Minimum side yard setback of five (5) feet for accessory use.

Analysis: The current structure was built in 2005. The current owner purchased the home in 2020. Previous variances granted 39.5% lot coverage for the construction of the house, and 45% lot coverage for the construction of the pool. The pool deck, when completed, was built one foot off the property line. The pool deck was originally permitted as a minimal amount up to the 45% lot coverage granted. Between the permit final inspection and some time prior to the new owner purchasing the home, the extra pool deck was added that created the extra lot coverage and setback of one foot. The applicant is asking for additional lot coverage for the addition of a screen enclosure.

Active Permits or Code Violations: None

Previous Development Orders: BOA#04-100425 for lot coverage up to 39.5% for a new single family home and BOA#06-100105 for lot coverage up to 45% for pool and minimal decking.

1. **Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.**

Staff does find that the adjacent and surrounding properties have similar constraints and attributes with regards to lot width and area. There are some examples on the immediate street of side setback encroachments.

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

Staff does not find any conditions result from the actions of the applicant. However, the current condition was the result of unpermitted work.

3. **Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.**

Staff finds the applicant will not receive special privileges.

4. **Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.**

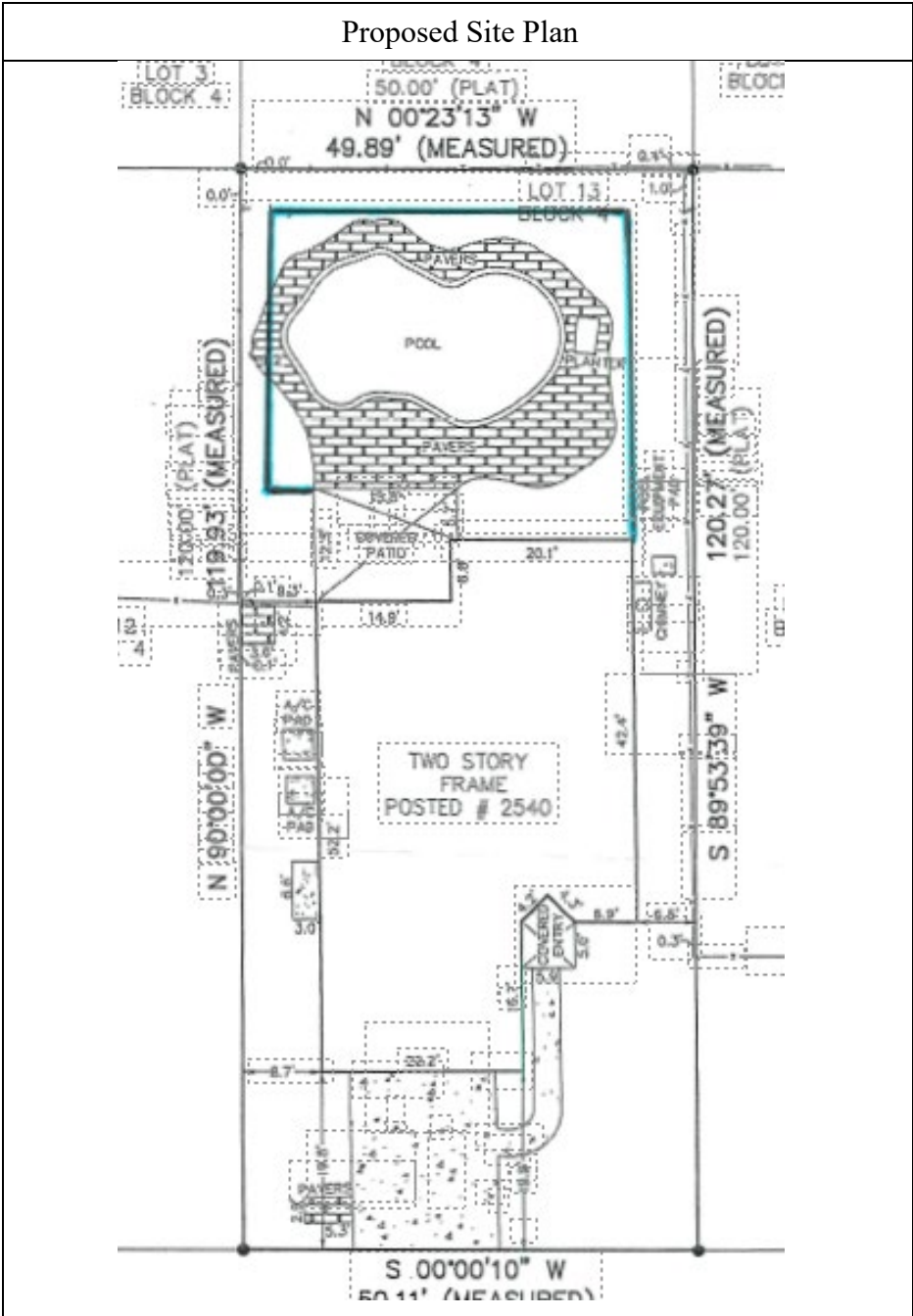
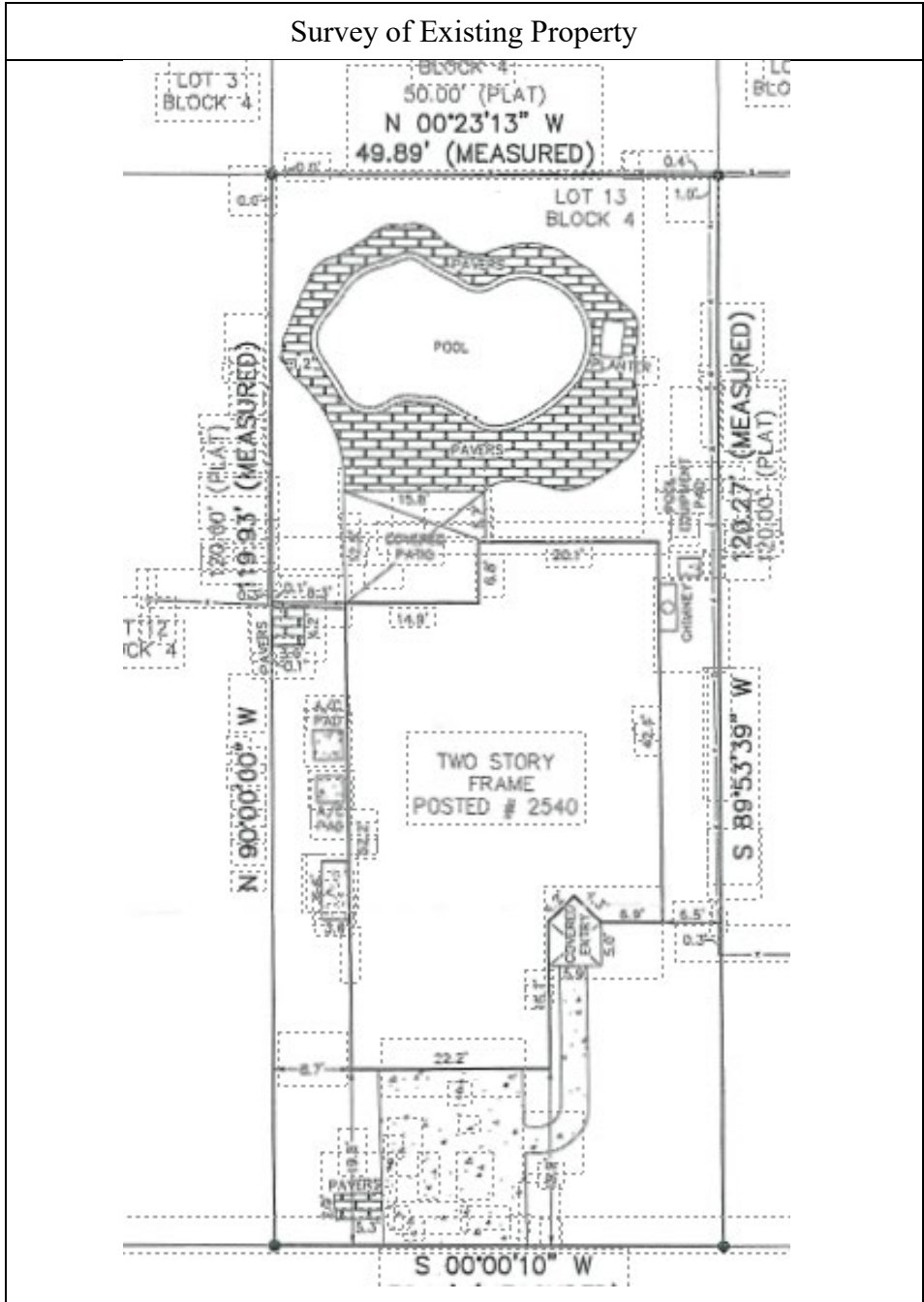
Staff does find that there is a hardship. The current lot is substandard in width and overall lot area.

