



Agenda

Board of Adjustment

Tuesday, August 17, 2021

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

CALL TO ORDER

ROLL CALL

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

Alternate: Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held August 3, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number(s):** **BOA#21-100113**
Applicant/Owner: E2 Design & Construction
Agent: Elizabeth Evans
Property Address: 1710 Upper 4th Avenue North
Parcel ID: 178003-0100
Legal Description: Lot 2, Block 8, *Pine Grove, Unit Four*
Current Zoning: RS-1
Motion to Consider: **A variance from Land Development Code Sections: 34-336(e)(1)e, for a rear yard setback of 21.6 feet in lieu of 30 feet minimum and 34-336(e)(1)c, for lot coverage of 36% in lieu of 35% maximum to allow for construction of a new single-family dwelling**

Notes: _____

- b. **Case Number(s):** **BOA#21-100114**
Applicant: Christa Wellington
Owner: Mark S. Whittle, Christa & Nicholas Wellington
Property Address: 1210 7th Avenue North
Parcel ID: 177784-0000
Legal Description: Lot 6, Block 5, *Pine Grove Unit Two*
Current Zoning: RS-1
Motion to Consider: **A variance from Land Development Code Sections: 34-336(e)(1)c**, for lot coverage of 46% in lieu of 35% to allow for construction of a new single family dwelling and detached accessory (shed)

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Wednesday**, September 8, 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. Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Board. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Board when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Board of Adjustment - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Board and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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



CALL TO ORDER

Chairperson John Moreland called the meeting to order at 7:03 P.M.

ANNOUNCEMENT: None

ROLL CALL

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

Senior Planner Christian Popoli and Staff Assistant Sheila Boman were also present.

EX PARTE COMMUNICATION: Mr. Moreland advised he spoke to the Applicants for BOA Case 21-100107 Case 21-100092. No other ex-parte was reported.

APPROVAL OF MINUTES:

It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, and passed unanimously to approve the following minutes:

- July 20, 2021.

CORRESPONDENCE: None

OLD BUSINESS:

A. **Case Number:** **BOA#21-100094 & 21-100097**
Applicant/Owner: BCEL 10, LLC, Adam Rigel
Property Address: 0 4th Avenue North
Parcel ID: 174116-0005

City of Jacksonville Beach Land Development Code Section(s): 34-339(e)(1)c.1, for front yard setbacks of 5 feet (cantilevered 2nd floor) and 14 feet (principal structure) in lieu of 20 feet minimum; and 34-339(e)(1)e, for lot coverage of 41.7% in lieu of 35% maximum to allow for construction of a new two-family dwelling.

Applicant: Katie Derringer, 7563 Philips Highway, Building 100, Jacksonville, who spoke on behalf of the Applicant, advised the hardship of the property was the undersized width of the lot. She further stated the home was built at an angle which caused the need for the setbacks.

Public Hearing: No one came before the Board to speak about this case.

Mr. Moreland closed the public hearing.

Discussion: None.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100094 & 21-100097, based on the standards for a variance as outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Alexi Gonzalez, Francis Reddington, Jeff Truhlar, Dan Elmaleh and John Moreland

The motion was unanimously approved.

NEW BUSINESS:

A. Case Number: **BOA#21-100103**
Applicant/Owner: Michael Stevens
Property Address: 224 Coral Way
Parcel ID: 178440-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)d, for no garage in lieu of a one-car garage minimum, to allow for a substantial renovation and expansion of the existing driveway into a circular driveway at an existing single-family dwelling.

Applicant: Michael Stevens, 224 Coral Way, Jacksonville Beach, stated he purchased the property to renovate the existing home and add a circular driveway for additional parking. He further stated the home was originally built to a width not wide enough to support adding a garage. Mr. Stevens also noted he would decrease the current lot coverage from 35% to approximately 25% lot coverage with the renovation.

Public Hearing: The following were in support of the application but did not wish to address the Board:

- Susan Powell, 39 Tallwood Road, Jacksonville Beach
- T.J. Powell, 39 Tallwood Road, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: A discussion ensued regarding the position of the house and future variance requests to add a garage.

Motion: It was moved by Mr. Truhlar, seconded by Ms. Gonzalez, to approve BOA#21-100103, as shown and discussed based on the special circumstances, issues do not result from the actions of the Applicant, and meets all the criteria acceptable for the variance.

Discussion: Discussion ensued whether the motion was clear enough to indicate the need for future

variance requests to come back before the Board. The Board agreed the motion should be restated to include the variance request applied only to the current site plan as discussed.

Ms. Gonzalez rescinded her second. Therefore the motion died for lack of a second.

Motion: It was moved by Mr. Truhlar, seconded by Ms. Gonzalez, to approve BOA#21-100103, based on the site plan and discussion.

Roll Call Vote: Ayes – Alexi Gonzalez, Jeff Truhlar, Dan Elmaleh, and John Moreland
Nays – Francis Reddington

The motion was approved 4-1.

B. Case Number: BOA#21-100104
Applicant/Owner: Kimberly Rohner
Property Address: 720 Palm Tree Road
Parcel ID: 177824-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side-yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 37% in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Kimberly Rohner and Robert Rohner, 104 Autumn Place, Ponte Vedra Beach, advised the hardship was an undersized lot at only 7500 square feet.

Public Hearing: No one came before the Board to speak about this case.

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued, and the Board agreed the request was reasonable as the lot was relatively undersized.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100104, based on the standards for a variance as outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Francis Reddington, Alexi Gonzalez, Jeff Truhlar, Dan Elmaleh, and John Moreland

The motion was unanimously approved.

C. Case Number: BOA#21-100106
Applicant Atkins Builders, Inc., John Atkins
Owner: Bradley Cook
Property Address: 1315 3rd Street South
Parcel ID: 176265-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(4)c.2, for a side yard setback of 7.5 feet in lieu of 10 feet minimum; and 34-340(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of four new townhome residential dwellings.

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the two lots are only 50 by 125 and 50 feet deep, which was less than required in the RM-2 zoning.

Public Hearing: The following spoke in support of the variance:

- Mike Watson, 1330 2nd Street South, Unit B, Jacksonville Beach

The following were in support of the variance but did not wish to address the Board:

- Cynthia Jordan, 169 Coral Way, Jacksonville Beach
- Jerry Jordan, 169 Corral Way, Jacksonville Beach
- Keith Crumrine 1912 Penman Road, Jacksonville Beach
- Lynn Crumrine 1912 Penman Road, Jacksonville Beach
- Wayne Carlisle, 101 Trudee Dee Lane, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: None.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Elmaleh, to approve BOA# 21-100106, based on the standards for a variance as outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Jeff Truhlar, Alexi Gonzalez, Francis Reddington, Dan Elmaleh, and John Moreland

The motion was unanimously approved.

