AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
MAY 16, 2018
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

2. NEW BUSINESS

2.1 VARIANCE from LDC Sections 4.02.3(6b) to allow for the construction of a new second floor deck extending 5'6" into the front yard setback.

3. BOARD BUSINESS

4. STAFF REPORT

5. PUBLIC COMMENT

6. ADJOURNMENT

NEXT BOA REGULAR MEETING IS SCHEDULED FOR JUNE 20, 2018

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact (904) 310-3115 or through the Florida Relay Services at 711 at least 24 hours in advance to request such accommodations.

All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: New Business

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Salvatore Cumella, Planner II

Date: May 11, 2018

Submitted By: Nicole Bednar, Administrative Services Manager

BOA 2018-10
829 N. Fletcher Avenue
May 9, 2018

BOARD OF ADJUSTMENT STAFF REPORT

Case Number	2018-10
Meeting Date	May 16, 2018
Owner/Applicant	James & Deborah Patrick / CO Rice Architect, Mark Akins
Property Location:	829 N. Fletcher Avenue
Parcel Number:	00-00-31-134B-0182-0000
Requested action:	VARIANCE from LDC Section 4.02.03(E) Standards for Building Heights and Setbacks
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Home

All required application materials have been received. All fees have been paid. All required notices have been made.

I. SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a variance to reduce the twenty five foot minimum front yard setback by 5' 6" for the construction of an uncovered open air deck on the east side of the single family home. The applicant provided a block face survey of the western side of North Fletcher Avenue, between West 5th Street and West 6th Street,[1] which shows the existing nonconforming front yard setbacks on the block.

The Land Development Code (LDC) allows for uncovered decks and balconies to encroach into the side and rear yard, while at the same time it specifically states that they shall comply with the front yard setback specified for each zoning district.

The LDC has an administrative process, the Context Sensitive Setback Determination (CSR), for reducing a front yard setback where there are existing nonconforming structures. 4.02.03(F)(1)(a)(i) states that, The front setback of other principal structures on the block face *must be measured from the property line to the closest vertical element of the roofed portion of the principal structure*, such as porch supports or the building face. Block Face shall be defined as one (1) side of a street between two (2) intersecting streets. The orientation of structures on corner lots determines the applicable block face.

Only the applicant's house and 835. N Fletcher are measured to the roofed portion of the principal structure and therefore staff can not process the request as a CSR.

[1] Survey

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The following Comprehensive Plan statements are applicable in this case:

- Policy 1.02.07 – The City shall implement the Fernandina Beach Comprehensive Plan in a manner that acknowledges private property rights.
- Policy 1.02.10 – The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

Variance procedures and criteria are set forth in Sections 10.02.01 through 10.02.04.

- Section 10.02.01(B) states that the BOA may authorize a variance from the design and improvement standards of the LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements of Section 10.02.00 are met.
- Section 10.02.02(B) states that the applicant for a variance has the burden of proof of demonstrating that the variance application complies with each of the requirements of Section 10.02.02(A).
- Section 10.02.04 sets forth the application requirements. This application includes information necessary for the BOA to make the required findings.
- Section 10.02.01(C) sets forth the limitations on the grant of a variance:
  1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
  2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
  3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
  4. A variance shall not change the requirements for concurrency.
  5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
  6. A variance shall not be granted if the evidence submitted by an applicant is a demonstration of financial hardship or economic considerations.
  7. A variance shall not be granted for procedure or process components of this Land Development Code.
  8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

Staff's review of this application finds it is not subject to any of these limitations and can therefore be considered by the Board.

BOA 2018-10
829 N. Fletcher Avenue
May 9, 2018

I. SECTION 10.02.02(A) – REQUIRED FINDINGS FOR GRANTING OF A VARIANCE

In order for an application for a variance to be approved or approved with conditions, the BOA shall make a positive finding with regard to each of the following provisions:

Consistent with Criteria?	All questions must be answered in the affirmative in order for staff to recommend approval of a variance. Negative answers must be addressed in the findings.
☒ **Yes** ☐ **No**	1. Special Conditions: *Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.* **Yes. Special conditions do exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. The two structures to the north, both constructed in 1965, have second floor decks that exceed the minimum front yard setback**
☐ **Yes** ☒ **No**	2. Special Privilege: *Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.* **No. Granting the variance does confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district. Although the structures to the north have nonconforming front decks, all new construction must meet the minimum setback requirements.**
☐ **Yes** ☒ **No**	3. Literal Interpretation: *Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.* **No. Literal interpretation of the Land Development Code would not deprive the applicant of rights enjoyed by others properties. The structure was built in 2015, maximizing the building envelope front to back. Uncovered decks are allowable encroachments in the side and rear yards.**
☐ **Yes** ☒ **No**	4. Minimum Variance: *The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.* **No. The variance requested is not the minimum variance needed to make possible the reasonable use of the land. A single family home was constructed in 2015.**

☒ **Yes** ☐ **No**	5. General Harmony: *Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.* **Yes. Granting the variance will be in harmony with the general intent and purpose of Land Development Code and Comprehensive Plan. The CSR authority and limitations are specifically spelled out in 4.02.03(F). It specifically states that the determination use the measurement " from the property line to the closest vertical element of the roofed portion of the principal portion of the principal structure, such as porch supports or the building face." In the context of this block face, the proposed front deck will not encroach beyond the furthest extent of the decks to the north.**
☒ **Yes** ☐ **No**	6. Public Interest: *Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.* **Yes. Granting of a variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.**

V. ANALYSIS:

The variance requested is consistent/inconsistent with the criteria for granting a variance as follows:

	Consistent	Inconsistent
1. Special Conditions	**X**	
2. Special Privilege		**X**
3. Literal Interpretations		**X**
4. Minimum Variance		**X**
5. General Harmony	**X**	
6. Public Interest	**X**	

The applicant appears to meet criteria 1, 5 and 6 but does not meet criteria 2, 3 and 4, therefore staff has to recommend denial.

BOA 2018-10
829 N. Fletcher Avenue
May 9, 2018

VI. MOTION TO CONSIDER:

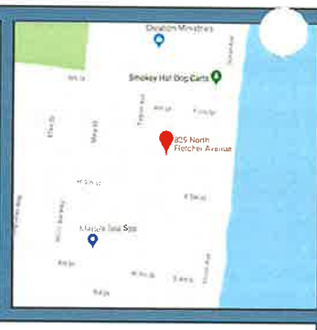
I move to **approve or deny** BOA case number 2018-10; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2018-18, item, as presented, **is or is not** substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time; and that BOA case number 2018-10 **meets or does not meet** the following criteria for granting a variance: special conditions, special privilege, literal interpretations, minimum variance, general harmony, and public interest **and the reasons for my findings are:**

	Meets	Does Not Meet	Reason for Finding
Special Conditions	_____	_____	_____
Special Privilege	_____	_____	_____
Literal Interpretations	_____	_____	_____
Minimum Variance	_____	_____	_____
General Harmony	_____	_____	_____
Public Interest	_____	_____	_____

Jacob M. Platt, Planner II
Community Development Department

PREPARED BY:

EXACTA
LAND SURVEYORS
Serving all of Florida



PROPERTY ADDRESS: 829 N FLETCHER, FERNANDINA BEACH, FLORIDA 32034

SURVEY NUMBER: 1801.3071

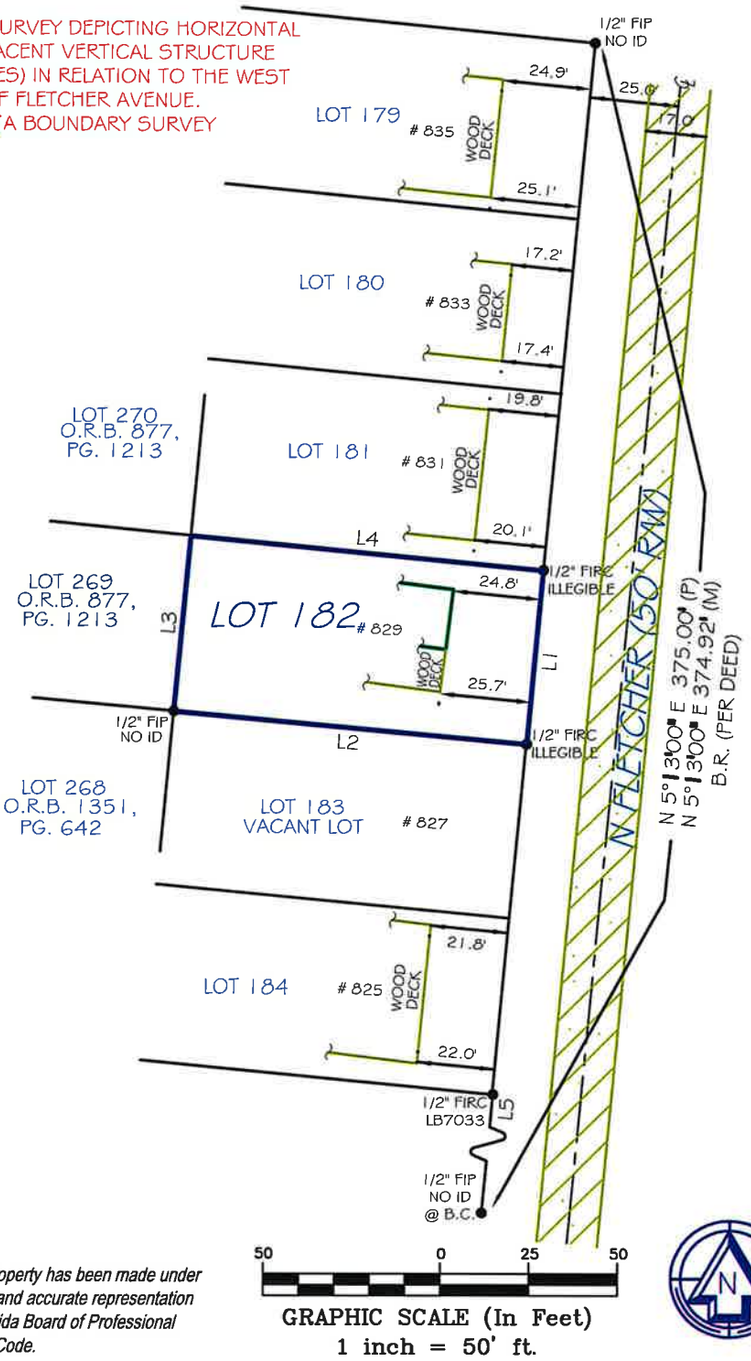
FIELD WORK DATE: 2/14/2018 REVISION DATE(S): (REV.1 2/14/2018) (REV.1 2/14/2018)

18013071
SPECIFIC PURPOSE SURVEY
NASSAU COUNTY

SPECIFIC PURPOSE SURVEY DEPICTING HORIZONTAL LOCATION OF ADJACENT VERTICAL STRUCTURE FACES (BLOCK FACES) IN RELATION TO THE WEST R/W LINE OF FLETCHER AVENUE.
THIS IS ***NOT*** A BOUNDARY SURVEY

TABLE:

L1	S 5°13'00" W 50.00'	(P)
	S 5°10'22" W 49.52'	(M)
L2	N 84°47'00" W 100.00'	(P)
	N 84°58'10" W 100.11'	(M)
L3	N 5°13'00" E 50.00'	(C)
	N 5°13'00" E 50.00'	(M)
L4	S 84°47'00" E 100.00'	(C)
	S 84°41'50" E 100.07'	(M)
L5	N 5°13'00" E 75.00'	(P)
	N 5°22'50" E 75.15'	(M)



GRAPHIC SCALE (In Feet)
1 inch = 50' ft.

C. BOYD ALLEN
CERTIFICATE
No 3932
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 9). THIS PROPERTY WAS FOUND IN THE CITY OF FERNANDINA BEACH, COMMUNITY NUMBER 120172, DATED 08/02/17.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 2/14/2018

BUYER: James Patrick

SELLER:

CERTIFIED TO: JAMES PATRICK

Florida Land Title Association
AFFILIATE MEMBERS

EXACTA LAND SURVEYORS, INC.
11940 Fairway Lakes Drive, Suite 1, Ft. Myers, FL 33913
LB# 7337 | P: 866.735.1916 | F: 866.744.2882
Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115

NOTES TO CONTRACTOR

SITE WORK

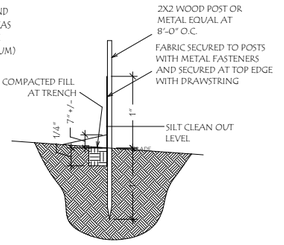
NOTE 1: SITE MANAGEMENT

1.1 THE SITE AND CONSTRUCTION SHALL BE MANAGED IN A CLEAN ORDERLY WAY THRU A DAILY CLEAN UP REGIMENT. THE CLEAN UP SHALL KEEP THE SITE FREE OF GARBAGE AND CONSTRUCTION DEBRIS, AND THE INTERIOR CLEAR AND FREE FOR SAFE WORKING CONDITIONS.

1.2 THE CONTRACTOR SHALL CONVEY A WORKING STRATEGY THAT WILL SATISFY MATERIAL STORAGE, SITE ACCESS, DUMPSTER LOCATION, TEMPORARY POWER LOCATION, CONSTRUCTION SITE SIGNAGE , DRAINAGE DURING CONSTRUCTION, AND PARKING IN SUCH A WAY THAT THE SAVED TREES AND NATURAL AREAS WILL REMAIN IN PRISTINE CONDITION.

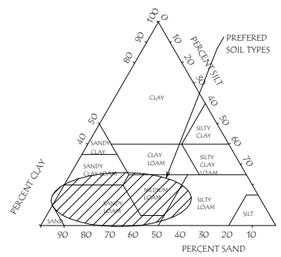
1.3 SPECIAL ATTENTION SHALL BE TAKEN TO PROTECT ROOT SYSTEMS OF SAVED TREES BY MAINTAINING THE AREA OF THE ROOT SYSTEM CLEAR FROM ACTIVITIES THAT WOULD COMPRESS THE SOIL IN THESE AREAS (I.E. DIRT STORAGE, TRUSS OR PRODUCT STAGING, DUMPSTER STAGING, ETC.).

1.4 CONTINUOUS SILT FENCING SHALL SEPARATE ANY CONSTRUCTION AREA FROM ADJACENT PROPERTIES, STREETS OR OTHER EASEMENTS, WATER FEATURES, TREES (8' FROM BASE MINIMUM) AND NATURAL AREAS (3' FROM SAVE AREAS MINIMUM) TO REMAIN.



