



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
JANUARY 16, 2019
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.1 August 15, 2018 Regular Meeting
 - 2.2 October 17, 2018 Regular Meeting
 - 2.3 November 5, 2018 Special Meeting
- 3. OLD BUSINESS**
- 4. NEW BUSINESS**
 - 4.1 **BOA 2019-01: JAMES POZZETTA, AGENT FOR BENNETT FAMILY BEACH HOUSE LLC, 2822 S. FLETCHER AVE** Variance from LDC Section 10.01.02(B) to allow for an expansion in square footage on a non-conforming lot. This lot consists of two primary structures. (*Quasi-Judicial*)
 - 4.2 **BOA 2019-02: MARK AKINS, AGENT FOR WILLIAM & ANGELA HANSON, 1427 N FLETCHER AVE** Variance from LDC Section 4.02.03(E)(2) for the increased side yard setbacks for structures over 25' in height to allow for the construction of a 3rd floor addition. (*Quasi-Judicial*)
- 5. BOARD BUSINESS**
 - 5.1 **RESIGNATION AND APPOINTMENT UPDATE:** Member Lednovich, Member Papke
- 6. PUBLIC COMMENT**
- 7. ADJOURNMENT**

NEXT BOA REGULAR MEETING IS SCHEDULED FOR FEBRUARY 20, 2019.

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.



**MINUTES
BOARD OF ADJUSTMENT
REGULAR MEETING
AUGUST 15, 2018**

1. CALL TO ORDER – 5:06 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

*Barry Hertslet
Tisha Dadd*

*Mike Lednovich
Matt Miller (Chair)*

MEMBERS ABSENT:

*Marcy Mock
Lynn Williams*

OTHERS PRESENT

*Tammi Bach, City Attorney
Jacob Platt, City Planner
Samantha Rogic, Recording Secretary*

2. OLD BUSINESS

2.1. BOA 2018-11: ROBERT L. WIGGINS, SR. C/O ROGERS TOWERS, P.A. C/O JON C. LASSERRE, ESQ., S. FLETCHER AVENUE, LOT 5 BLOCK 10

VARIANCE from LDC Section 4.02.03 E to reduce the front yard setback to 15 feet. (Quasi-Judicial)

The applicant requested and was granted a continuance to the September 19, 2018 regular meeting.

2.2 BOA 2018-12: DOUGLAS KOHLMAN, 324 ELM STREET

VARIANCE from LDC Section 1.03.05 A to restore three 25' x 100' underlying lots of record. (Quasi-Judicial)

The applicant requested and was granted a continuance to the September 19, 2018 regular meeting.

3. NEW BUSINESS

3.1 BOA 2018-14: JAMES & KIM MADDOX, 1409 HIGHLAND DRIVE

VARIANCE from LDC section 7.01.05(D) to allow for a travel trailer to be parked in the front yard. (Quasi-Judicial)

The applicant requested and was granted a continuance to the September 19, 2018 regular meeting.

4. BOARD BUSINESS

4.1 Board Member application for consideration: Steven D. Papke

Mr. Papke introduced himself to the Board.

4.2 Consideration for reappointment: Lynn Williams

DRAFT

Members discussed Mr. Williams possible reappointment.
Commissioner Chip Ross and Member Hertslet raised concerns regarding his availability.

The Board forwarded Mr. Papkes application and Mr. Williams reappointment to the City Commission for their consideration.

- 5. STAFF REPORT**
- 6. PUBLIC COMMENT**
- 7. ADJOURNMENT – 5:20PM**

Samantha Rogic, Secretary

Matt Miller, Chair



**MINUTES
BOARD OF ADJUSTMENT
REGULAR MEETING
OCTOBER 17, 2018**

1. CALL TO ORDER – 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Barry Hertslet

Tisha Dadd

Mike Lednovich (Alt 1)

Marcy Mock

Matt Miller (Chair)

Steven Papke (Alt 2)

MEMBERS ABSENT:

OTHERS PRESENT

Tammi Bach, City Attorney

Jacob Platt, City Planner

Samantha Rogic, Recording Secretary

Member Lednovich was seated as a voting member.

2. OLD BUSINESS

3. NEW BUSINESS

- 3.1 BOA 2018-18: MARK GLEASON, AGENT FOR JAMES & PATRICIA DUKES, LOT 124 HIGH RIGGER ROAD VARIANCE FROM THE RESIDENCE AT AMELIA LANDINGS UNIT 3 REPLAT NOTE 9 WHICH SPECIFICALLY STATES THAT CORNER LOTS SHALL HAVE A MINIMUM SIDE STREET SET BACK OF 12.5'. The applicant is seeking to reduce the corner side setback from 12.5' to 6.2' from the property line for the construction of a single family home. (Quasi-Judicial)**

Mark Gleason, the applicant, provided information and details specific to the proposed request.