D. Case Number: **BOA#21-100107**
Applicant/Owner: Audrey & Geoff Sandels III
Property Address: 501 15th Avenue South
Parcel ID: 176876-0010

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for a side yard setback of 4.7 feet in lieu of 5 feet minimum and total side yards of 12 feet in lieu of 15 feet required; and 34-337(e)(1)e, for lot coverage of 42% in lieu of 35% maximum to allow for construction of a 616 square foot rear addition to an existing single-family dwelling.

Applicant: Audrey Sandels and Geoff Sandels III, 501 15th Avenue South, stated the hardship of the lot was the preexisting structure and substandard lot size. Mr. Sandels advised they would remove the shed and patio to help lower lot coverage. He also noted if the property were a standard-sized lot, coverage would only be at 35%.

Public Hearing: No one came before the Board to speak about this case.

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued. The Board agreed the request was reasonable.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100107, based on the standards for a variance as outlined in the Land Development Code.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, August 17, 2021. There are two scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:58 P.M.

Submitted by: Sheila Boman
Staff Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

BOA# 21-100113 Staff Report

1710 N Upper 4th Ave.

Parcel ID: 178003-0100

Lot 2, Block 8, Pine Grove Unit 4

Zoning: Residential, single-family: RS-1

Variances Requested: Section(s): 34-336(e)(1)(c)3: for rear yard of 21.6 feet in lieu of 30 feet minimum & 34-336(e)(1)e: for lot coverage of 36% in lieu of 35% maximum.

Project: The applicant is requesting relief from the dimensional standards for the construction of a new single family home in the RS-1 Zoning District.

Existing Conditions: The subject property is an existing platted lot of record (circa 1946) in the Low Density Land Use category. The lot measures seventy-five (75) feet in width and one-hundred and ten (110) feet in depth on the longest side (easterly). 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%. Minimum rear yard setback is thirty (30) feet.

Analysis: The property is currently vacant. The existing lot is narrower than a standard lot for the RS-1 zoning district. The proposed house has a two car garage accessed via a wheel strip driveway. There is an auxiliary garage to the west of the main garage for a golf cart. The applicant has proposed the use of pervious pavers, and the site plan shows a 50% credit for the pervious pavers. The proposed pavers are only 9.6% pervious per the manufacturer. The department policy is to grant up to 50% credit, but this is based on the manufacturer's rate of perviousness. In this case, the manufacturer has specified 9.6% and that is what lot coverage will be calculated. With this taken into consideration, the new calculations would result in lot coverage just under 36% and require the additional variance request.

Active Permits or Code Violations: None

Previous Development Orders: None

Board of Adjustment August 17, 2021 – Staff Report

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. A majority of the lots in this plat are below the minimum lot size and width for the RS-1 district.

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

Staff does not find the conditions result from the actions of the applicant. The lot was platted below the minimum dimensional standards for the RS-1 zoning district

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. A majority of the neighboring lots are 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.**

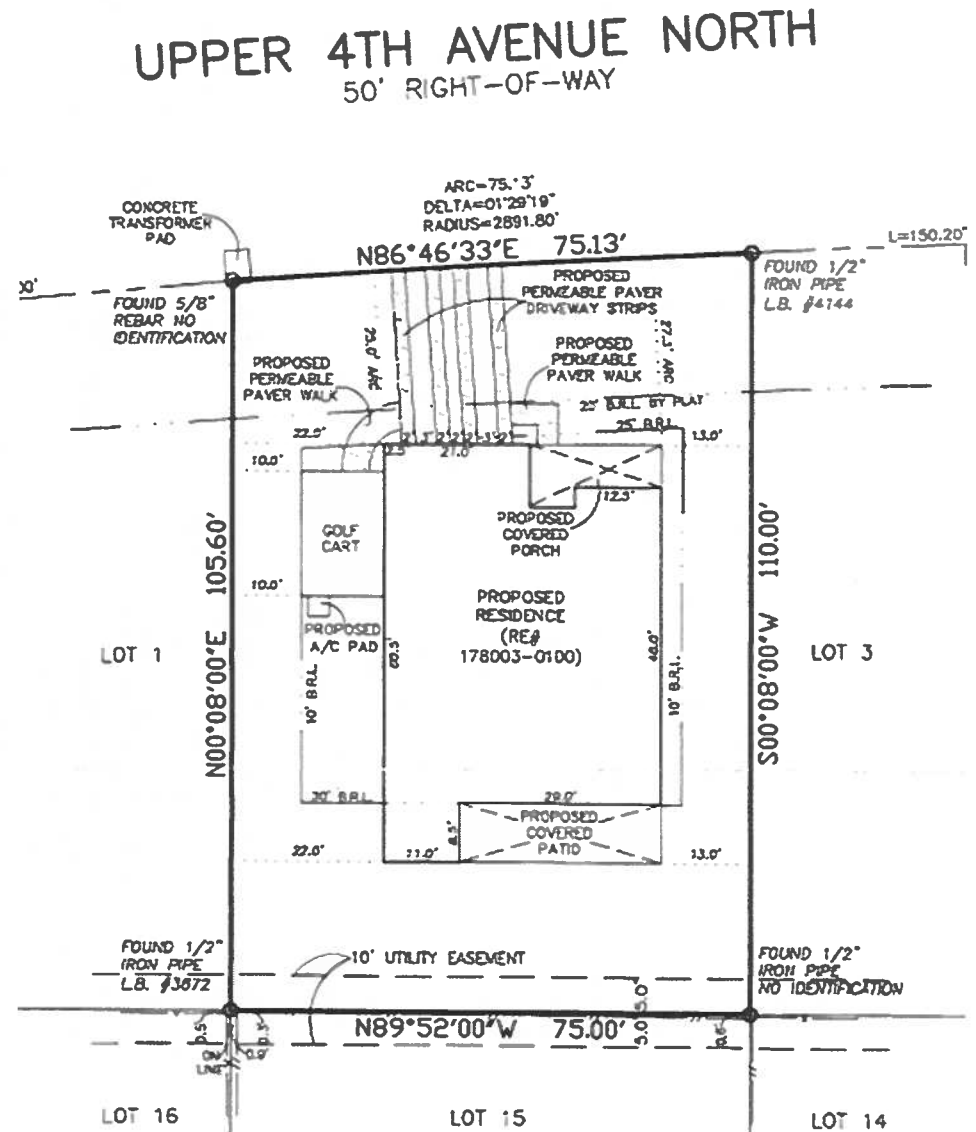
Staff does find that there is a hardship. The current lot is substandard in area and width.