NOTE 2: SOILS

2.1 THE CONTRACTOR SHALL EXPLORE THE SITE TO ENSURE THAT THE BEARING CAPACITY OF THE SOIL THROUGHOUT THE FOUNDATION BEARING AREA AND OTHER LOAD BEARING LOCATIONS INCLUDING PAVED EXTERIOR SURFACES HAVE A COMPACTION STRENGTH OF 2000 P.S.I. MIN. IF DURING CONSTRUCTION THE CONTRACTOR FINDS SUSPECT SOILS, INCLUDING SOILS MIXED WITH TRASH OR OTHER FOREIGN OBJECTS, HIGH ORGANIC (SILT)CONTENT SOILS, OR CLAYS, THE CONTRACTOR SHALL CONSULT THE ARCHITECT. WHEN IN DOUBT, A SOILS TEST BY A LICENSED TESTING SERVICE SHALL BE PERFORMED.



2.2 THE CONTRACTOR SHALL PROVIDE SOILS COMPACTION FOR ALL AREAS SUPPORTING FOUNDATIONS AND OTHER LOAD POINTS. ANY AREAS REQUIRING FILL SHALL BE COMPACTED TO 2000 PSF IN 12" LIFTS. SPECIAL CARE SHALL BE TAKEN IN AREAS WHERE A SLOPING GRADE OR OTHER GRADE DIFFERENTIAL MAY EFFECT FOUNDATION STABILITY. NO FOUNDATION SHALL BE INSTALLED IN A MANNER SUCH THAT THE ANGLE OF REPOSE AT THE FOUNDATION BASE IS STEEPER THAN 45 DEGREES.

2.3 WHERE POSSIBLE PRESERVE QUALITY TOPSOIL FOR USE IN FINAL GRADING.

MASONRY CONSTRUCTION AND INSPECTION GUIDELINES:

1.1 LAY UP MASONRY IN RUNNING BOND FOR SIZES AND REINFORCING PER PLANS AND ELEVATIONS.
1.2 FACE SHELLS OF BED JOINT SHALL BE MORTARED.
1.3 WEBS SHALL BE MORTARED AT CELLS TO BE GROUTED
1.4 VERTICAL CELLS ARE TO BE ALIGNED WHERE THEY ARE TO BE GROUT FILLED UNLESS BOND IS SHIFTED DUE TO SITE CONDITIONS.
1.5 INSTALL HORIZONTAL JOINT REINFORCING AT 16 INCHES (407 MM) ON CENTER STARTING FIRST BLOCK ABOVE FOUNDATION.
1.6 MAINTAIN MINIMUM OF 1/2 INCH (12.7 MM) COVER ON JOINT REINFORCING TO EXTERIOR AND REINFORCING SHALL BE EMBEDDED IN MORTAR.
1.7 GROUT SPACES BOTH VERTICAL AND HORIZONTAL ARE TO BE SUBSTANTIALLY FREE OF DROPPINGS, DEBRIS, LOOSE AGGREGATE AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT.
1.8 INSTALL REINFORCING IN GROUTS CELLS PRIOR TO GROUTING
1.9 GROUT SPACES ARE TO BE INSPECTED PRIOR TO PLACING GROUT
1.10 FILL CELLS AS NOTED ON THE PLANS, ELEVATIONS AND DETAILS.
1.11 PLACE GROUT IN LIFT TO 60 INCHES IN HEIGHT (CLEAN OUT HOLES ARE NOT REQUIRED
1.12 A REINFORCING BAR MAY BE USED TO ROD GROUT IN CELL, TO ENSURE THERE ARE NO VOIDS IN GROUT.
1.13 PLACE REINFORCING APPROXIMATELY 1 INCH (25 MM) TO THE SIDE OF DOWEL IN CELL (ACI 530-1.12.3.3)
1.14 GROUT SHOULD SET IN APPROXIMATELY 90 MINUTES DEPENDING ON GROUT SLUMP AND WEATHER CONDITIONS.
1.15 DO NOT BEND OR MOVE REINFORCEMENT AFTER GROUT HAS SET
1.16 FILL ALL CELLS SOLID BELOW FINISH FLOOR ELEVATION

TOLERANCES

1.1 CENTER REINFORCING: CENTERLINE LOCATION SHOULD BE WITHIN 1/2" (13 MM) OF CENTER OF MASONRY.
1.2 HORIZONTAL LOCATION SHALL BE WITHIN 2" (51 MM) OF THE CENTER OF THE CELL. REINFORCING SHALL MAINTAIN POSITION WITHOUT BEING TIED. DO NOT MOVE REINFORCING AFTER INITIAL SET OF GROUT. REINFORCING AT EACH FACE: MAINTAIN AT LEAST 1/4" (6MM) CLEAR OF MASONRY FOR FINE GROUT AND 1/2" (13 MM) FOR COARSE GROUT. REINFORCING SHALL BE PLACE 1 INCH CLEAR TO THE SIDE OF THE DOWELS
1.3 BOND BEAMS: HORIZONTAL REINFORCING SHALL BE 1/4" (6 MM) CLEAR OF MASONRY FOR FINE GROUT AND 1/2" (13 MM) FOR COARSE GROUT. FOR KNOCK OUT WEB BLOCKS SHALL BE USED FOR BLOCK AT THE TOP AND/OR THE BOTTOM OF THE BOND BEAMS INTO CELLS WITHOUT VERTICAL REINFORCING.

DEFINITIONS:
GROUT POUR HEIGHT - THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY.
GROUT POUR - CONSISTS OF ONE OR MORE GROUT LIFTS.
GROUT LIFT - THE LAYER OF GROUT PLACED IN A SINGLE CONTINUOUS. OPERATION AND IS LIMITED TO 5 FEET (1524 MM).
RODDING - THE ACT OF COMPACTING FRESHLY POURED CONCRETE OR GROUT IN ITS FORM BY FREEING THE MASS OF AIR POCKETS WITH REPEATED STABS OF A ROD
PUDDLING - THE PROCESS OF INDUCING COMPACTION OF GROUT BY USE OF A TAMPING ROD.
PUDDLE - THE ACT OF WORKING CONCRETE TO ELIMINATE HONEYCOMB TO PRODUCE A DENSER MASS.
PUDDLE STICK - A STICK OR ROD USED TO CONSOLIDATE GROUT BY HAND.

NOTE 3: GROUT

1.1 THE GROUT SHALL BE IN ACCORDANCE WITH ASTM C 476 AND SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" PLACE AT AN 8" TO 11" SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019