Scott Stewart, 2485 High Rigger Road, stated that his lot sits adjacent to the subject lot. He spoke in regards to the large oak tree and root system which hangs over onto his property and he wishes to preserve the tree if possible, but considers a 6.5 foot variance to be too much.

Tom Harris, 2187 High Rigger Road, spoke in support of the tree and the surrounding natural environment. Believes granting the variance would present a safety risk.

Daniel Chellemi, 2205 Offshore Drive, opposed the variance stating that it would interfere with the character of the neighborhood and create a safety issue.

John & Hope Harbin, 2192 High Rigger Road, opposed the variance. Voiced concerns of safety, character of the neighborhood, and property values.

Greg Gaddis, 2145 Ketch Court, opposed the variance and agrees with other comments made, but is not

concerned with preserving the trees.

Luke Carter, 2168 Ketch Court, opposed the variance.

Sam Sell, 94066 Summer Trace, is a realtor and listed the property for sale. Believes granting the variance would preserve most of the trees on the lot.

ACTION TAKEN: A motion was made by Member Dadd, seconded by Member Mock to approve BOA case number 2018-18; AND that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2018-18, as presented, is substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and was as follows:

Member Dadd:	Aye
Member Mock:	Aye
Member Hertslet:	Nay
Member Lednovich:	Nay
Chair Miller:	Aye

Motion Failed.

4. BOARD BUSINESS

- 4.1 DISCUSSION OF REGULAR AND SPECIAL MEETING DATES FOR REMAINDER OF 2018**
Scheduled regular meeting dates are Wednesday, November 21, 2018 and Wednesday, December 19, 2018; Additionally there is a need to schedule a special meeting for an appeal of a Technical Review Committee decision. Please be prepared to discuss alternative dates due to the upcoming holidays.

Members discussed and selected November 5, 2018 at 5:00PM to hear the appeal and rescheduled the November 21, 2018 regular meeting to November 28, 2018 at 5:00PM.
The December 19, 2018 Regular Meeting date will remain unchanged.

5. STAFF REPORT

6. PUBLIC COMMENT

7. ADJOURNMENT – 6:50PM

Samantha Rogic, Recording Secretary

Matt Miller, Chair



**MINUTES
BOARD OF ADJUSTMENT
SPECIAL MEETING
NOVEMBER 5, 2018**

1. CALL TO ORDER – 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Barry Hertslet

Tisha Dadd

Mike Lednovich (Alt 1)

Marcy Mock

Matt Miller (Chair)

Steven Papke (Alt 2)

MEMBERS ABSENT:

OTHERS PRESENT

Tammi Bach, City Attorney

Miriam Hill, Board Attorney

Jacob Platt, City Planner

Kelly Gibson, Planning Director

Samantha Rogic, Recording Secretary

Member Lednovich was seated as a voting member.

Member Hertslet explained that he spoke with the HOA president in an effort to better understand the case.

2. NEW BUSINESS

- 2.1 BOA 2018-13: RON CONTE, APPEAL OF AN ADMINISTRATIVE DECISION, SITE PLAN APPROVAL OF THE HOLY TRINITY ANGLICAN CHURCH SCHOOL.** *Synopsis: Mr. Conte requests an appeal of the Technical Review Committee's approval of a Site Plan for the Holy Trinity Anglican Church School.*

The following individuals were called as witnesses:

Ron Conte, 1797 School Street, Appellant and resident of Amelia Park. Mr. Conte provided information and details specific to the request.

Joel Embry, 1121 Monticello Road, Jacksonville, real estate developer and broker, Founder and Co-Developer of Amelia Park. Mr. Embry explained the vision and founding philosophy of Amelia Park.

Rex Lester, current City of Fernandina Beach Streets Maintenance Manager, and has been employed by the City since 1985. Mr. Lester explained that he was present during the initial planning stages of Amelia Park. He provided additional information and details specific to his knowledge of the development and explained his comments made at the TRC decision in question.

Jacob Platt, City Planner for the City of Fernandina Beach, was serving as a member of the TRC during the subject site plan review. He provided information and details specific to the TRC decision to approve.

DRAFT

Kelly Gibson, Planning & Conservation Director for the City of Fernandina Beach, provided information and details specific to the City Land Development Code and procedures of the TRC.

Public Hearing was opened.