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, as calculated with the revised paver pervious rating of 9.6%.

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. 21-100113
HEARING DATE 8-17-21

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.

JUL - 6 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: E2 Design & Construction **Telephone:** (904) 420-8844
Mailing Address: 6900 Philips Hwy. Suite 31 **E-Mail:** sales@e2dc.net
Jacksonville, FL 32216
Agent Name: Elizabeth Evans **Telephone:** (904) 923-5003
Mailing Address: 3671 America Ave **E-Mail:** eevans@e2dc.net
Jacksonville Beach, FL 32250
Landowner Name: E2 Design & Construction **Telephone:** (904) 420-8844
Mailing Address: 6900 Philips Hwy. Suite 31 **E-Mail:** sales@e2dc.net
Jacksonville, FL 32216

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: Upper 4th Ave. N RE#178003-0100
Legal description of property (Attach copy of deed): Lot 5 Block 8 Unit 4
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Rear Setback 21'6" in lieu of 30ft. For Single Family Home

AFFIDAVIT

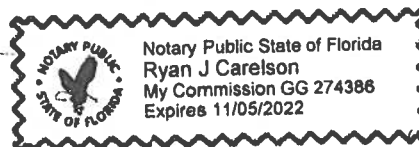
I, Elizabeth Evans, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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.

Elizabeth Evans 7/2/21
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of July, 2021, by Elizabeth Evans, who is personally known to me or produced as identification.

Ryan Carelson
NOTARY PUBLIC SIGNATURE
PRINT NOTARY NAME



(Fix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
CODE SECTION (s):
34-336(e)(1)e, for a rear yard setback of 21.6 feet in lieu of 30 feet minimum and 34-336(e)(1)c, for lot coverage of 36% in lieu of 35% maximum to allow for construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100113

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.

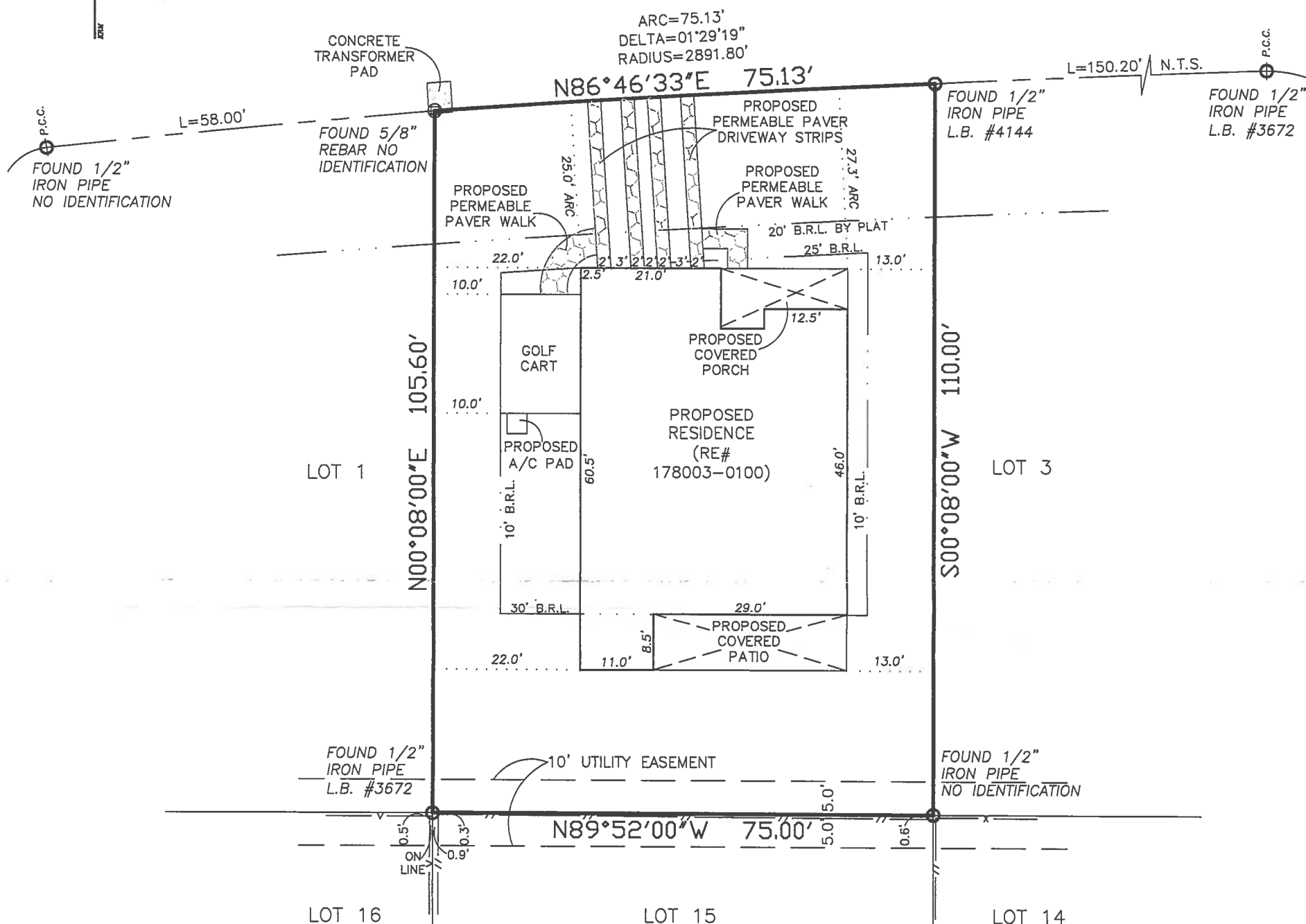
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	Lot Size is only 8,097 sq. ft. which presents a hardship being zoned RS-1 where minimum lot size is 10,000 sq. ft. and front setback increases from
Special circumstances and conditions do not result from the actions of the applicant.	No	20' to 25'
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	Same as Above
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	Rear setback is only area needed
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	Variance will not impact side neighbors

MAP SHOWING SITE PLAN OF:

LOT 2, BLOCK 8, PINE GROVE UNIT 4, AS RECORDED IN PLAT BOOK 19, PAGES 44 AND 44A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