MASONRY CONSTRUCTION

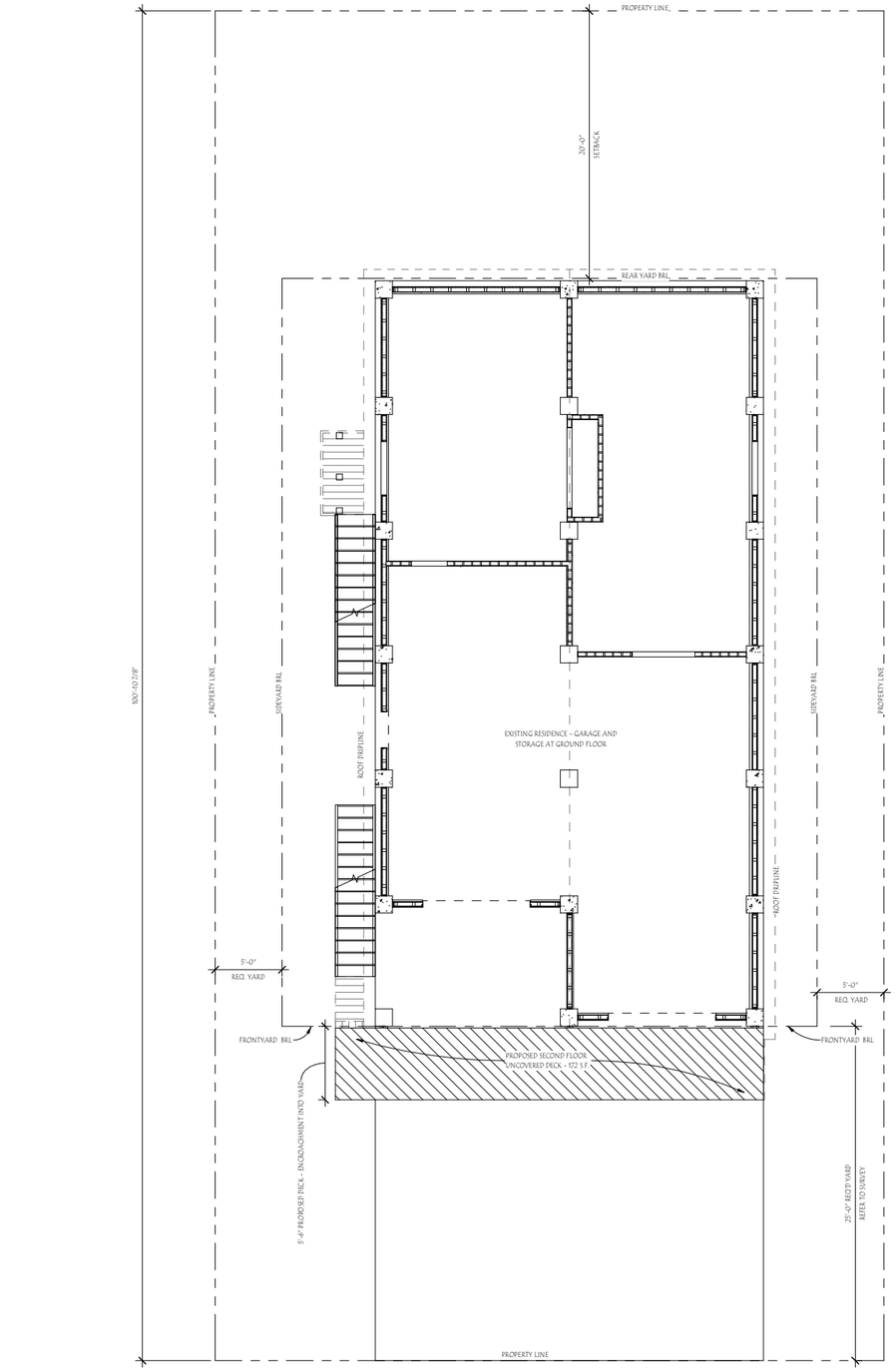
1.1 CONCRETE MASONRY UNITS: SHALL BE HOLLOW UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI WHEN USING TYPE M OR S MORTAR (ASTM C 270) IN ACCORDANCE WITH ACI 530, THE 1900 PSI BLOCK IN COMBINATION WITH TYPE M OR S MORTAR PROVIDES A DESIGN COMPRESSIVE STRENTH ($f'm$) OF 1500 PSI

NOTE 2: REQUIRED PROJECT MEETINGS

2.1 THERE SHALL BE A PRE-CONSTRUCTION MEETING TO REVIEW THE PLANS PRIOR TO THE COMMENCEMENT OF ANY WORK.
2.2 THERE SHALL BE A STAKE OUT MEETING AT THE SITE TO FINALIZE GRADE, TREE SAVE, NATURAL AREAS, AND FINAL BUILDING LOCATION.
2.3 THERE SHALL BE A FRAMING REVIEW MEETING TO CONFIRM WALL LOCATIONS AND ADDRESS HVAC ISSUES PRIOR TO THE INSTALLATION OF HVAC EQUIPMENT.
2.4 THERE SHALL BE A FINAL REVIEW MEETING AT THE POINT OF COMPLETION OF THE CONTRACTOR FINAL PUNCHLIST.
2.5 OTHER MEETINGS DURING CONSTRUCTION ARE ENCOURAGED AT ANY POINT OF DIVERGENCE FROM THE DESIGN INTENT OF THE PLANS OR FOR ANY OTHER REASON AT THE OWNER'S REQUEST.

NOTE 1: USE OF THESE PLANS AND OR SPECIFICATIONS (REFERED TO HEREAFTER AS "PLANS")

1.1 THE PLANS COMMUNINGATE DESGN INTENT. IF THERE IS AN OCCURANCE WHERE THE EXISTING CONDITION AND THE DESIGN INTENT CONFLICT, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT.
1.2 THE DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO EXECUTION OF THE WORK. IF A DIMENSIONAL CONFLICT IS DISCOVERED THE CONTRACTOR SHALL CONSULT THE ARCHITECT FOR CLARIFICATION.
1.3 THE PLANS, ONCE SEALED, ARE LEGAL DOCUMENTS AND MAY NOT BE ALTERED WITHOUT WRITTEN, SEALED FIELD CHANGES.



1 / A0.3 SITE PLAN - PROPOSED
SCALE: 3/16" = 1'-0"

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2017

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

AR 17749

#	COMMENT	DATE

RIGHT ARCHITECT
L.L.C. 9761687 Gateway Blvd. Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

PROJECT STATUS: CONSTRUCTION DOCUMENTS / NOT VALID WITHOUT SEAL

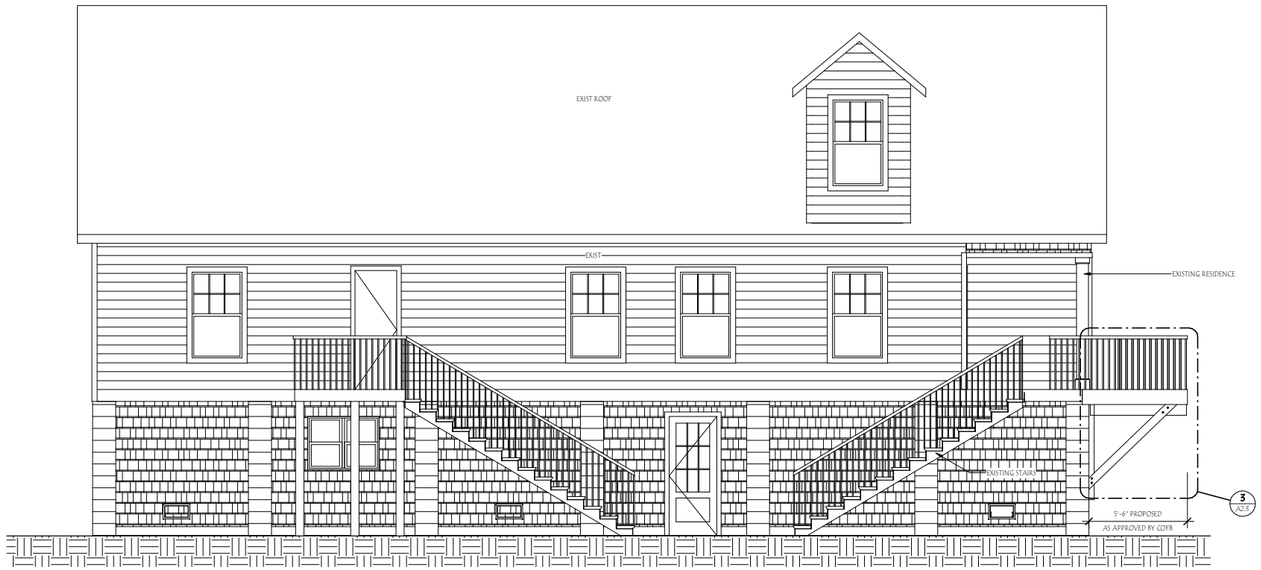
THE PATRICK RESIDENCE
829 N Fletcher Ave, Fernandina Beach, FL 32034