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

Staff does find this will be the minimum variance necessary.

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

Staff does find this will be consistent with the Comprehensive Plan.





APPLICATION FOR VARIANCE

BOA No. 21-100128

HEARING DATE _____

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

APPLICANT INFORMATION

Applicant Name: Call The Screen Guys / Mike Didelot Telephone: 724-992-2775
 Mailing Address: 1840 Mueg St S Atlantic Beach FL 32233 E-Mail: info@callthescreenguy.com
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Eduardo Perez Telephone: 404-276-8472
 Mailing Address: 2540 St. Johns Blvd. Jacksonville Beach, FL 32250 E-Mail: edolote@me.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 2540 St. Johns Blvd 180804-0000
 Legal description of property (Attach copy of deed): 11-48 09
 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).
To meet a 3' setback in lieu of 5' also to add 1,311 sq. ft to the lot coverage due to homeowner having under sized lot.

AFFIDAVIT

I, Ryan Gault, 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.

Ryan Gault
 APPLICANT SIGNATURE

Ryan Gault
 PRINT APPLICANT NAME

8/5/21
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of August, 2021, by Ryan Gault, who is personally known to me or produced _____ as identification.

Michael N Didelot
 NOTARY PUBLIC SIGNATURE
MICHAEL N DIDELOT
 PRINT NOTARY NAME



Michael N Didelot
 Comm. #GG338238
 Expires: May 23, 2023
 Bonded Thru Aaron Notary

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

CODE SECTION (S):

34-337(e)(1)e, for 62% lot coverage in lieu of 35% maximum and 34-337(e)(1)g, for a side yard setback of 1 foot in lieu of 5 feet minimum to rectify an existing non-conforming pool deck and add footers for a new screened enclosure to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100128

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	Homeowner purchased house w/ existing pool that was built too close to fence line. Also lot is smaller than avg. for this zoning area
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Pre existing pool under sized lot
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	Lot is under sized
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	under sized lot
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Homeowner cannot have a pool enclosure and adjacent to side setbacks
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	under sized lot

Ref BOA 21-100128



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JAC

January 21, 2005

Stephen B. Williams
Edgewater Companies, Inc.
1003 North 3rd Street
Jacksonville Beach, FL 32250

RE: BOA 04-100425
2540 St. Johns Blvd.

Dear Mr. Williams:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on January 19, 2005 to consider your variance application.

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

- 34-337 (e)(1) e: for 39.5% lot coverage in lieu of 35% maximum

To allow for a new single family dwelling.

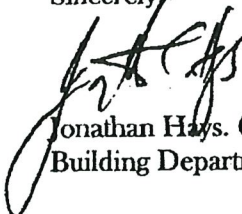
The results of the meeting were:

- *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) 247-6235.

Sincerely,


Jonathan Hays, CBO
Building Department

JCH/jmv

U.S. Postal Service CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

Williams 04-100425

Postage

\$

Certified Fee

Return Receipt Fee
(Endorsement Required)

Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees

\$

Postmark
Here

Name (Please Print Clearly) (to be completed by mailer)

Street, Apt. No., or PO Box No.

City, State, ZIP+4

See back for instructions



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

June 7, 2006

Marian and Justin Lee
2540 St Johns Blvd
Jacksonville Beach, FL 32250

RE: BOA 06-100105
2540 St Johns Blvd

Dear Mr. and Mrs. Lee:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on June 6, 2006 to consider your variance application.

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

- 34-337 (e)(1) e, for 45% lot coverage in lieu of 39.5% maximum

To allow for a swimming pool addition to a single-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.

If you have any questions regarding this variance, please feel free to call me at (904) 247-6235.

Sincerely,

Jon Hays, CBO
Building Department

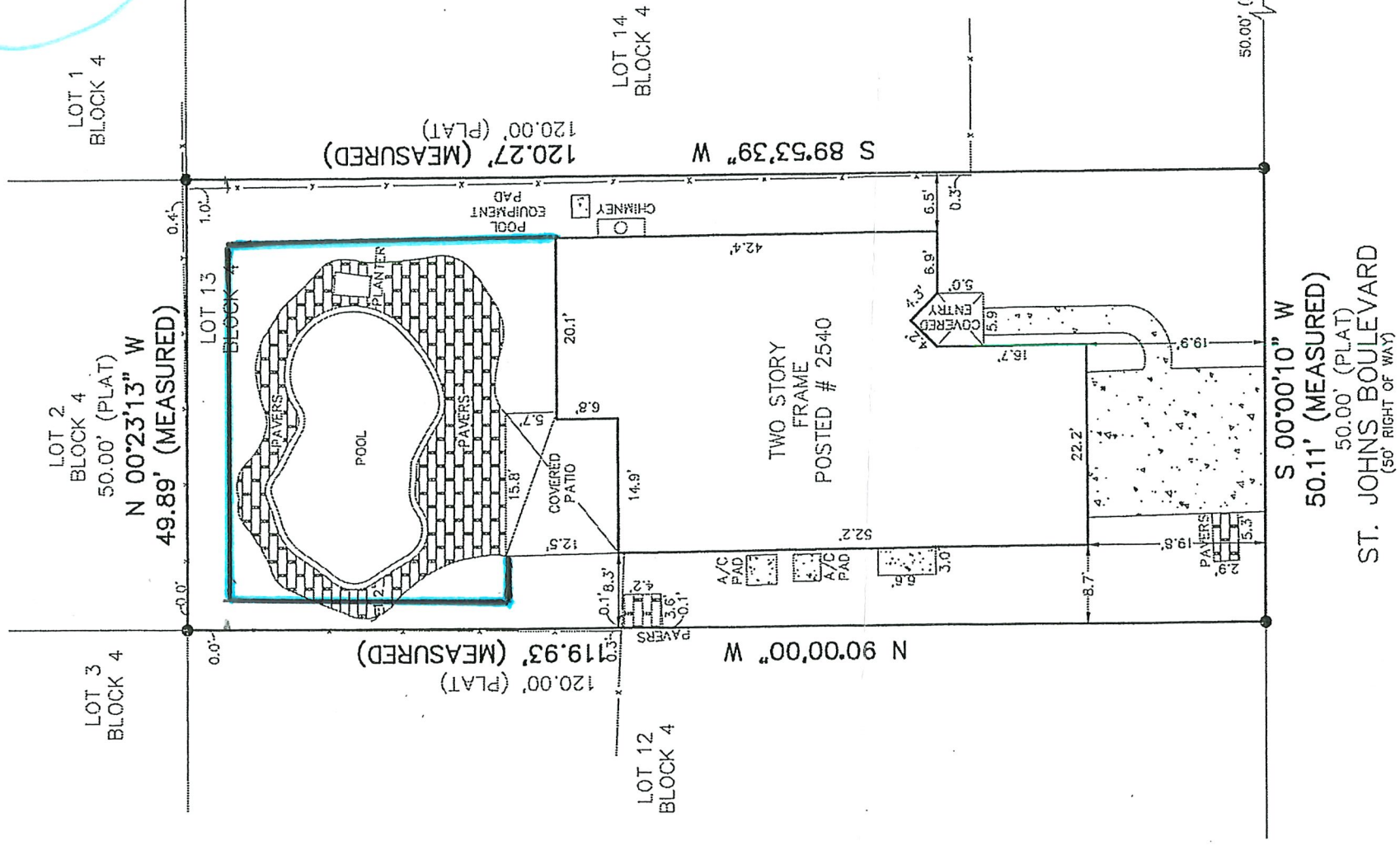
PROPOSED

MAP SHOWING BOUNDARY SURVEY OF

LOT 13, BLOCK 4, JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 11, PAGES 40, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

MARIAN LEE AND JUSTIN LEE
EDUARDO PEREZ EUSEBIO AND HEIDI PEREZ
PROSPERITY HOME MORTGAGE, LLC
OSBORNE AND SHEFFIELD TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY



LEGEND:

- X- = CHAIN LINK FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

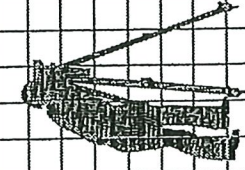
NOTES:

- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 90°00'00" W ALONG THE SOUTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120078, PANEL 0419.J.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE

REVISIONS	
DATE	DESCRIPTION

JOB # 40943 DATE OF FIELD SURVEY: 11-30-20 SCALE: 1" = 20'



Ray Thompson
SURVEYING, Inc.
Going the DISTANCE for You!
1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.02, FLORIDA STATUTES.