N

UPPER 4TH AVENUE NORTH
50' RIGHT-OF-WAY



NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0416-J, REVISED NOVEMBER 2, 2018

BEARINGS BASED ON THE EAST PROPERTY LINE OF LOT 2, BLOCK 8 AS BEING S 00°08'00" W

20' BUILDING RESTRICTION LINE (B.R.L.) BY PLAT

B.R.L. BY JACKSONVILLE BEACH ZONING

25' FRONT

10' SIDES

30' REAR

N.T.S. DENOTES NOT TO SCALE

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 8

—X— DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED

—//— DENOTES 6' WOOD FENCE EXCEPT AS NOTED

—V— DENOTES 6' VINYL FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PROPOSED
IMPERVIOUS CALCULATIONS

LOT AREA = 8,097± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	2,098±
FRONT PORCH	75±
REAR PORCH	247±
GOLF CART	216±
PERMEABLE PAVERS	270±*50%=135±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 2,780±

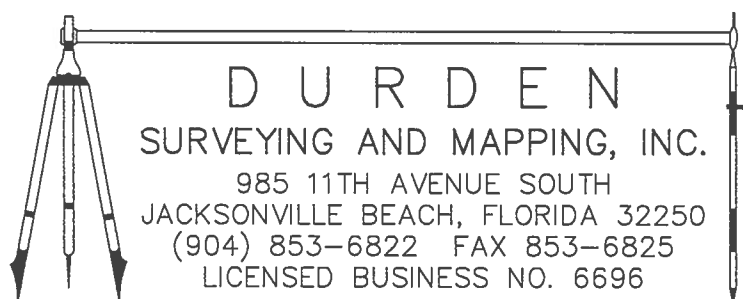
TOTAL DENSITY = 34.3%

RECEIVED
21-100113
JUL - 2021

PLANNING & DEVELOPMENT

CERTIFIED TO:

E2 DESIGN & CONSTRUCTION



DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code.

Brooke Durdan
FLORIDA REGISTERED SURVEYOR No. 4701
W. BROOKE DURDEN

SIGNED JULY 01, 2021

SCALE: 1" = 20'

WORK ORDER NUMBER: 21349 (O UPPER 4TH AVE N)

B-9959

SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

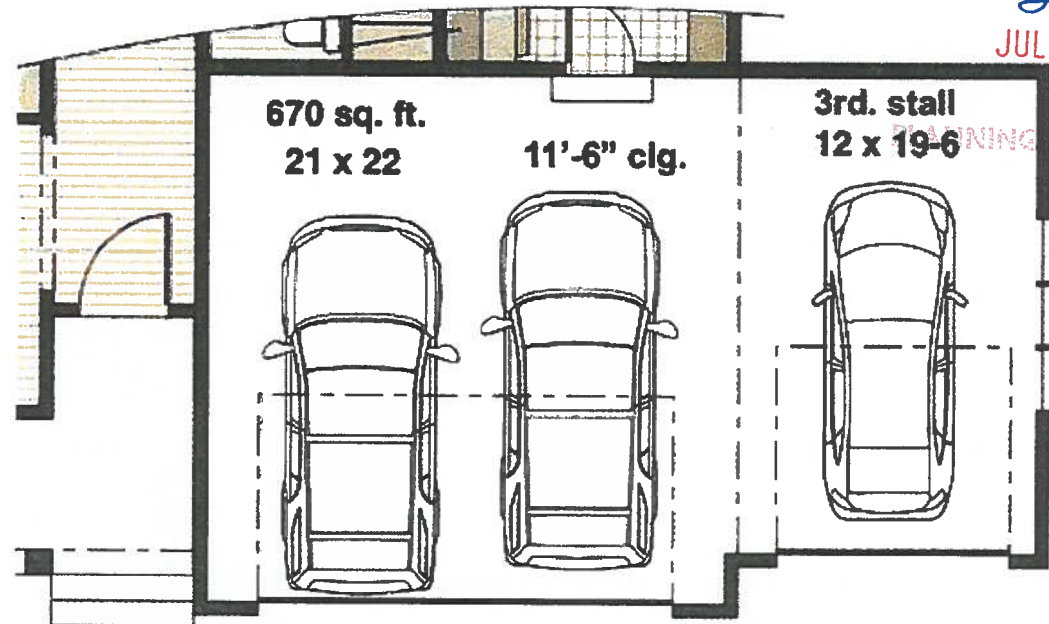


3-CAR FRONT

670 sq. ft.

Second floor
stays same size

House width
becomes 52'-0"



21 100113
JUL -6 2021

PLANNING & DEVELOPMENT

REAR ELEVATION



FIRST FLR.

1,561 sq. ft.

60'-6"

6'-0"

COVERED PORCH

8-6 x 15

128 sq. ft.

9' clg.

DINETTE

11 x 12

3'-6"

9' clg.

GREAT ROOM

14 x 17

fp

MASTER SUITE

12-6 x 14

9' clg.

M. BATH

9' clg.

wine bar

up

KITCHEN

11 x 15-2

pan.

MUD/LAUND.

w
d

WIC

5-6 x 12-6

9' clg.

OFFICE/ DEN

11 x 12-6

9' clg.

FOY.

FRONT PORCH

6 x 19

2-CAR GAR.

21 x 22

447 sq. ft.

11'-6" clg.

40'-0"