PROJECT:	17-100
DATE:	05-06-2018
DRAWN BY:	JAV/MHA

DESCRIPTION:
PROPOSED SITE PLAN

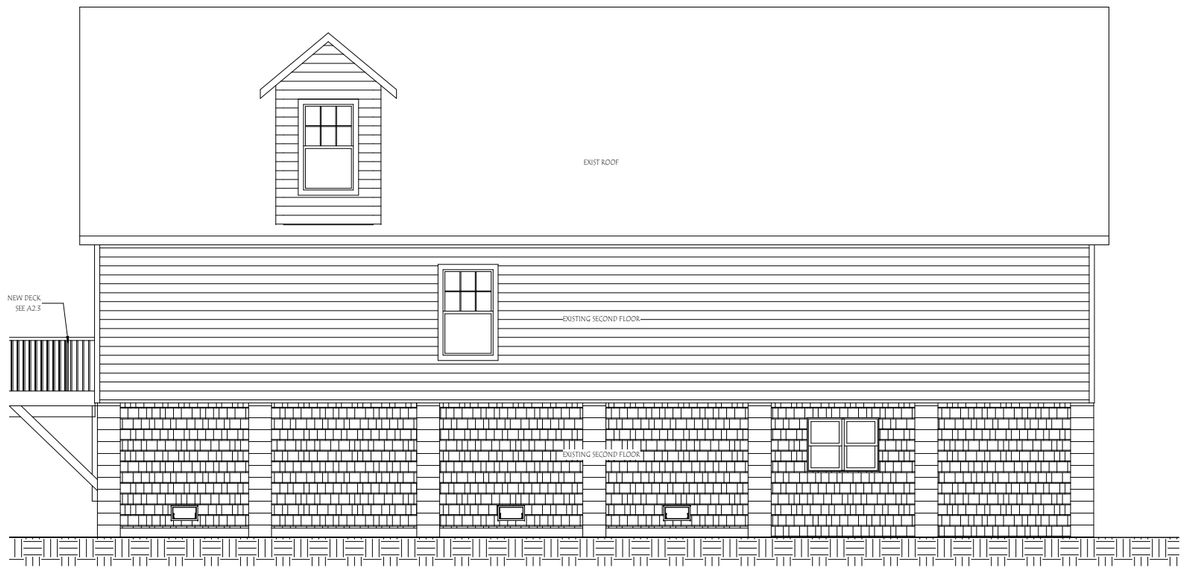
SHEET:
A0.3

5 A2.2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1 A2.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A2.2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2017

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

AR 17749

#	COMMENT	DATE

RICE ARCHITECT
L.L.C. 9616687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

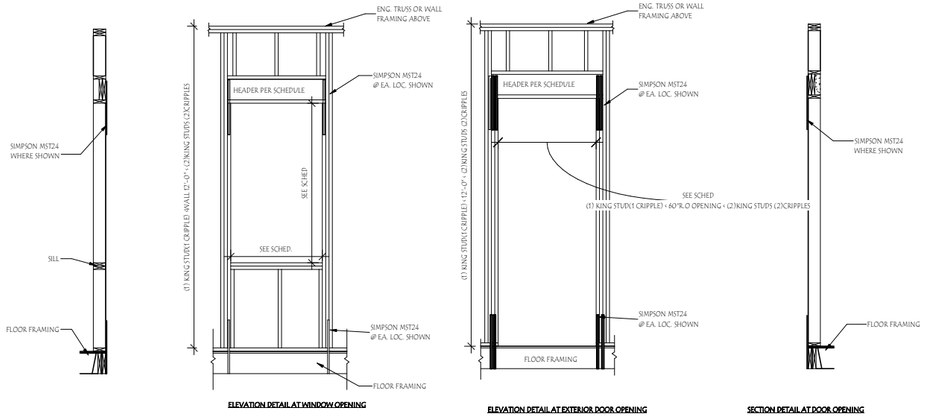
PROJECT STATUS: CONSTRUCTION DOCUMENTS / NOT VALID WITHOUT SEAL

THE PATRICK RESIDENCE
829 N Fletcher Ave, Fernandina Beach, FL 32034

PROJECT:	17-100
DATE:	03-06-2018
DRAWN BY:	JAV/MHA

DESCRIPTION:
EXTERIOR ELEVATIONS

SHEET:
A2.2



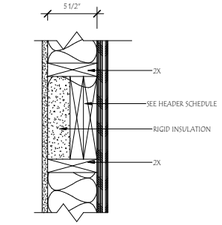
ELEVATION DETAIL AT WINDOW OPENING

ELEVATION DETAIL AT EXTERIOR DOOR OPENING

SECTION DETAIL AT DOOR OPENING

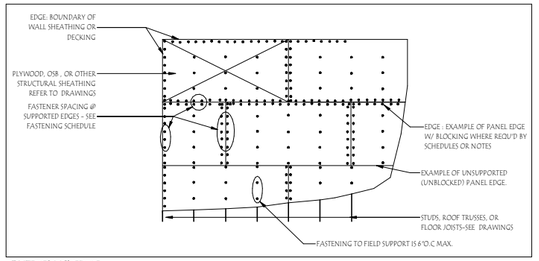
DOOR & WINDOW FRAMING TYP.

SCALE: 3/8" = 1'-0"



DETAIL @ INSULATED HEADER TYP.

SCALE: 1 1/2" = 1'-0"