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

LAND SURVEYS O CONSTRUCTION SURVEYS SUBDIVISIONS

EXISTING

MAP SHOWING BOUNDARY SURVEY OF

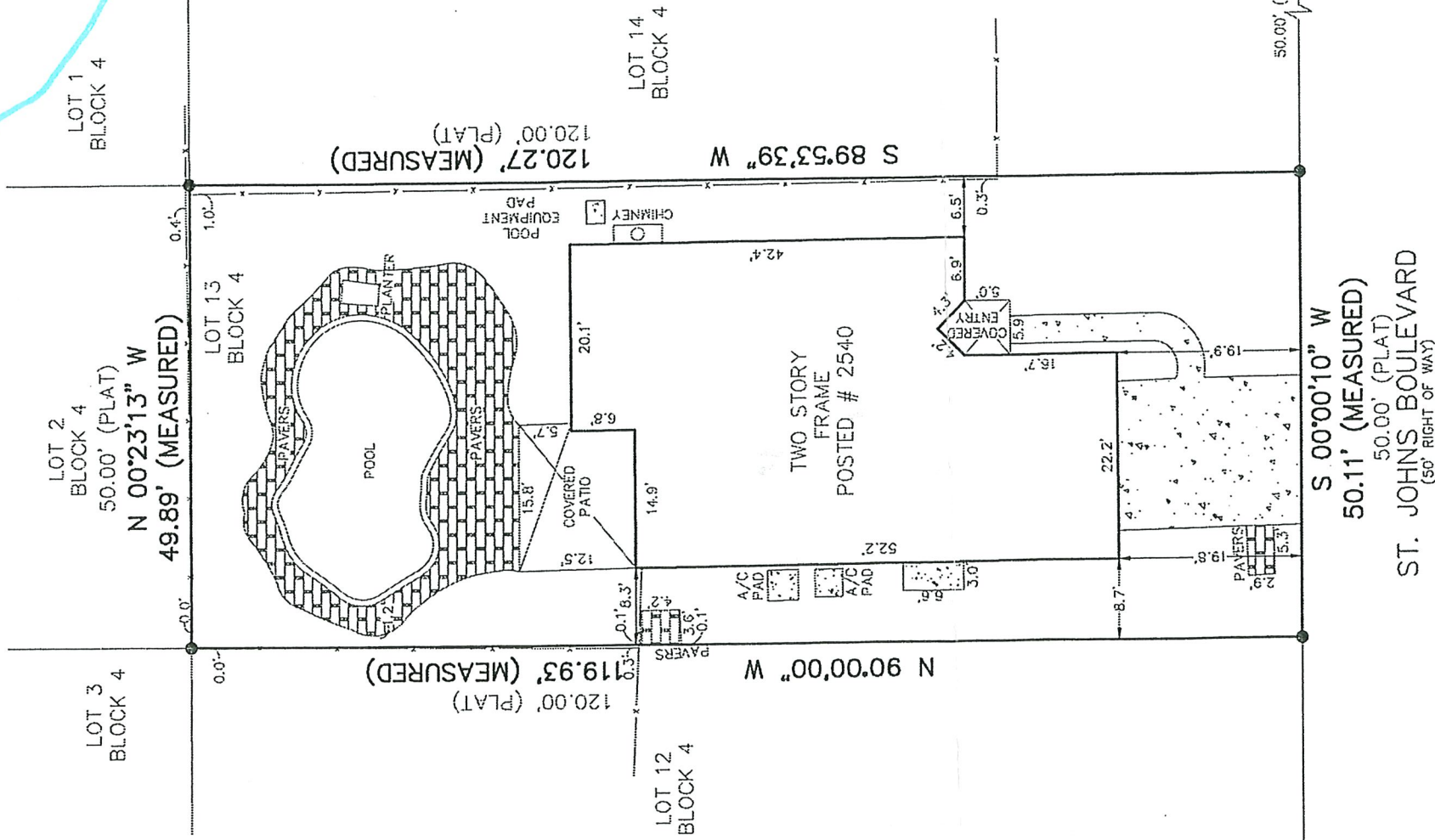
LOT 13, BLOCK 4, JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 11,
PAGES 40, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

MARIAN LEE AND JUSTIN LEE
EDUARDO PEREZ EUSEBIO AND HEIDI PEREZ
PROSPERITY HOME MORTGAGE, LLC
OSBORNE AND SHEFFIELD TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

Existing Imp

3.633/6,000 Sq. Ft. Lot
= 60%



LEGEND:

- X — = CHAIN LINK FENCE
- (---) = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

NOTES:

- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 90°00'00" W ALONG THE SOUTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120078, PANEL 0419 J.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION

JOB # 40943	DATE OF FIELD SURVEY: 11-30-20	SCALE: 1" = 20'
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Ray Thompson
SURVEYING, Inc.
[Going the DISTANCE for You]
1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PART 51-17.03(2), FLORIDA STATUTES.

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS NO. 74659

LAND SURVEYS	O	CONSTRUCTION SURVEYS	O	LOCAL SURVEY SUBDIVISIONS	O
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BOA# 21-100129 Staff Report
602 13th Avenue South
Parcel ID: 176825-0000

Lot 1 Block 137, Oceanside Park

Zoning: Residential, single-family: RS-2

Variances Requested: Section(s): 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum

Project: The applicant is requesting relief to allow for footer installation for a new screened enclosure to an existing single-family dwelling

Existing Conditions: The subject property is an existing platted lot of records (circa 1922) located in the Residential Low Density future land use category. The existing has a width of fifty (50) feet and a depth of one-hundred and twenty-five (125) feet. The current lot area is six-thousand two-hundred and ninety-five (6,295) square feet.. Minimum dimensional standards within this zoning district include seven-thousand, five hundred (75) square feet of area and a minimum width of seventy-five (75) feet overall. Maximum lot coverage for this zoning district is 35%..

Analysis: The current structure was built in 1991 The family purchased the home in 1991. The existing home and pool were granted a variance for lot coverage up to 40.5% for the pool construction. The new application is to allow for enough lot coverage to address the addition of needed footers for the construction of a new pool enclosure over the existing pool.

Active Permits or Code Violations: None

Previous Development Orders: BOA#19-100175 for lot coverage of 40.5% in lieu of 35%.

1. **Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.**

Staff does find that the adjacent and surrounding properties have similar constraints and attributes with regards to lot width and area.

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

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

3. **Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.**

Staff finds the applicant will not receive special privileges. There are several homes with similar lot coverages in the immediate area.

4. **Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.**

Staff does find that there is a hardship. The current lot is substandard in both lot width and area.

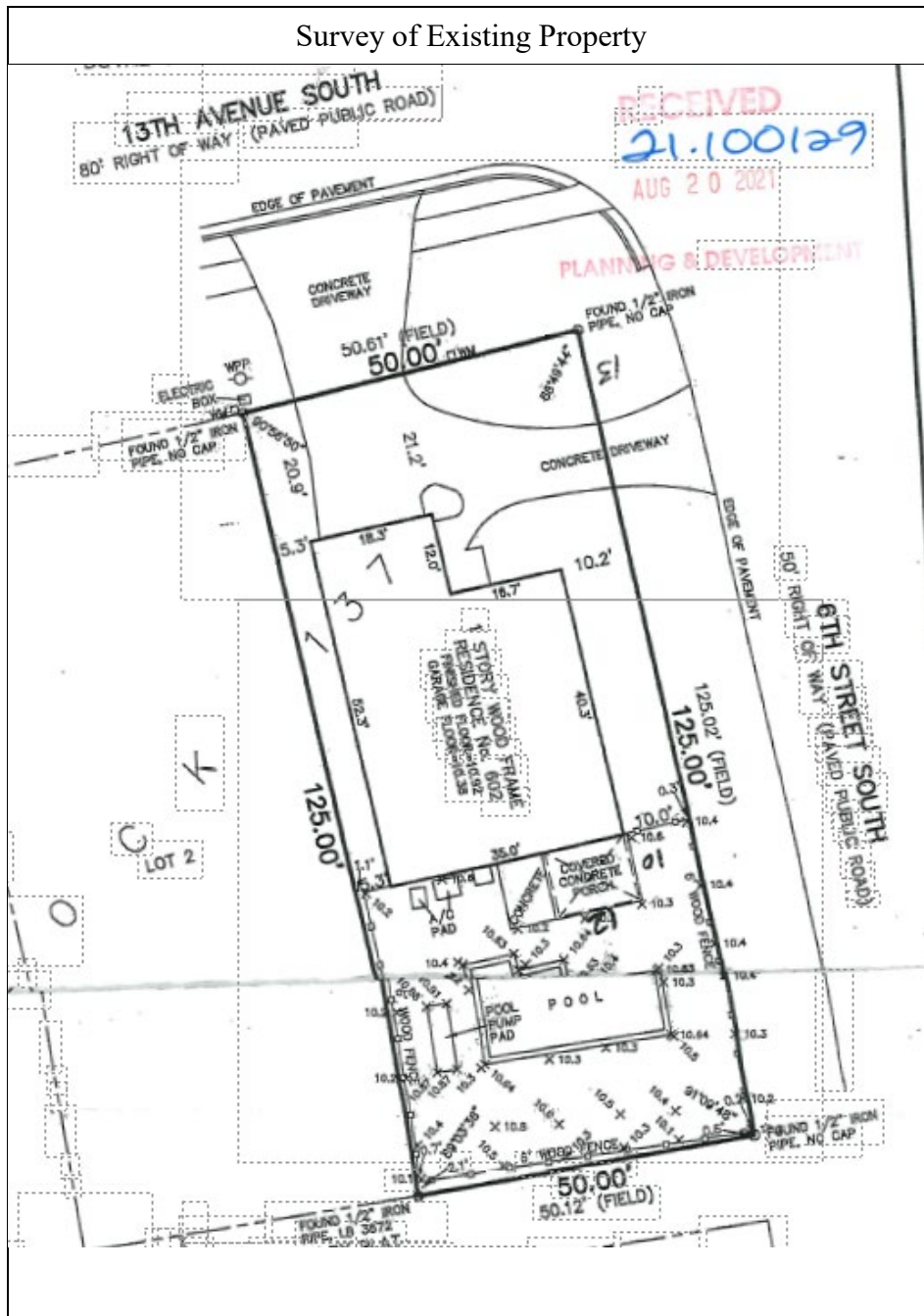
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary.