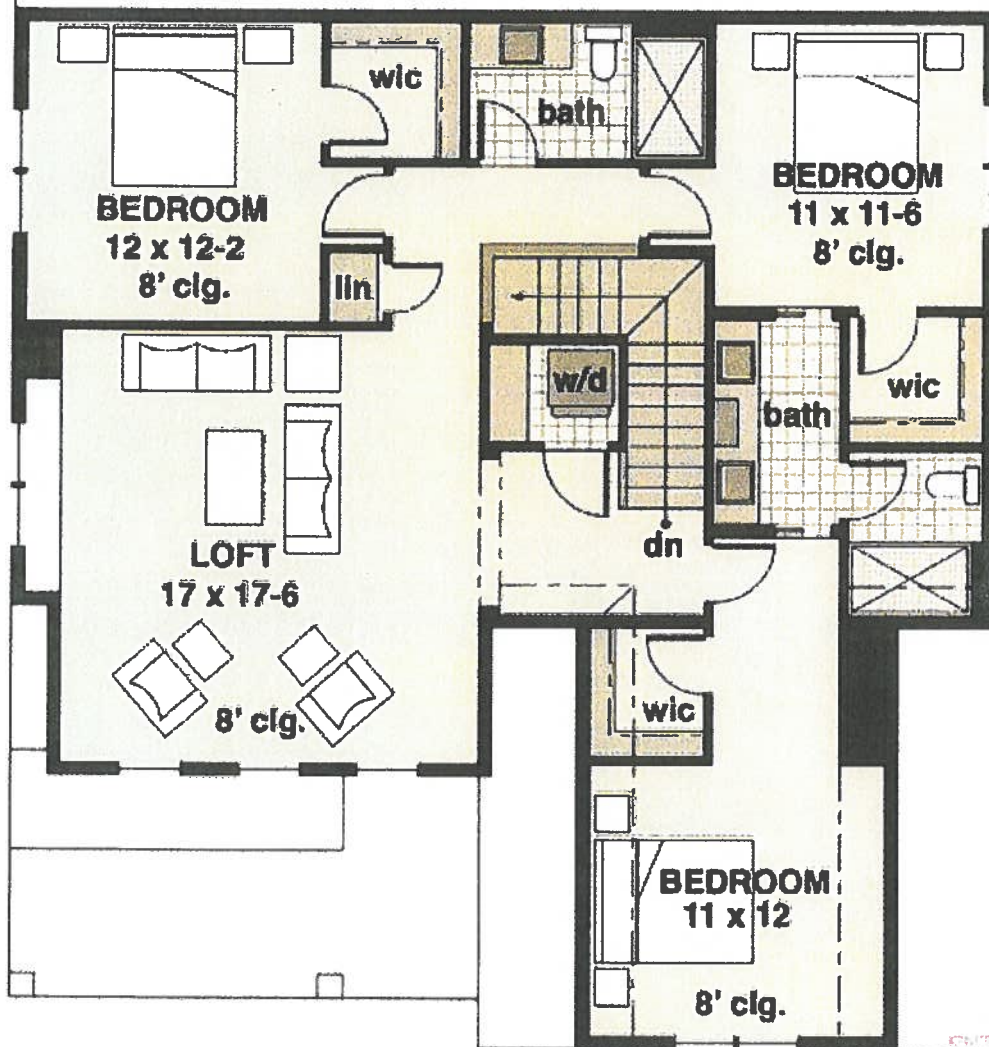
RECEIVED

21-100113

JUL - 6 2021

SECOND FLOOR

1,328 sq. ft.



RECEIVED

21-100113

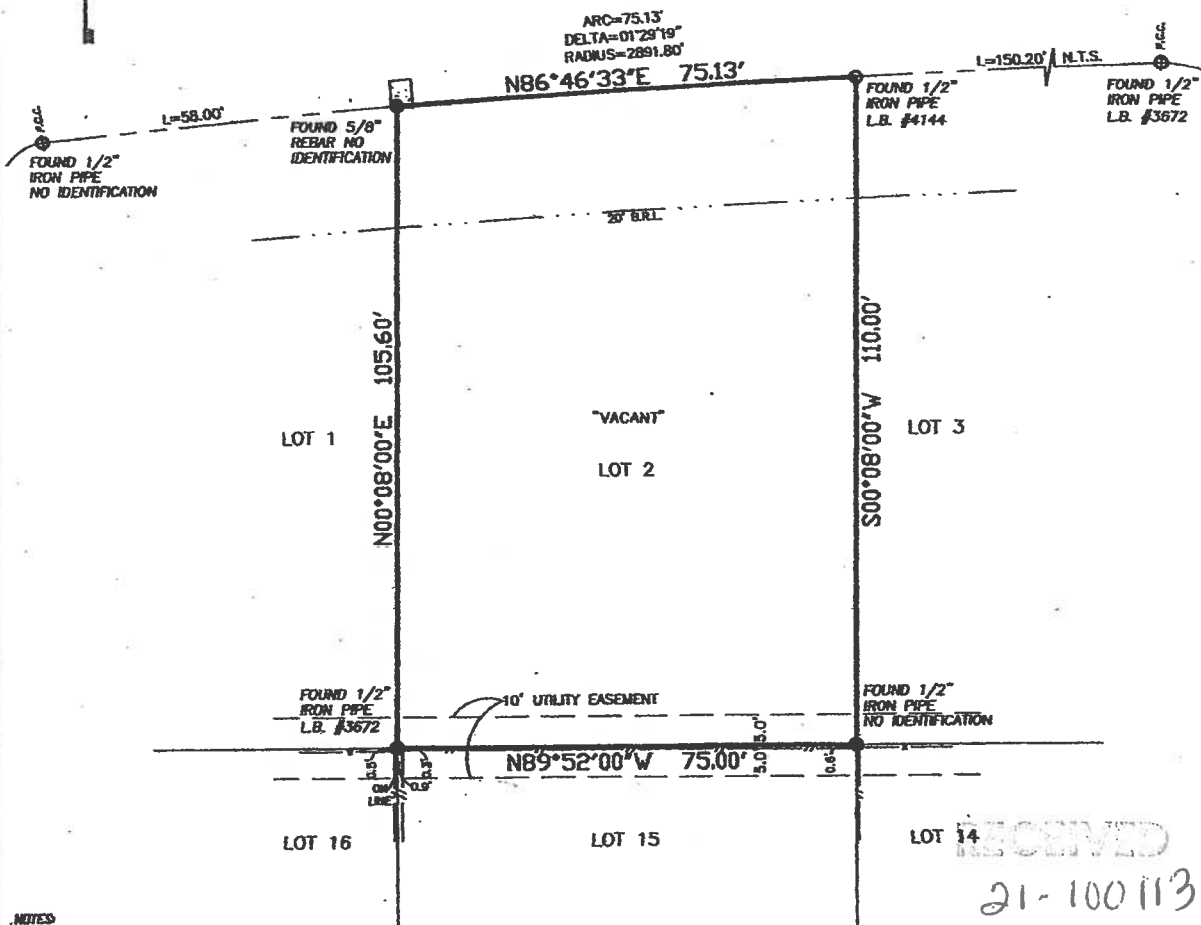
JUL - 6 2021

MAP SHOWING BOUNDARY SURVEY OF:

LOT 2, BLOCK 8, PINE GROVE UNIT 4, AS RECORDED IN PLAT BOOK 19, PAGES 44 AND 44A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



UPPER 4TH AVENUE NORTH 50' RIGHT-OF-WAY



NOTES

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 120310-0416-J, REVISED NOVEMBER 2, 2018. BEARINGS BASED ON THE EAST PROPERTY LINE OF LOT 2, BLOCK 8 AS BEING S 00°08'00" W. 20' BUILDING RESTRICTION LINE (B.R.L.) BY PLAT. N.T.S. DENOTES NOT TO SCALE.