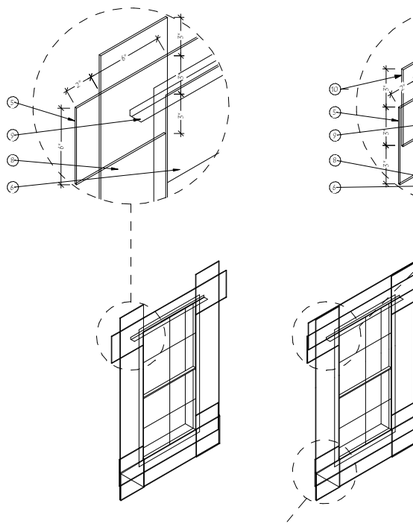


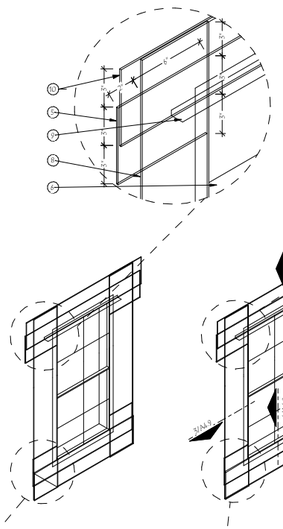
FASTENERS SCHEDULE

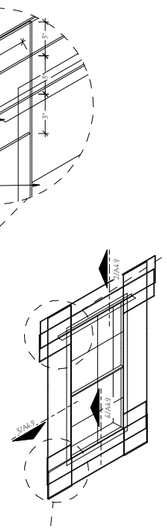
SHEATHING	FASTENERS	REQD. SPACING
STRUCTURAL SHEATHING / DECKING : (APPLIES TO ROOF & WALLS): EXT GRD. PWD & OSB LESS THAN 552 /14," THK 552/14 THK OR GREATER	8D COMMON 10D COMMON	3" O.C EDGES ; 6" O.C FIELD 3" O.C EDGES ; 6" O.C FIELD
SUBFLOORING (ADVANTAGE TYPX) 1/" OR LESS 19/32" TO 23/32" 552/14," TO 1-1/8"/14,"	6D COMMON , ANNULAR OR SPIRAL THREAD 8D COMMON , OR 6D ANNULAR OR 6D SPIRAL THREAD 10D COMMON , OR 8D ANNULAR RO 8D SPIRAL THREAD	6" O.C EDGES ; 12" O.C FIELD 6" O.C EDGES ; 12" O.C FIELD 6" O.C EDGES ; 12" O.C FIELD

NAILING PATTERN DETAIL

SCALE: 1" = 20'-0"

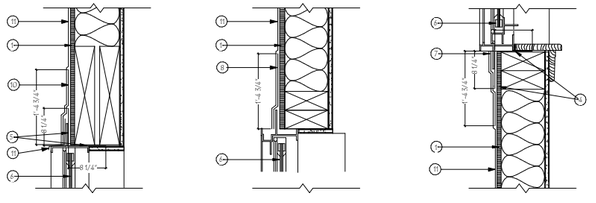






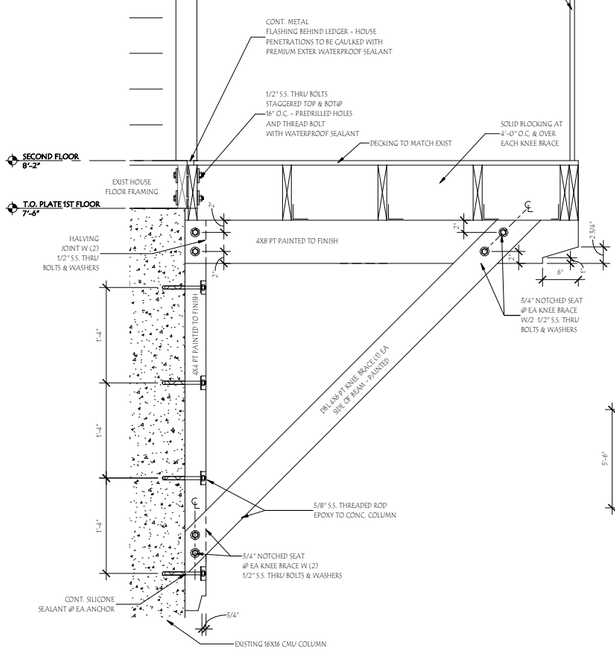
TYVEX MOISTURE BARRIER OR APPROVED EQUAL
TYPICAL WINDOW FLASHING GUIDELINES

1. APPLY SHEATHING TO WALL FRAMING AS SHOWN ON STRUCTURAL DRAWINGS.
2. CAULK ANY GAPS IN SHEATHING WITHIN 4"COMPLETELY BACK TO THE STUD. ABOVE HEAD FLASHING & FILL GAP
3. PRIME SHEATHING AROUND WINDOW OPENINGS.
4. ATTACH 6" WIDE SELF-ADHERING RUBBERIZED TO EXTEND 6" BEYOND EACH JAMB. 5" INTO SILL, 5" ONTO THE SHEATHING. FLASHING FLASHING. START 8" ABOVE SILL AND WRAP
5. APPLY 6" SELF-ADHERING RUBBERIZED ASPHAULT FLASHING TAPE OVER SHEATHING EXTEND 8" BEYOND JAMBS. WRAP 3" INTO HEAD, 5" ONTO SHEATHING. AT HEAD. START 5" BELOW HEAD
6. AND SET THE WINDOW PER MANUFACTURER'S RECOMMENDATIONS
7. APPLY 6" SELF-ADHERING RUBBERIZED SILL FLASHING IN STEP 4. AT SILL. EXTEND TO END AND COVER ASPHAULT FLASHING TAPE OVER FLANGE.
8. APPLY 6" SELF-ADHERING RUBBERIZED ABOVE WINDOW FLANGE AT HEAD. OVER FLANGE AT JAMBS AND EXTEND UP TO 6" ASPHAULT FLASHING 6" BELOW SILL AND
9. INSTALL GALVANIZED Z-FLASHING AT WINDOW HEADER AND EXTEND TO BE THE LENGTH OF THE HEAD TRIM.
10. INSTALL 6" SELF-ADHERING RUBBERIZED HEAD AND OVER Z-FLASHING. EXTEND 8"ASPHAULT FLASHING TAPE OVER FLANGE AT BEYOND EACH JAMB.
11. INSTALL & ATTACH BUILDING WRAP TO THE FLASHING BEHIND. OF THE WINDOWS, MAKING SURE NOT TO CUT THE BLDG. WRAP AROUND ALL 4 SIDES WILL BE COVERED BY THE BLDG. WRAP. INSTALLATION INSTRUCTIONS. ALL WINDOWS BUILDING PER MANUFACTURER'S
12. TAPE BLDG. WRAP AROUND ALL 4 SIDES OF THE WINDOW AND OVER ANY CUTS OR HOLES IN THE BLDG. WRAP AS PER MANUFACTURER'S GUIDELINES.
13. PROVIDE SEALANT END DAMS AT THE TO SLOPE AWAY FROM BUILDING. ENDS OF THE 'Z' FLASHING. 'Z' FLASHING
14. SEE MANUF. INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFO TO MAINTAIN PRODUCT WARRANTY.



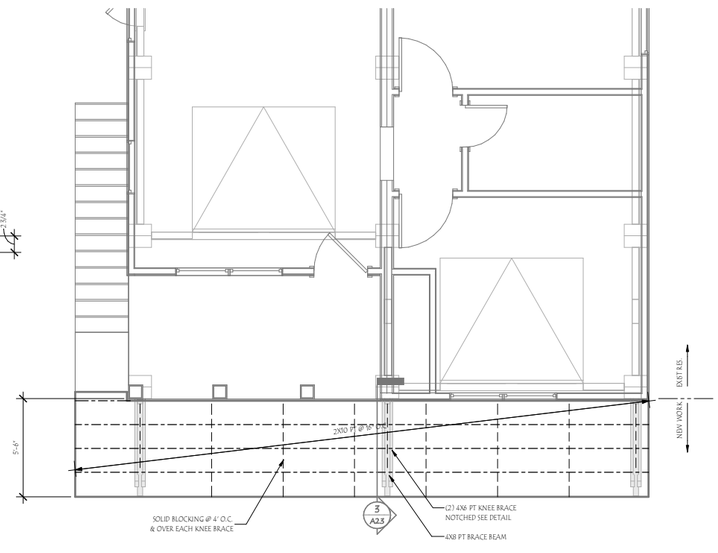
WINDOW FLASHING DETAIL

SCALE: 3/4" = 1'-0"