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

Staff does find this will be consistent with the Comprehensive Plan.

Survey of Existing Property



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-100129

HEARING DATE _____

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.

RECEIVED

AUG 20 2021

AUG 10 2021

PLANNING & DEVELOPMENT

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.

APPLICANT INFORMATION

Applicant Name: CALL THE SCREEN GUYS / Mike D. Delot Telephone: 904-703-3900
 Mailing Address: 1840 MEALY ST S E-Mail: info@callthescreenguys.com
ATLANTIC BEACH FL 32233
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: GARY JERRIM Telephone: 904-923-6485
 Mailing Address: 602 13th AVE S E-Mail: garyjerrim@gmail.com
JACKSONVILLE 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: 602 13th AVE S RE#176825-0000
 Legal description of property (Attach copy of deed): 8-13 04-35-29E
 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).
TO INCREASE LOT COVERAGE BY 72 SF FOR FOOTING FOR POOL ENCLOSURE
Proposed 43% lot coverage, lot is under sized.

AFFIDAVIT

I, CLIFF CARTER, 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.

Cliff Carter
 APPLICANT SIGNATURE

Cliff Carter
 PRINT APPLICANT NAME

8/10/21
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 8 day of AUGUST, 2021 by CLIFF CARTER, who is personally known to me or has produced _____ as identification.

Michael N Didelot
 NOTARY PUBLIC SIGNATURE

MICHAEL N DIDELOT
 PRINT NOTARY NAME



Michael N Didelot
 Comm. #GG338238
 Expires: May 23, 2023
 Bonded Thru Aaron Notary
 (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X-Shaded

CODE SECTION (s):
 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for footer installation for a new screened enclosure to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

21-100129

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.

AUG 10 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	UNDERSIZED LOT
Special circumstances and conditions do not result from the actions of the applicant.	YES	UNDERSIZED LOT
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	UNDERSIZE LOT OF 6295 SF ZONED FOR 7500 SF ONLY INCREASING COVERAGE BY 1%
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	UNDERSIZED LOT
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	POOL ENCLOSURE MUST HAVE FOOTING. ONLY INCREASING LOT COVERAGE BY 1%
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	SIMILAR TO OTHER LOTS IN JACKSONVILLE BEACH

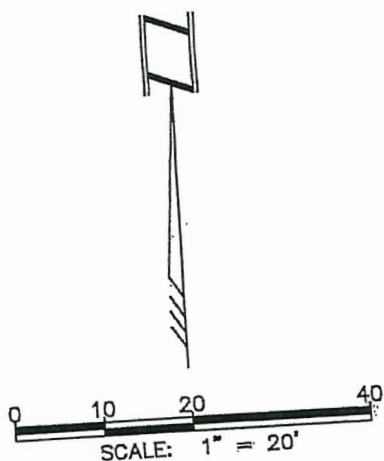
PROPOSED

MAP SHOWING SURVEY OF

LOT 1, BLOCK 137, OCEANSIDE PARK, AS RECORDED IN PLAT
BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA.

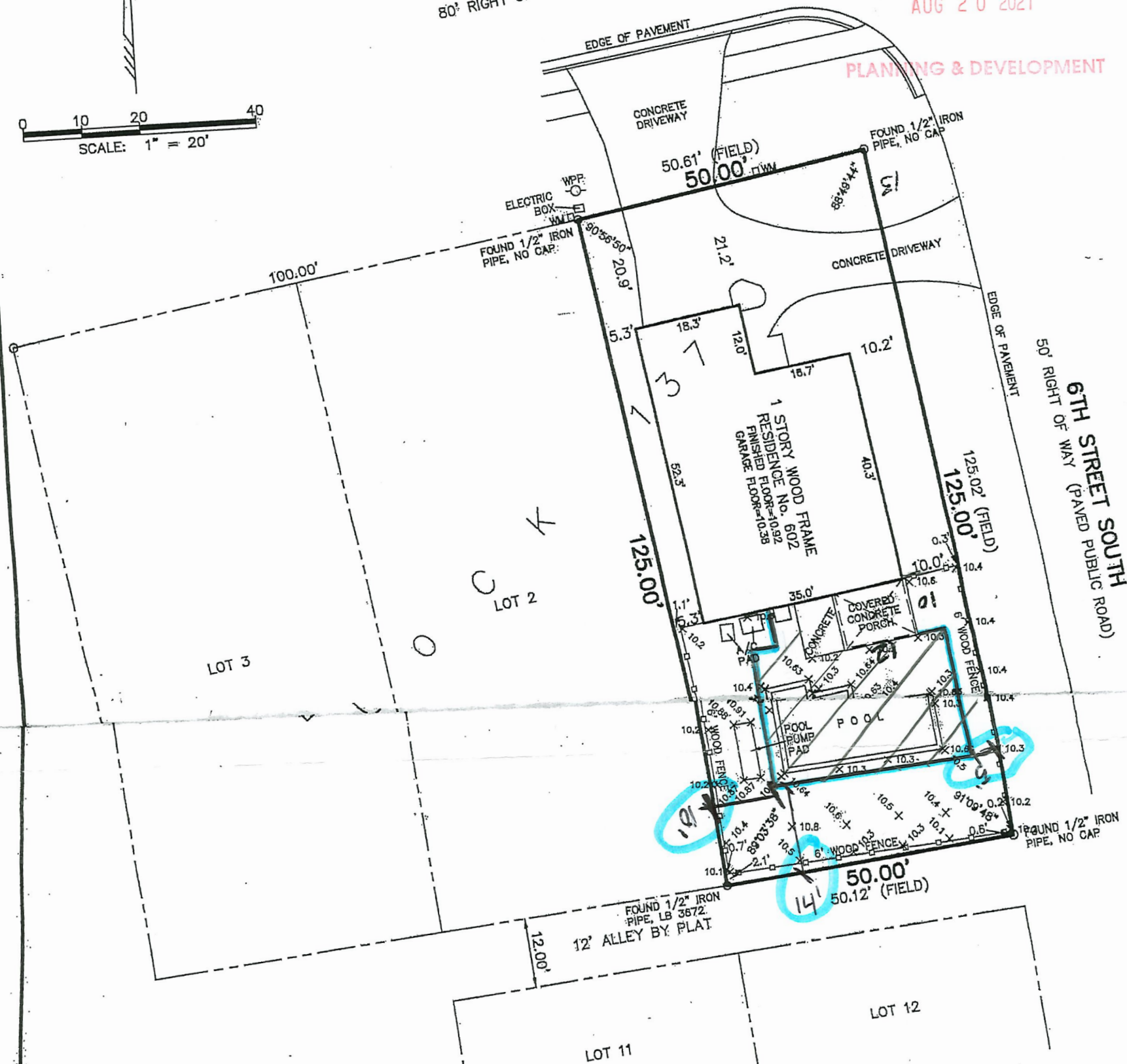
BENCHMARK: FOUND. MAG NAIL
& DISK LB 3672
ELEVATION=9.57 (N.A.V.D. 1988)

RECEIVED
21-100129
AUG 20 2021



13TH AVENUE SOUTH
80' RIGHT OF WAY (PAVED PUBLIC ROAD)

PLANNING & DEVELOPMENT



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. NORTH PROTRACTED FROM PLAT.
 3. INTERIOR ANGLES AS SHOWN HEREON.
 4. BENCHMARK SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION EPOCH 5011/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE.
 5. WPP DENOTES WOOD POWER POLE.
 6. WM DENOTES WATER METER.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD
ZONE "X" (SHADED) AS WELL AS CAN BE
DETERMINED FROM THE FLOOD INSURANCE RATE
MAP No. 12031CQ419J, REVISED NOVEMBER 2,
2018 FOR DUVAL COUNTY, FLORIDA.