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 8

—X— DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED
—/— DENOTES 6" WOOD FENCE EXCEPT AS NOTED
—V— DENOTES 6' VINYL FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

DOUGLAS A. SHULTZ



DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET-NORTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5A17 Florida Administrative Code.

Bruce Durden, Jr.
FLORIDA REGISTERED SURVEYOR No. 4702
H. BRUCE DURDEN, JR.

SURVEYOR'S NOTE:
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PAGE IS ENDORSED WITH THE SEAL OF THE ABOVE SIGNED.

SIGNED JULY 24, 2019
SCALE: 1" = 20'
WORK ORDER NUMBER: 19370

B-9515

BOA#21-100114 Staff Report

1210 N 7th Ave.

Parcel ID: 177784-0000

Lot 6, Block 5, Pine Grove Unit 2

Zoning: Residential, single-family: RS-1

Variances Requested: Section(s) 34-336(e)(1)e, for lot coverage of 46% in lieu of 35% maximum

Project: The applicant is requesting relief from dimensional standards to construct a new single family home on a substandard lot in the RS-1 Zoning District

Existing Conditions: The subject property is a substandard lot of record (circa 1941) located in the Low Density land use category. It is sixty (60) feet in width and one-hundred & ten (110) feet in depth, measuring six-thousand and six-hundred (6,600) 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%. Minimum front yard setback is twenty-five (25) feet, and minimum side yard setback is ten (10) feet.

Analysis: The current lot is substandard in both area and width. The applicant is proposing a new single family home with a detached shed. The new home will have a two car garage accessed by a full concrete driveway. The lot coverage could be reduced though the use of pervious materials, but only as low as 41% if all paved surfaces were given a 50% credit.

Active Permits or Code Violations: None

Previous Development Orders: None

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. A majority of the lots in this plat are below the minimum lot size and width for the RS-1 district.

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

Staff does not find the conditions result from the actions of the applicant. The lot size and shape are substandard for the RS-1 zoning district.

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 does not find the applicant will receive any 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 currently a hardship based on the substandard lot size and dimensions

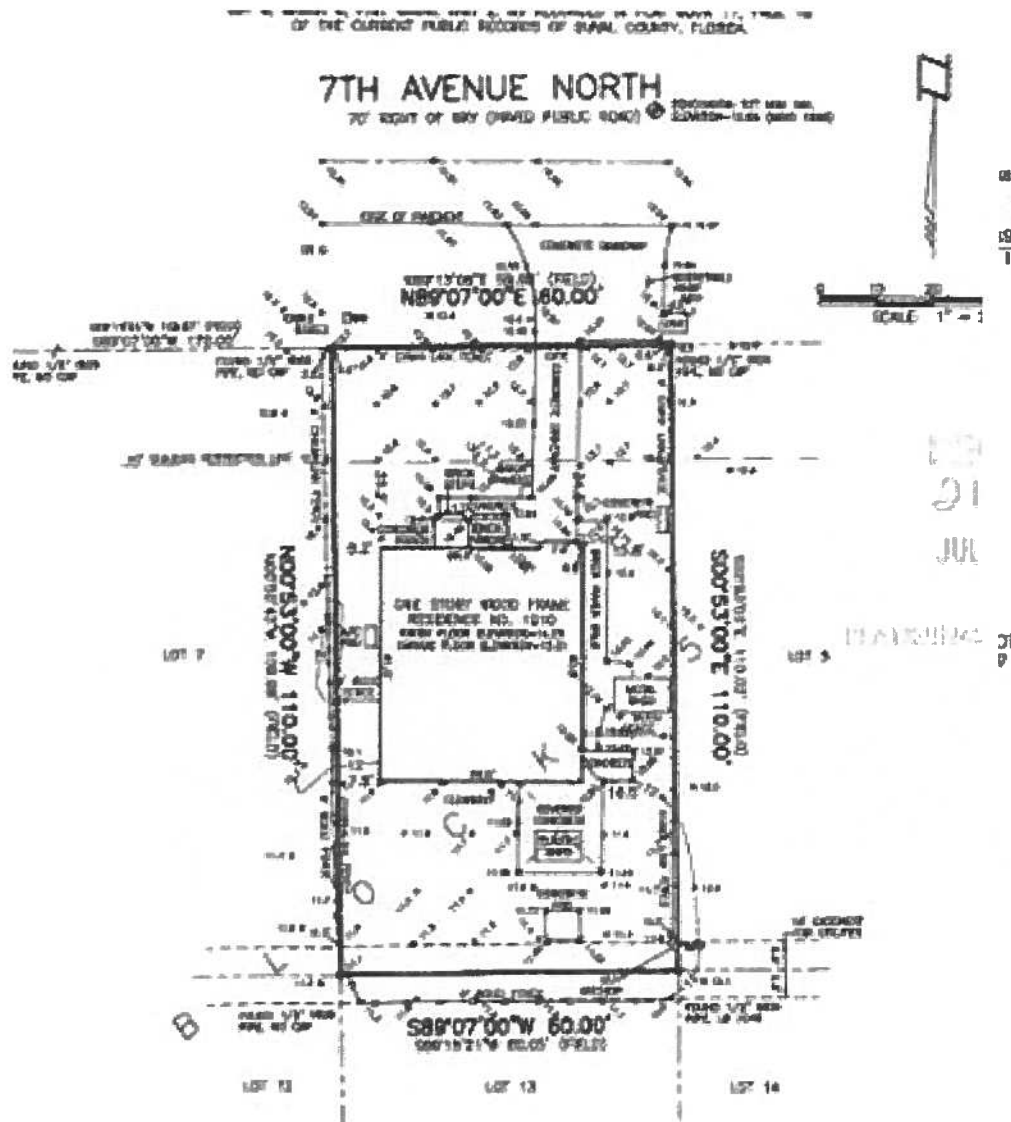
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary.