3 / A2.3 KNEE BRACE DETAIL

SCALE: 1" = 1'-0"



2 / A2.5 DECK FRAMING PLAN

SCALE: 1/4" = 1'-0"

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2017

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

AR 17749

#	DATE	COMMENT

RICE ARCHITECT
L.L.C. 9616827 Galeway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

THE PATRICK RESIDENCE
829 N Fletcher Ave, Fernandina Beach, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS / NOT VALID WITHOUT SEAL

PROJECT:	17-100
DATE:	03-06-2018
DRAWN BY:	JAV/MHA

DESCRIPTION:
DECK FRAMING & DETAILS

SHEET:
A2.3

OFFICE USE ONLY

REC'D: 4/25/18 BY: ADL

PAYMENT: $ 650.00 TYPE: CK# 2719

APPLICATION #: 2018-000700

CASE #: BOA 2018-10

BOARD MEETING DATE: 5-16-2018

APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: James Patrick

Mailing Address: 829 North Fletcher Ave Fernandina

Telephone: 904 502 9977 Fax: _____

Email: jim.patrick52@yahoo.com

Agent Name: Rice Architect. Mark Akins

Mailing Address: 961687 Gateway Blvd. suite 201 H

Telephone: 904 491 0072 Fax: _____

Email: (c) 904 206 2550 mhakins@gmail.com

PROPERTY INFORMATION

Street Address: 829 N. Fletcher Ave

Parcel Identification Number(s): 00-00-31-1348-0182-0000

Lot Number: 182 Block Number: _____

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 4.02.03 (6b.)

Brief description of work proposed (use additional sheets if necessary):

CONSTRUCT A NEW SECOND FLOOR BALCONY (DECK) EXTENDING 5'-6" INTO THE FRONT YARD.

In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.

There are no special Conditions.

2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.

MORE THAN 50% OF Existing residences on same block-face have covered and uncovered decks extending (up to) 7.8' INTO THE FRONT YARD. THE AVERAGE ENCROACHMENT INTO THE FRONT-YARD OF NON-COMPLIANT HOMES IS 5.4'

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

Literal interpretation would deny owner rights held by neighboring properties on the block-face and beyond.

4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.

We are seeking the minimum variance as an average of the non-conforming homes on the blockface. (see #2)

5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.

The granted variance will keep this residence in General Harmony with neighboring non-conforming residences.

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.

The proposed is ~~is~~ compatible with surrounding properties and IS poses no threat to public health or safety.

☐ **If your property is located within the Historic Districts or the Community Redevelopment Area, please fill out responses to the supplemental variance criteria, attached as Appendix A, on a separate sheet of paper.**

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

4/16/2018 _____

Date Signature of Applicant

STATE OF FLORIDA }
ss }
COUNTY OF NASSAU }

Subscribed and sworn to before me this 16 day of April, 2018.

_____ Sarah F Adams _____

Notary Public Signature Printed Name My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

SARAH F. ADAMS
MY COMMISSION # FF 990440
EXPIRES: August 9, 2020
Bonded Thru Notary Public Underwriters

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE James Patrick, Deborah Patrick
(print name of property owner(s))

hereby authorize: Mark Akins - Rice Architect
(print name of agent)

to represent me/us in processing an application for: Context sensitive review
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of owner)

(Signature of owner)

James Patrick
(Print name of owner)

Deborah Patrick
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 21st day of Feb, 2018.

Kathy L. Wade
Notary Public
State of Florida
My Commission Expires 12/08/2019
Commission No. FF 918526
Bonded through CNA SURETY

Notary Public: Signature

Kathy L Wade
Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

RICE
ARCHITECT

April 13, 2018

Owner/Agent
James Patrick
829 N. Fletcher Ave
Fernandina Beach, FL

Project Address
Same

Re: Variance Application Synopsis

Building Official,

Our clients are seeking a Variance from the Land Development Code Chapter 4.02.03 (6b) for the construction of a new uncovered deck on the east side of their home. The proposed deck will encroach 5'-6" into the existing frontyard setback.

Whereas more than 50% of the homes on the same blockface have covered and uncovered decks encroaching up to 7'-9" into the required front yard, our clients' request of 5'-6" variance was derived by taking an average encroachment of the neighboring non-conforming structures. The size of the proposed deck provides minimum usable deck space which will enhance the enjoyment of the outdoor environment in their oceanside neighborhood.

Please contact our office if you have any questions or concerns about this matter.

Kind regards,

Randolph L. Rice, RA
Rice Architect, LLC
Fl License AR0017749

Rice Architect LLC AR0017749 ‹ 961687 Gateway Blvd Suite 201H Amelia Island, FL 32034 › 904-491-0072 ***rrice@ricearchitect·com***