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

Impervious

$$\begin{array}{r} 2,605 \\ + 109 \\ \hline 2,714 / 6,295 \\ 43\% \end{array}$$

IMPERVIOUS:
HOUSE = 1,630 SQUARE FEET
CONCRETE = 975 SQUARE FEET
TOTAL IMPERVIOUS = 2,605 SQUARE FEET

LOT AREA = 6,295 SQUARE FEET
PERCENTAGE OF IMPERVIOUS = 41.3%

THIS SURVEY WAS MADE FOR THE BENEFIT OF GARY JERRIM.

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

CHECKED BY: _____
DRAWN BY: DAF
FILE: 2020-0337

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

DATE:
MARCH 19, 2020
SHEET 1 OF 1

REF: 2019-1183

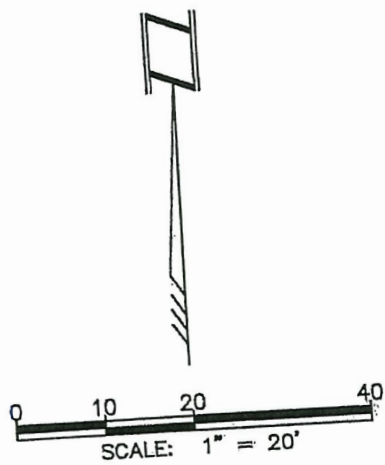
EXISTING

MAP SHOWING SURVEY OF

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BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF
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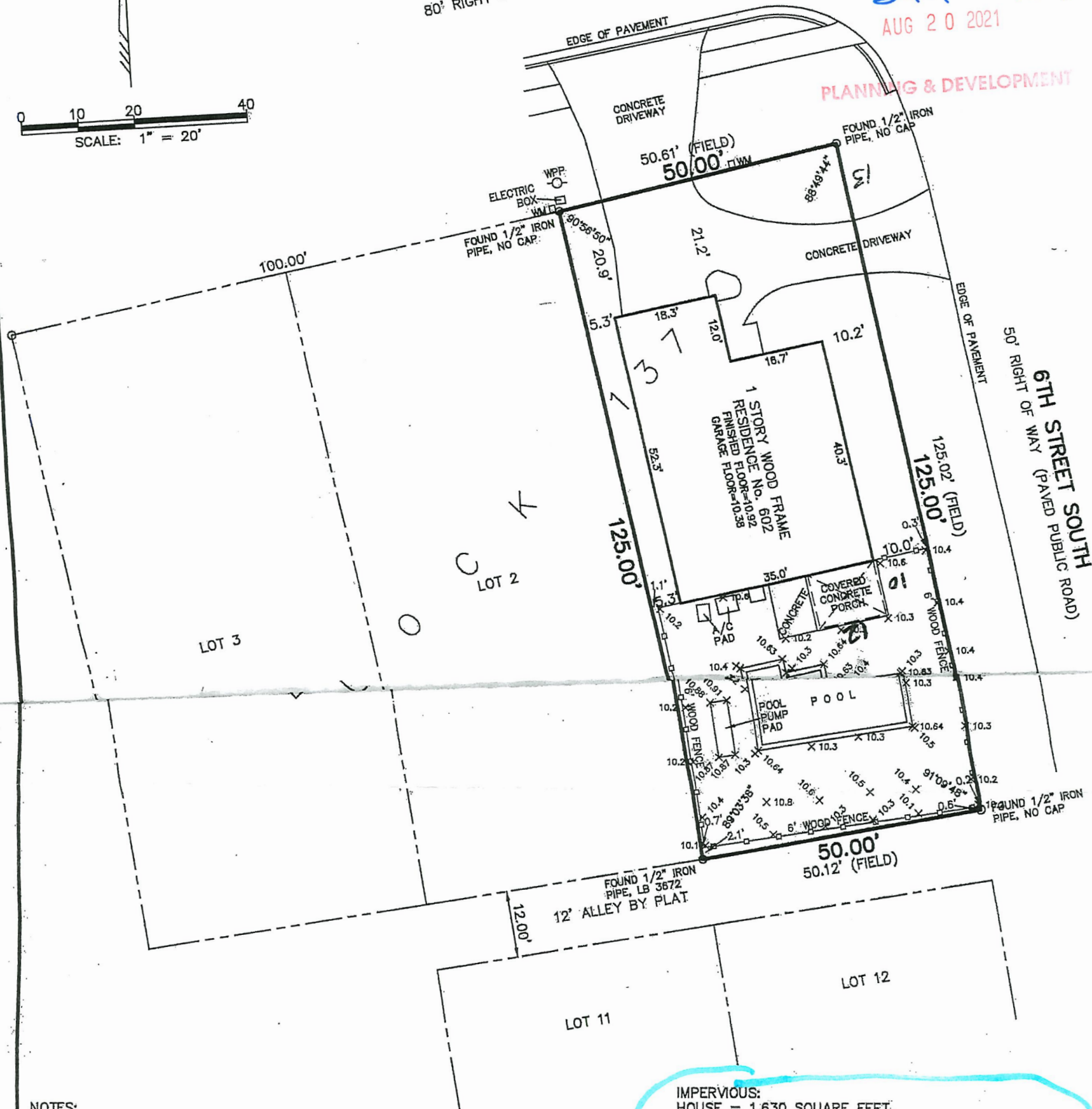
BENCHMARK: FOUND MAG NAIL
& DISK LB 3672
ELEVATION=9.57 (N.A.V.D. 1988)

RECEIVED
21.100129
AUG 20 2021



13TH AVENUE SOUTH
80' RIGHT OF WAY (PAVED PUBLIC ROAD)

PLANNING & DEVELOPMENT



NOTES:

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3. INTERIOR ANGLES AS SHOWN HEREON.
4. BENCHMARK SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION EPOCH 50 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE..
5. WPP DENOTES WOOD POWER POLE.
6. WM DENOTES WATER METER.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD
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DETERMINED FROM THE FLOOD INSURANCE RATE
MAP No. 12031CQ419J, REVISED NOVEMBER 2,
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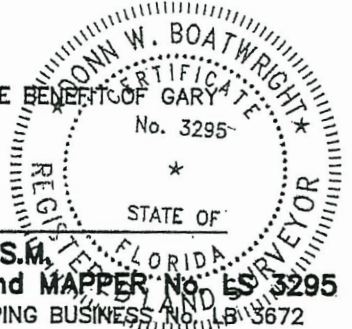
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

IMPERVIOUS:
HOUSE = 1,630 SQUARE FEET
CONCRETE = 975 SQUARE FEET
TOTAL IMPERVIOUS = 2,605 SQUARE FEET

LOT AREA = 6,295 SQUARE FEET
PERCENTAGE OF IMPERVIOUS = 41.3%

THIS SURVEY WAS MADE FOR THE BENEFIT OF GARY
JERRIM.

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



CHECKED BY: _____
DRAWN BY: DAF
FILE: 2020-0337

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

DATE:
MARCH 19, 2020
SHEET 1 OF 1

REF: 2019-1183

602 13th Ave S
Jerrim

BOA# 21-100130 Staff Report
1160 20th Street North
Parcel ID: 179109-0000

Lot 4, Block 41 Section "A" Jacksonville Beach

Zoning: Residential, single-family: RS-2

Variances Requested: Section(s): 34-337(e)(1)e, for 44% lot coverage in lieu of 35% maximum

Project: The applicant is requesting relief to allow for the construction of a new swimming pool and patio deck to an existing single family dwelling

Existing Conditions: The subject property is an existing platted lot of records (circa 1944) located in the low density future land use category. The property's currently fifty (50) feet wide, and one-hundred and two (102) feet in depth, with an overall area of five-thousand and one-hundred (5,100) square feet. Minimum dimensional standards within this zoning district include seven-thousand, five hundred (75) square feet of area and a minimum width of seventy-five (75) feet overall. Maximum lot coverage for this zoning district is 35%..

Analysis: The current structure was built in 2001. The current owners purchased the home in 2019. The lot is a platted lot of record. The current lot coverage is 35.5% and with the addition of the new pool and decking, it's proposed at 43.2% coverage. The house meets the current setback requirements, and the proposed pool would meet the setbacks for accessory uses. Lot coverage is the only requested deviation. There was a previous variance for lot coverage of 59% for parking area improvements that was denied in 2000, prior to the current owners' purchase of the property.