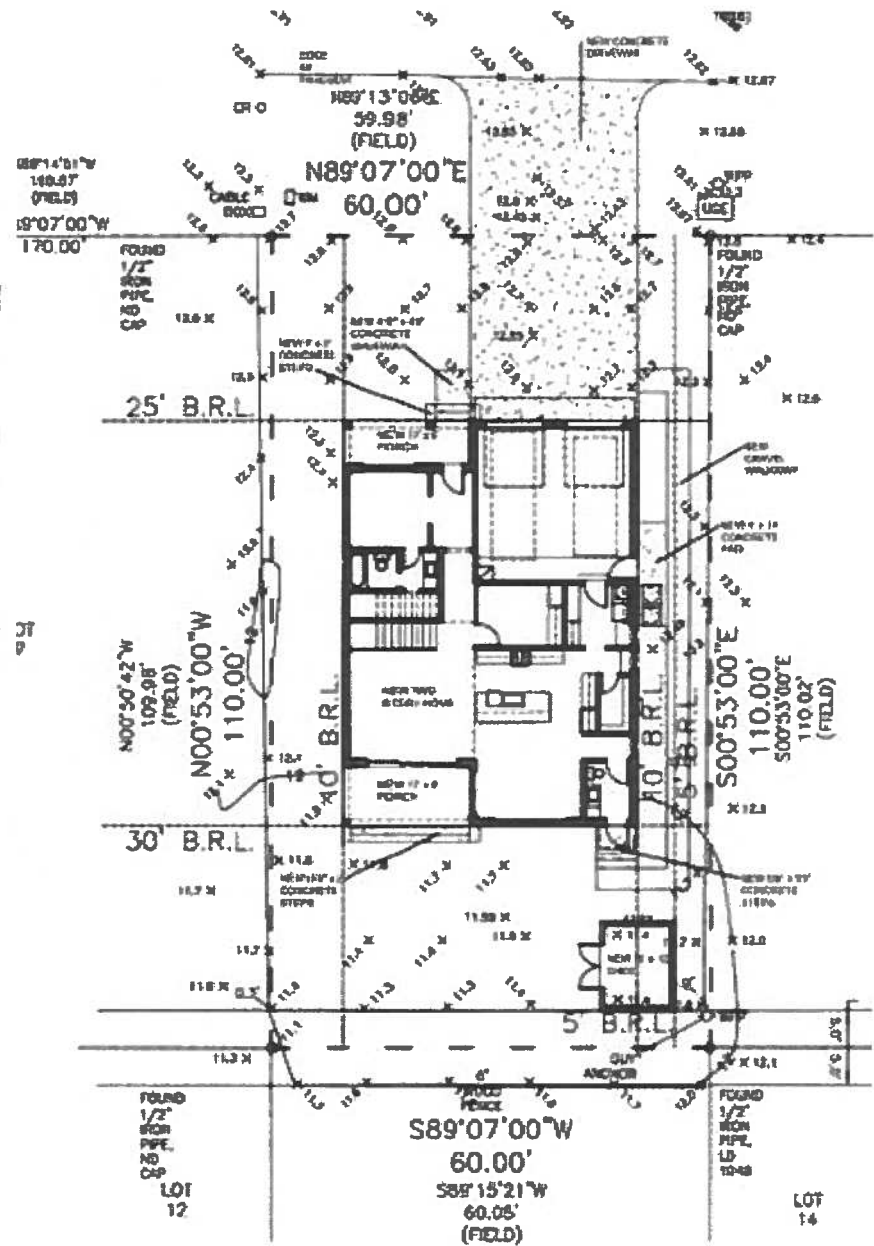
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan

Existing property survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-100114
HEARING DATE 8-17-21

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.

JUL - 6 2021

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Christa Wellington Telephone: 904-304-8999
Mailing Address: 1211 7th Ave N Jax Bch, FL 32250 E-Mail: christa.wellington@yahoo.com

Landowner

Agent Name: Mark S. Whittle Telephone: 904-
Mailing Address: 3477 3rd St. S. E-Mail: mswhittle_jax@yahoo.com
Jax Bch, FL 32250

Landowner Name: Nicholas and Christa Wellington Telephone: 904-304-8999
Mailing Address: 1211 7th Ave N Jax Bch, FL 32250 E-Mail: christa.wellington@yahoo.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: 1210 7th Ave N Jax Bch, FL 32250 RE#: 177784-0000

Legal description of property (Attach copy of deed):

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).

Lot coverage increase to 46 percent for new single family home

AFFIDAVIT

I, Christa Wellington, 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.

Christa Wellington
APPLICANT SIGNATURE

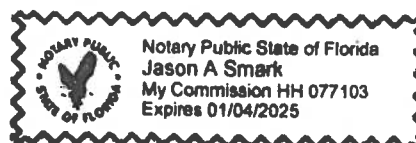
Christa Wellington
PRINT APPLICANT NAME

7/16/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of July, 2021, by CHRISTA WELLINGTON, who is personally known to me or produced FL DRIVERS LICENSE as identification.

Jason A. Smark
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

CODE SECTION (s):

34-336(e)(1)c, for lot coverage of 46% in lieu of 35% to allow for construction of a new single family dwelling and detached accessory (shed)

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100114

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	This lot is undersized for the the standard 10,000 sq ft. for RS-1.
Special circumstances and conditions do not result from the actions of the applicant.	yes	We purchased the lot at its current size of 6600 sq ft.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	NO special privileges are being granted.
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	properties on our street and on adjacent streets have more developed land based on also having substandard lot sizes.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	We are asking for minimum lot coverage to build our new house while having adequate pervious area.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	our request follows local rules of setbacks from boundary of lot and will not adversely affect adjacent lots.

WELLINGTON RESIDENCE
1210 7TH AVENUE NORTH
JACKSONVILLE BEACH
FLORIDA 32250

KEVIN E. MULLICAN
DESIGNER, INC.
(904) 745-5574

SHEET INDEX

- SP1 SITE PLAN
- A1 FLOOR PLAN
- A2 FLOOR PLAN
- A3 EXTERIOR ELEVATIONS
- A4 EXTERIOR ELEVATIONS
- A5 EXTERIOR WALL SECTIONS
- A6 ELECTRICAL PLANS
- A7 ELECTRICAL PLANS

CODE REQUIREMENTS

* NO UNDERGROUND OR OVERHEAD UTILITIES IN VICINITY OF PROPOSED WORK

* A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS PRIOR TO FRAMING INSPECTION OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

* ALL BEDROOMS IN THIS RESIDENCE TO MEET OR EXCEED THE EMERGENCY ESCAPE AND FIRE REQUIREMENTS BY HAVING AT LEAST ONE WINDOW OPENING PER ROOM OF 5.7 SQUARE FEET AND MEET THE SILL REQUIREMENTS OF LESS THAN 44" ABOVE FINISHED FLOOR. REFER TO WINDOW TAGS AND CORRESPONDING ROUGH OPENING SCHEDULE.