829 N. FLETCHER AVE
PATRICK RESIDENCE

```
LOT 182                          PATRICK JAMES N & DEBORAH M    00-00-31-134B-0182-0000          Nassau County  2017 R
IN OR 2124/1301                  829 N FLETCHER AVE                                                      CARD 001 of 001
ESMT OR 1386/861                 FERNANDINA BEACH, FL 32034                  PRINTED  8/07/2017 18:59      BY  MHICKOX
GA FDNA BEACH 2 UNR                                                          APPR     4/27/2015 DJ
-------------------------------------------------------------------------------------------------------------------------
BUSE 000200 SFR MODULR       AE? Y      1526 HTD AREA    152.570 INDEX     1041.00 N FL              PUSE  000100 SINGLE FAMILY
MOD  11 SFR CUST     BATH      2.00      1565 EFF AREA     68.657 E-RATE    100.000 INDX   STR  12- 3N- 29
EXW  10 ABOVE AVG    FIXT             107,448 RCN                          2015 AYB    MKT AREA 01              134,310 BLDG
   %    .            BDRM         3     125.00 %GOOD     134,310 B BLDG VAL  2015 EYB    APPR  5                      0 XFOB
RSTR 03 GABLE/HIP    RMS                                                               AC                       140,000 LAND
RCVR 03 COMP SHNGL   UNTS                                                              NTCD                           0 CLAS
   %    .            C-W%                                                              APPR CD                        0 MKTUSE
INTW 05 DRYWALL      HGHT                                                              CNDO                     274,310 JUST
   %    .            PMTR                                                              SUBD                     274,310 APPR
FLOR 08 SHT VINYL    STYS       1.0                                                    BLK
   %    .            ECON                                                              LOT                       38,584 SOHD
HTTP 04 AIR DUCTED   FUNC                                                             MAP# 7C/19N              235,726 ASSD
A/C  03 CENTRAL      SPCD BD  25.00                                                   HX WR                     50,500 EXPT*
QUAL 05 CLASS        DEPR 60                                                          TXDT    002              185,226 COTXBL
FNDN    .            ADDS    .                                                           185,226 CITXBL        185,226 OTTXBL
SIZE 03 RECTANGLE    UD-2    .                                                    ---------- BLDG TRAVERSE ----------
CEIL    .            UD-3    .                                                    BAS2015=W29 S15 STR2015=W3 S16E3 N16$ S25
ARCH    .            UD-4    .                                                    STR2015=W3 S16 E3 FOP2015=E14 N7 W14 S7$ N
FRME 02 WOOD FRAME   UD-5    .                                                    16$ S9E14 S7 E15 N56$.
KTCH    .            UD-6    .
WNDO    .            UD-7    .
CLAS    .            UD-8    .
OCC     .            UD-9    .
COND    .              %     .
SUB    A-AREA  %  E-AREA   SUB VALUE
BAS15    1526 100    1526      130963
STR15      96  10      10         858
FOP15      98  30      29        2489
                                                                              ---------- PERMITS ----------
                                                                               NUMBER     DESC          AMT    ISSUED
                                                                              20150030 NEW CONSTR      1,800  1/07/2015
                                                                              20142574 NEW CONSTR    250,000 12/05/2014
                                                                              ---------- SALE ----------
                                                                              BOOK   PAGE    DATE                  PRICE
                                                                               2124   1301  6/05/2017 Q I          420000
                                                                              GRANTOR SAYLOR KENNY GEORGE
                                                                              GRANTEE PATRICK JAMES N & DEBORAH M (H&W)
                                                                               1906   1432  3/07/2014 Q V          100000
                                                                              GRANTOR C & C AMELIA LLC
TOTAL    1720       1565      134310                                         GRANTEE SAYLOR KENNY GEORGE
-------EXTRA FEATURES---------------------------------- FIELD CK:
AE BN  CODE      DESC       LEN   WID HGHT QTY QL   YR  ADJ        UNITS UT
```

```
FIELD CK:
LOC:  829 FLETCHER AVE N FERNANDINA BEACH

   +----------29--------+
   IBAS2015             I
   1                    I
   5                    I
   I                    I
 +-+                    I
 ISTR2015               I
 I I                    I
 1 1                    I
 6 6                    I
 I I                    5
 +-+                    6
   I                    I
   I                    I
 +-+                    I
 ISTR2015               I
 I I                    I
 1 +----14---+          I
 6 7FOP2015  7          I
 I I         I          I
 +-+----14---+-----15---+
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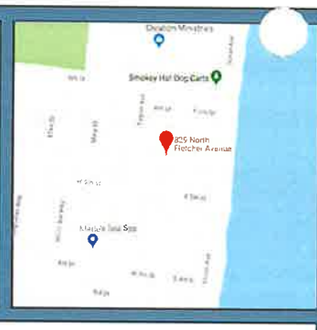
PREPARED BY:

EXACTA
LAND SURVEYORS
Serving all of Florida



PROPERTY ADDRESS: 829 N FLETCHER, FERNANDINA BEACH, FLORIDA 32034

SURVEY NUMBER: 1801.3071

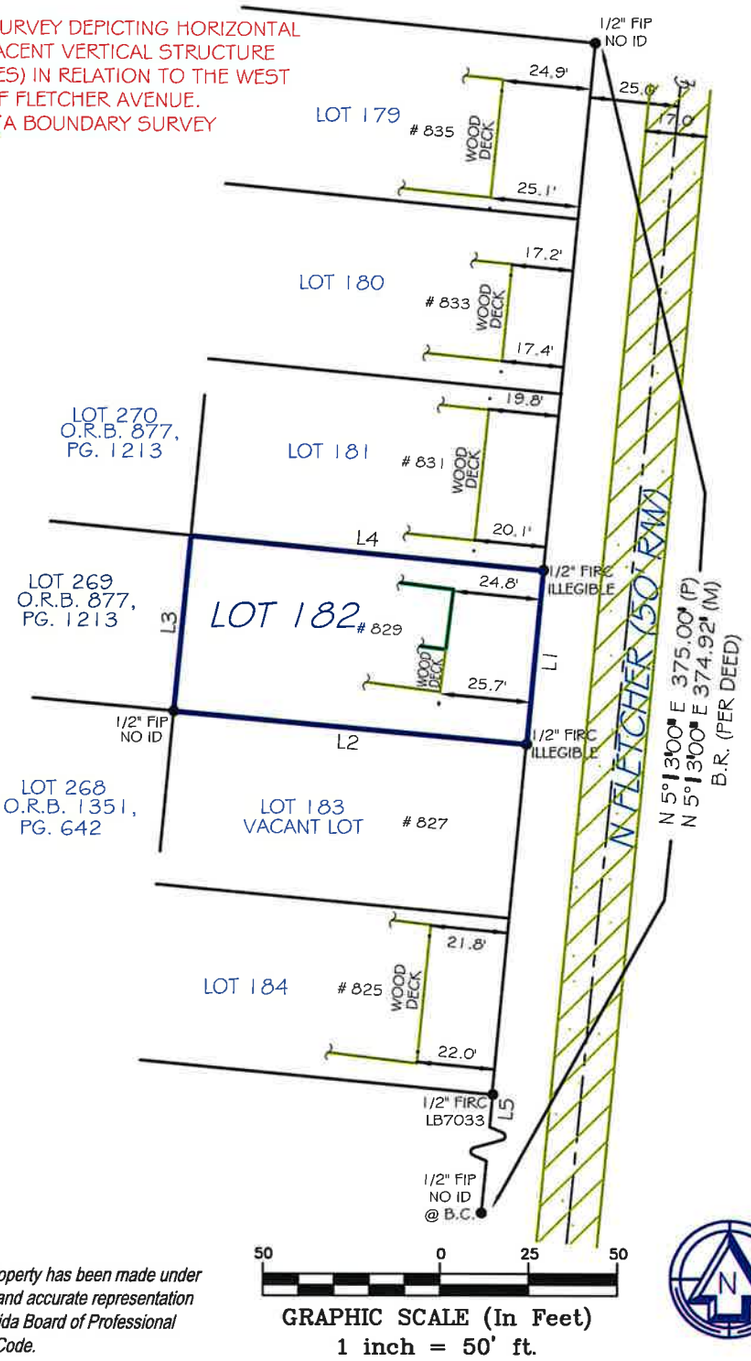
FIELD WORK DATE: 2/14/2018 REVISION DATE(S): (REV.1 2/14/2018) (REV.1 2/14/2018)

18013071
SPECIFIC PURPOSE SURVEY
NASSAU COUNTY

SPECIFIC PURPOSE SURVEY DEPICTING HORIZONTAL LOCATION OF ADJACENT VERTICAL STRUCTURE FACES (BLOCK FACES) IN RELATION TO THE WEST R/W LINE OF FLETCHER AVENUE.
THIS IS ***NOT*** A BOUNDARY SURVEY

TABLE:

L1	S 5°13'00" W 50.00'	(P)
	S 5°10'22" W 49.52'	(M)
L2	N 84°47'00" W 100.00'	(P)
	N 84°58'10" W 100.11'	(M)
L3	N 5°13'00" E 50.00'	(C)
	N 5°13'00" E 50.00'	(M)
L4	S 84°47'00" E 100.00'	(C)
	S 84°41'50" E 100.07'	(M)
L5	N 5°13'00" E 75.00'	(P)
	N 5°22'50" E 75.15'	(M)



GRAPHIC SCALE (In Feet)
1 inch = 50' ft.

C. BOYD ALLEN
CERTIFICATE
No 3932
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 9). THIS PROPERTY WAS FOUND IN THE CITY OF FERNANDINA BEACH, COMMUNITY NUMBER 120172, DATED 08/02/17.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 2/14/2018

BUYER: James Patrick

SELLER:

CERTIFIED TO: JAMES PATRICK

Florida Land Title Association
AFFILIATE MEMBERS

EXACTA LAND SURVEYORS, INC.
11940 Fairway Lakes Drive, Suite 1, Ft. Myers, FL 33913
LB# 7337 | P: 866.735.1916 | F: 866.744.2882
Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115