Active Permits or Code Violations: None

Previous Development Orders: BOA#54-2000 Lot coverage of 59% in lieu of 35% and side yard setback of 1 foot in lieu of 5 feet minimum.

1. **Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.**

Staff does find that the adjacent and surrounding properties have similar constraints and attributes with regards to lot width and area.

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

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

3. **Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.**

Staff finds the applicant will not receive special privileges. The majority of the lots in this area as similarly substandard.

4. **Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.**

Staff does find that there is a hardship. Although the home is currently close to conforming in lot coverage, the maximum lot coverage is consumed by the house alone. Any accessory use normally enjoyed by a homeowner would require relief because of the lot size and shape.

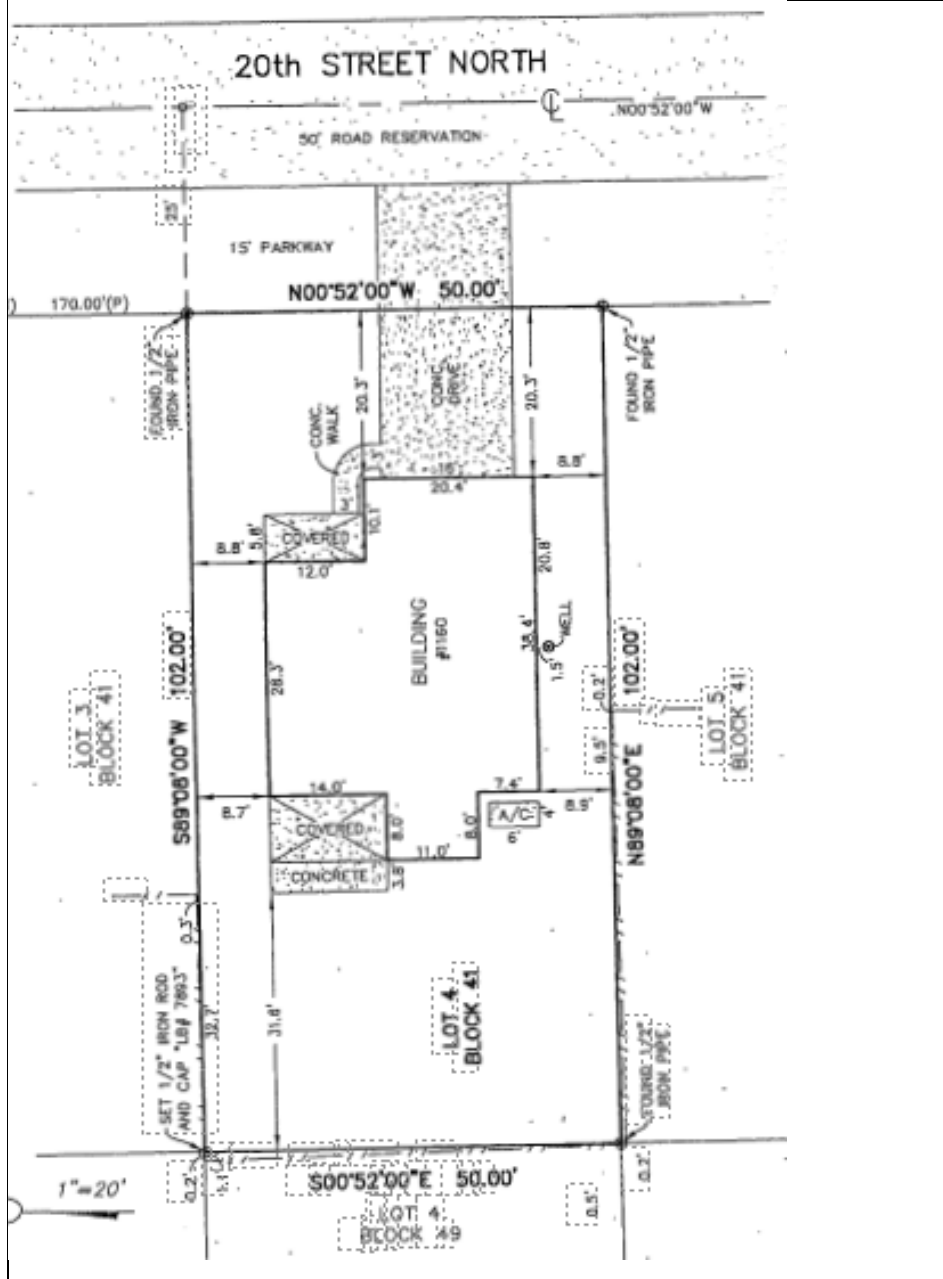
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary.

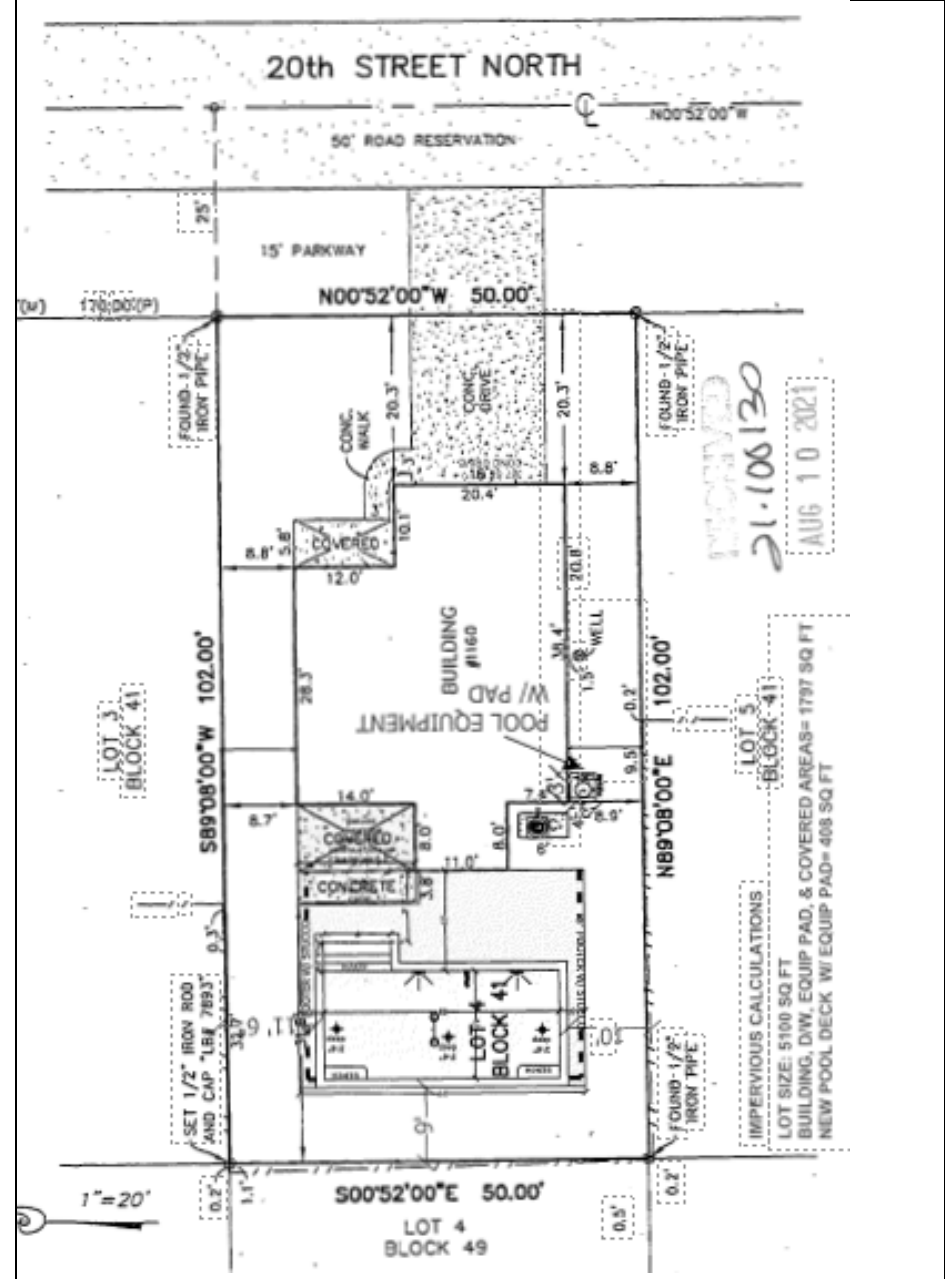
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan.