* ALL ROOFED STRUCTURES TO BE FULLY GUTTERED WITH DOWNSPOUTS TIED INTO PIPES THAT RUN TO STREET FRONT PROPERTY LINE TIED INTO POP-UPS THAT DISCHARGE INTO STREET RIGHT OF WAY.

TYPE OF CONSTRUCTION

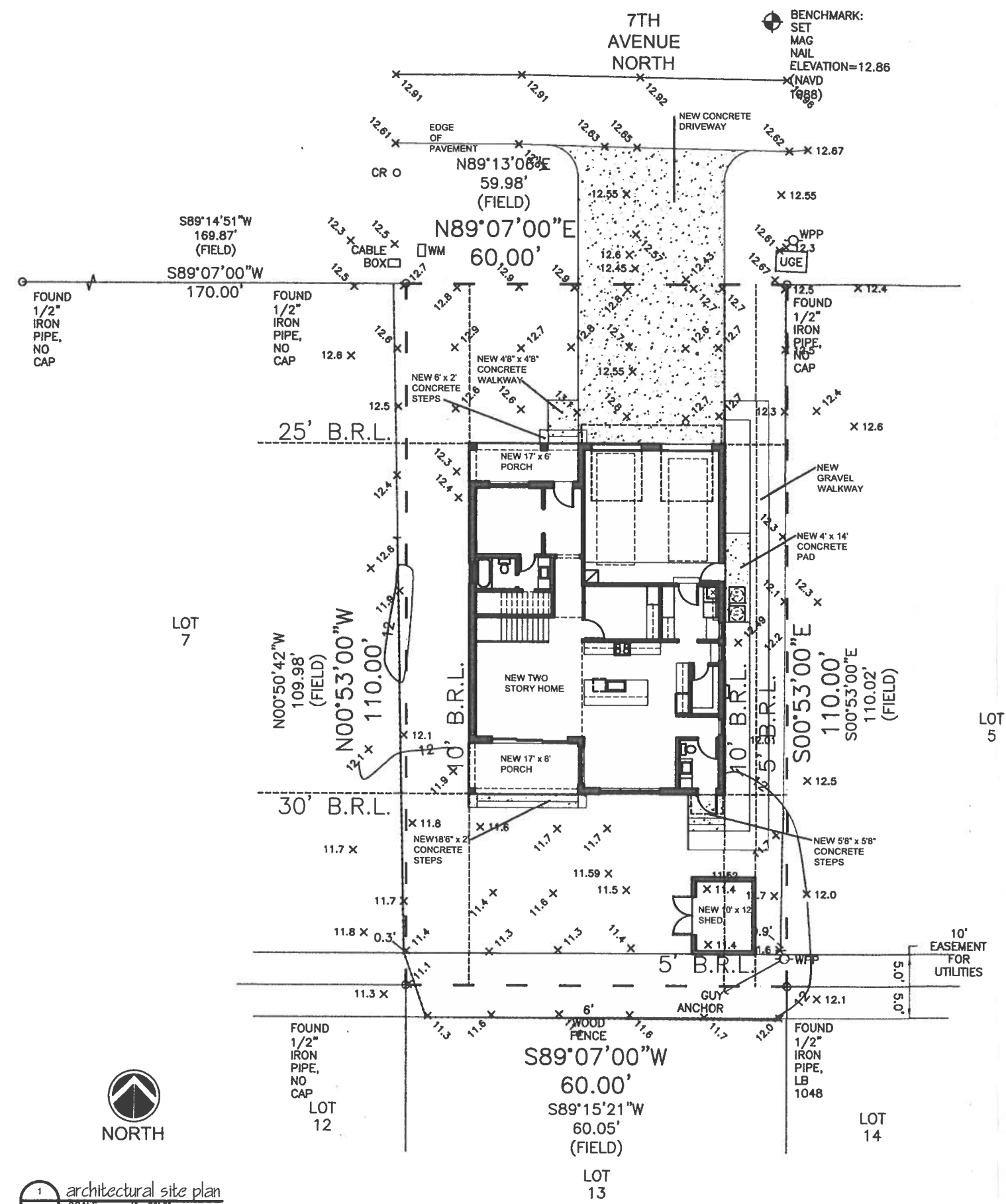
* TYPE 5B OCCUPANCY CLASS: GROUP R-3

FLORIDA BUILDING CODE 7th EDITION (2017) RESIDENTIAL
FLORIDA BUILDING CODE 7th EDITION (2020) ACCESSIBILITY
FLORIDA BUILDING CODE 7th EDITION (2020) PLUMBING
FLORIDA BUILDING CODE 7th EDITION (2020) MECHANICAL
FLORIDA BUILDING CODE 7th EDITION (2020) ELECTRICAL
FLORIDA BUILDING CODE 7th EDITION (2020) ENERGY CONSERVATION
FLORIDA FIRE PREVENTION CODE 7th EDITION
2020 FLORIDA ENERGY CODES

CURRENT CITY OF JACKSONVILLE BEACH ZONING AND CONSTRUCTION CODES.

COVERAGE OF LOT

PROPOSED COVERAGE	
LOT AREA:	6,600 S.F.
ALLOWABLE 47% COVERAGE:	3,102 S.F.
HOME:	2,200 S.F.
DRIVEWAY:	573 S.F.
FRONT WALKWAY:	22 S.F.
STEPS:	81 S.F.
SIDE WALKWAY (GRAVEL):	0 S.F.
A/C PAD:	56 S.F.
SHED:	120 S.F.
TOTAL IMPERVIOUS:	3,052 S.F.
% OF COVERAGE = 3,052 ÷ 6,600 = 46%	



NEW HOME
FOR THE
WELLINGTON'S
1210 7TH AVE. N.
JACKSONVILLE BEACH
FLORIDA 32250

RECEIVED
21-100114
AUG - 6 2021

PLANNING & DEVELOPMENT

ARCHITECTURAL
SITE PLAN

This drawing is an instrument of service and the property of Kevin E. Mulligan, and shall remain his property. The use of this drawing shall be restricted to the project for which it is prepared and publication thereof is expressly limited to such use.

Job No.	21-202	Sheet No.	
Date	7/17/2021		
Scale	1" = 20'-0"		
Drawn	S.E.M.		
Checked			

LOT 6, BLOCK 5, PINE GROVE UNIT 2, AS RECORDED IN PLAT BOOK 17, PAGE 18
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



DATE:
NOVEMBER 12, 2019
SHEET 1 OF 1