Survey of Existing Property



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-100130

HEARING DATE 9/21/21

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

AUG 10 2021

APPLICANT INFORMATION

Applicant Name: Michael Powers & Brittany Powers **Telephone:** (904) 809-2528
Mailing Address: 1160 20th St. N. **E-Mail:** mpowersit@gmail.com
Jacksonville Beach, FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: same as above **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

179109-0000

- * Street address of property and Real Estate Number: 1160 20th St. N. Jacksonville Beach FL 32250
* Legal description of property (Attach copy of deed): RES LD 3-7 UNITS PER AC (0100)
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).
42.6% lot coverage - lot size hardship (RS2), to allow pool & patio in back yard.

AFFIDAVIT

I, Michael Powers, 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

Michael Powers
PRINT APPLICANT NAME

8-9-21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of August, 2021, by Michael Powers, who is personally known to me or produced FLORIDA Driver License as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Chandra Medford
PRINT NOTARY NAME



CHANDRA MEDFORD
Commission No. GG 283199
Expires December 21, 2022
Notary Public State of Florida

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

CODE SECTION (S):
34-337(e)(1)e, for 44% lot coverage in lieu of 35% maximum to allow for the construction of a new swimming pool and patio deck to an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100130

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.

AUG 10 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	NON CONFORMING LOT: MIN 7,500 - OUR LOT IS ONLY 5,100 sqft. (HARDSHIP) HOUSE COVERS EXISTING ZONE RS2 35%.
Special circumstances and conditions do not result from the actions of the applicant.	YES	PURCHASED AS IS WITH LOT COVERAGE 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	similar houses on block have pools example EXAMPLE: 1120 20TH ST. N & 1010 20TH ST. N
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	LOT coverage coverage is taken up by house. unable to use our back yard for anything else without variances.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	Minimal decking - ONLY asking for lot coverage, no other setbacks
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	Not an abnormal request. WE WANT to add a pool to OUR back yard.

Community Number: 120077 Panel: 0416 Suffix: H Flood Zone: X Field Work: 10/1/2013

Certified To:

ASHLEY N CORY AND JUDSON R CORY; OAK RIDGE TITLE, INC.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; USAA FEDERAL SAVINGS BANK, its successors and/or assigns.

Property Address:

1160 20TH N
JACKSONVILLE, FL 32250

Survey Number: 194858

PROPOSED PG1

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21-100130

AUG 10 2021

PLANNING & DEVELOPMENT

LEGEND:

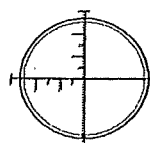
A/C	AIR CONDITIONER	XXX	EXISTING ELEVATION	L.M.E.	LAKE MAINTENANCE EASEMENT	R/W	RIGHT OF WAY
B.R.	BEARING REFERENCE	F.F.	FINISHED FLOOR	O.R.	OFFICIAL RECORDS	S.I.R.	SET IRON ROD & CAP
B.M.	BENCH MARK	F.F.P.	FOUND IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK	P.P.	POWER POLE
C.	CENTERLINE	F.O.	FOUND	U.E.	UTILITY EASEMENT	T.O.B.	TOP OF BANK
(C)	CALCULATED	W.	WELL	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER
CATV	CABLE RISER	W.C.	WITNESS CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT	P.G.	PAGE
C.B.	CATCH BASIN	F.P.K.	FOUND PARKER-KALON NAIL	T.B.M.	TEMPORARY BENCH MARK	(P)	PLAT
D.H.	DRAIN HOLE	F.C.M.	FOUND CONCRETE MONUMENT	TEL.	TELEPHONE FACILITIES	P.B.	PLAT BOOK
D.E.	DRAINAGE EASEMENT	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING	U.P.	UTILITY POLE
D.W.	DRIVEWAY	L	LENGTH	P.O.C.	POINT OF COMMENCEMENT	(M)	FIELD MEASURED
A	CENTRAL ANGLE/DELTA	L.A.E.	LIMITED ACCESS EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	A.E.	ANCHOR EASEMENT
C.M.	CONCRETE MONUMENT	M.E.	MAINTENANCE EASEMENT	P.C.	POINT OF CURVATURE	Q.H.L.	OVERHEAD UTILITY LINES
D.B.	DEED BOOK	M.H.	MANHOLE	P.R.C.	POINT OF REVERSE CURVATURE	E	PROPERTY LINE
D.	DESCRIPTION OR DEED	F.N.	FOUND NAIL	P.T.	POINT OF TANGENCY	CH	CHORD
ESMT	EASEMENT	N&D	NAIL & DISC	●	PROPERTY CORNER	COVERED AREA	
E.O.W.	EDGE OF WATER	N.R.	NON RADIAL	R.O.E.	ROOF OVERHANG EASEMENT	CONCRETE	
		N.T.S.	NOT TO SCALE	R.	RADIUS (RADIAL)	WOOD FENCE	
						METAL FENCE	

PAGE 1 OF 2 PAGES

GENERAL NOTES:

LEGAL DESCRIPTION AND CERTIFICATION

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.O.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES.
- 10) IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

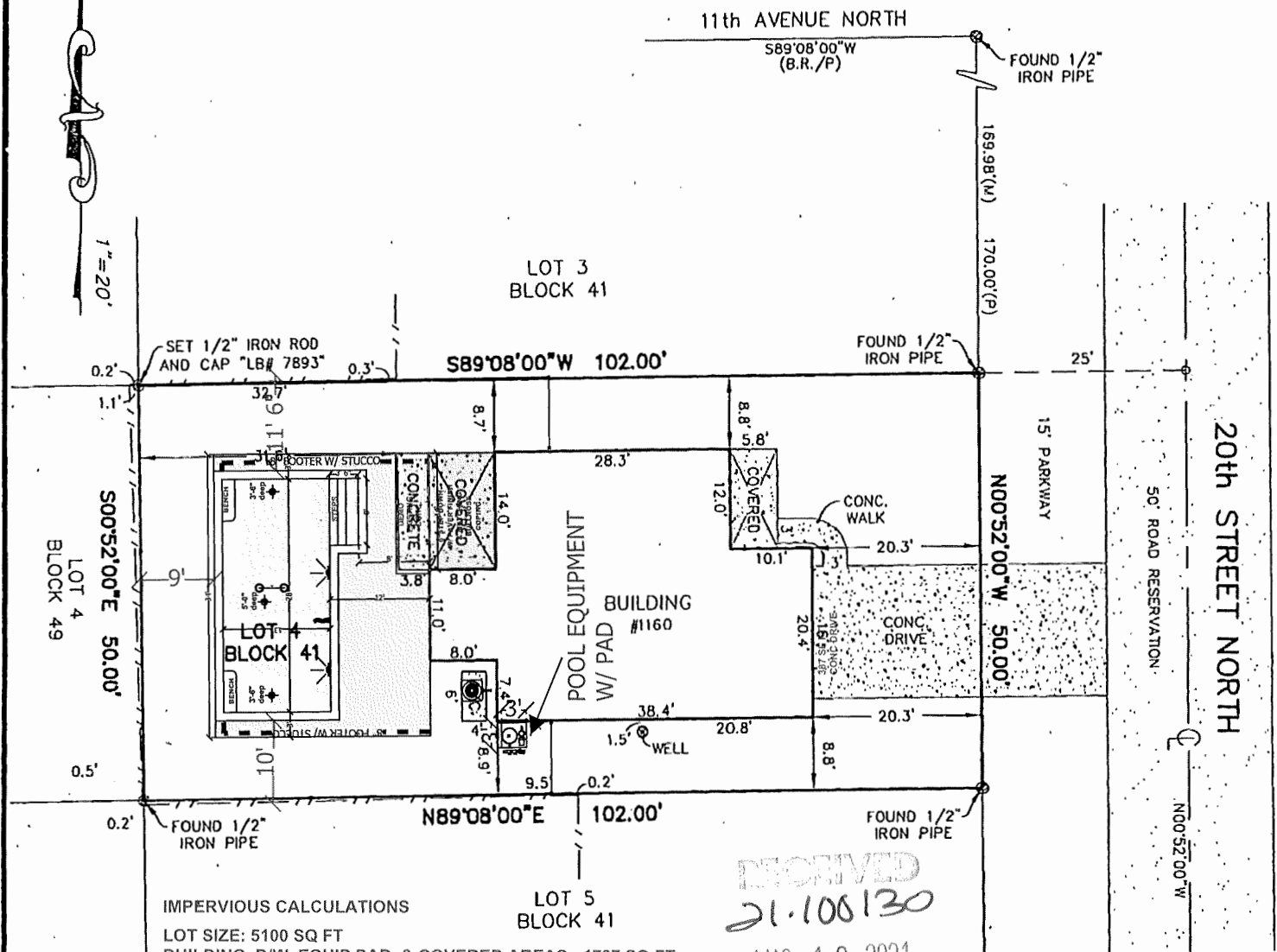


LB #7893

TARGET
SURVEYING, LLC

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0576
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576



IMPERVIOUS CALCULATIONS

LOT SIZE: 5100 SQ FT
BUILDING, D/W, EQUIP PAD, & COVERED AREAS= 1797 SQ FT
NEW POOL DECK W/ EQUIP PAD= 408 SQ FT

EXISTING LOT COVERAGE TOTAL= 1797
PROPOSED LOT COVERAGE TOTAL= 2205

EXISTING IMPERVIOUS RATIO= 35.5%
PROPOSED IMPERVIOUS RATIO= 43.2%

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21-100130
AUG 10 2021

PLANNING & DEVELOPMENT

NOTE:
IMPERVIOUS CALCULATIONS ARE ESTIMATES
AND MUST BE VERIFIED BY A LICENSED
SURVEYOR

SURVEY NOTES

- 1) CONCRETE DRIVE CROSSING OVER PROPERTY LINE ON THE EASTERLY SIDE OF LOT.
- 2) THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

V2 08-09-21 GRC

PAGE 2 OF 2 PAGES

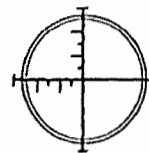
BOUNDARY SURVEY

LB #7893



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.



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SURVEYING, LLC**

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WEST PALM BEACH, FL 33407
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Community Number: 120077 Panel: 0416 Suffix: H Flood Zone: X Field Work: 10/1/2013

Certified To:
ASHLEY N CORY AND JUDSON R CORY; OAK RIDGE TITLE, INC.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; USAA FEDERAL SAVINGS BANK, its successors and/or assigns.

Property Address:
1160 20TH N
JACKSONVILLE, FL 32250

Survey Number: 194858

EXISTING PG1

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21-100/30

AUG 10 2021

PLANNING & DEVELOPMENT

LEGEND:

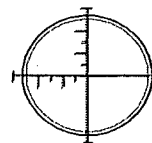
A/C	AIR CONDITIONER	XX XX	EXISTING ELEVATION	L.M.E.	LAKE MAINTENANCE EASEMENT	R/W	RIGHT OF WAY
B.R.	BEARING REFERENCE	F.F.	FINISHED FLOOR	O.R.	OFFICIAL RECORDS	S.I.R.	SET IRON ROD & CAP
B.M.	BENCH MARK	F.I.P.	FOUND IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK	P.P.	POWER POLE
C	CENTERLINE	FD.	FOUND	U.E.	UTILITY EASEMENT	T.O.B.	TOP OF BANK
(C)	CALCULATED	W.	WELL	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER
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C.B.	CATCH BASIN	F.P.N.	FOUND PARKER-KALON NAIL	T.B.M.	TEMPORARY BENCH MARK	(P)	PLAT
D.H.	DRILL HOLE	F.C.M.	FOUND CONCRETE MONUMENT	TEL.	TELEPHONE FACILITIES	P.B.	PLAT BOOK
D.E.	DRAINAGE EASEMENT	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING	U.P.	UTILITY POLE
D.W.	DRIVEWAY	L	LENGTH	P.O.C.	POINT OF COMMENCEMENT	(M)	FIELD MEASURED
Δ	CENTRAL ANGLE DELTA	L.A.E.	LIMITED ACCESS EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	A.E.	ANCHOR EASEMENT
C.M.	CONCRETE MONUMENT	M.E.	MAINTENANCE EASEMENT	P.C.	POINT OF CURVATURE	Q.H.L.	OVERHEAD UTILITY LINES
D.B.	DEED BOOK	M.H.	MANHOLE	P.R.C.	POINT OF REVERSE CURVATURE	ℙ	PROPERTY LINE
D.	DESCRIPTION OR DEED	F.N.	FOUND NAIL	P.T.	POINT OF TANGENCY	CH	CHORD
ESMT	EASEMENT	N&D	NAIL & DISC	●	PROPERTY CORNER	COVERED AREA	
E.O.W.	EDGE OF WATER	N.R.	NON RADIAL	R.O.E.	ROOF OVERHANG EASEMENT	CONCRETE	
		N.T.S.	NOT TO SCALE	R.	RADIUS (RADIAL)	WOOD FENCE	
						METAL FENCE	

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GENERAL NOTES:

LEGAL DESCRIPTION AND CERTIFICATION

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



LB #7893

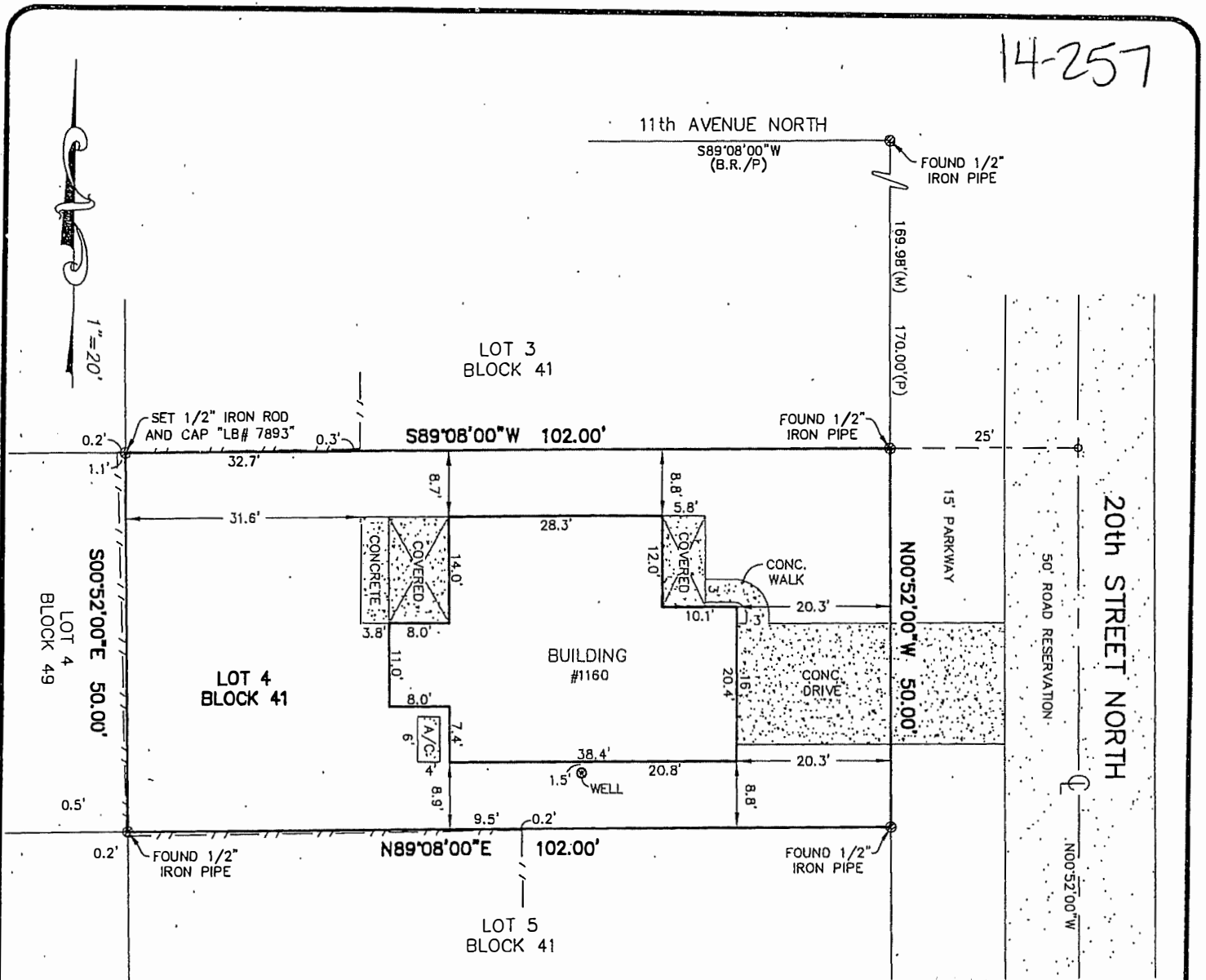
TARGET
SURVEYING, LLC

SERVING ALL FLORIDA COUNTIES

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EXISTING PG 2

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SURVEY NOTES

- 1) CONCRETE DRIVE CROSSING OVER PROPERTY LINE ON THE EASTERLY SIDE OF LOT.
- 2) THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

PAGE 2 OF 2 PAGES

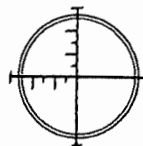
BOUNDARY SURVEY

LB #7893



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.



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(SIGNED)

[Signature]