The following individuals spoke:

Judith Ochs, 9531 Hildreth Lane, is not considered an affected party.

Denis Noah, 1799 School Street, spoke in support of the appeal.

Carl Groth, 1773 School Street, spoke in support of the appeal.

John Stumpff, 1655 Olmsted Lane, member of the Amelia Park Architectural Review Board, spoke in support of the appeal.

Robert Volp, 1777 School Street, spoke in support of the appeal.

Sita Singh-Rathgeber, 1905 Neighbor Street, raised concerns with children's safety.

Jon Lasserre, of Rogers Towers, represents Holy Trinity Church. Mr. Lasserre provided information and details specific to the site plan in question.

John Bertsch, 1755 Burnham Lane, raised concerns with traffic.

Joel Embry, offered that his desire is to find a solution and considers most of the tough issues resolved.

Public hearing was closed.

The following witnesses were called for rebuttal:

Joel Embry, Rex Lester, Kelly Gibson, Ron Conte.

Attorney Bach made a closing statement.

Attorney Steger made a closing statement.

The Board deliberated.

ACTION TAKEN: A motion was made by Member Dadd, seconded by Member Mock, to approve the administrative appeal, BOA 2018-13, with the condition that there be a secure gated rear pedestrian access and no drop off or pick up of students on School Street.

After discussion the motion was withdrawn.

ACTION TAKEN: A motion was made by Member Dadd, seconded by Member Mock, to affirm the administrative appeal, BOA 2018-13, with the condition that the gate on School Street be secured at the pedestrian access.

Vote upon passage of the motion was taken by ayes and nays, and was as follows:

Member Dadd:	Aye
Member Mock:	Aye
Member Hertslet:	Aye
Member Lednovich:	Nay
Chair Miller:	Aye

DRAFT

Motion passed.

3. PUBLIC COMMENT

4. ADJOURNMENT – 9:29 PM

Samantha Rogic, Recording Secretary

Matt Miller, Chair

Samantha Rogic

From: Miriam Hill <miriam@miriamrhill.com>
Sent: Tuesday, November 13, 2018 4:36 PM
To: Samantha Rogic; Jacob Platt; Kelly Gibson
Cc: Tammi Bach
Subject: FLAGGED POTENTIALLY UNSAFE EMAILBoard of Adjustment - November 5, 2018 Vote Confirmation
Attachments: BOA Hertslet Vote Confirmation .pdf; BOA Papke Vote Confirmation.pdf; BOA - Lednovich.pdf; BOA Order - T. Bach Confirmation.pdf; BOA Miller Vote Confirmation .pdf; BOA - Marcy Mock Vote Confirmation miriam@miriamrhill.com - Miriam R. Hill, Esq., PLLC Mail.pdf; Tisha Dadd vote confirmation .pdf

Sam, Jake, and Kelly:

Please see attached email confirmation from each board of adjustment member that the vote on November 5 was intended to affirm the TRC decision (not affirm the appeal as literally but mistakenly stated in the motion.)
Tammi has advised that the Findings of Fact need not refer to the error, but that the minutes will need to include the attached correspondence from each board member affirming each member's intent.
Thank you kindly in advance.

Miriam

Miriam R. Hill | Attorney
Miriam R. Hill, Esq., PLLC
1890 S. 14th Street Suite 202 | Fernandina Beach, Florida 32034
M: 321.202.0636
Miriam@MiriamRHill.com
[Website](#) | [Linkedin](#)



Miriam Hill <miriam@miriamrhill.com>

BOA

3 messages

Miriam Hill <miriam@miriamrhill.com>
To: barry.hertslet@gmail.com

Tue, Nov 6, 2018 at 3:56 PM

Board member Hertslet:

Thank you for your participation in last night's meeting. I am emailing each of the board members to confirm your intent regarding the motion made by Member Dodd, seconded by Vice Chair Mock, and passed by the board. It was my understanding that the board intended to approve the decision of the TRC with conditions (a denial of the appeal by Mr. Conte).

However, it appears from the verbatim record that the motion was to approve with conditions, "the administrative appeal" (which, if read literally, would have been a reversal of the TRC and would have required a vote of 5 board members to pass). Based upon the surrounding discussions, I believe the intent of the board was the former outcome, not the latter.

Please advise by reply to this email as to your intent with regard to the vote. Thankfully the error does not affect the outcome since 5 votes would have been needed to reverse TRC. And I have confirmed that all the attorneys and interested parties present understood the intent of the board was to affirm the TRC. Again, if your intent was otherwise, please let me know.

Tammi and I are working on the best way to clarify the outcome for the record.

Thank you again for your attention to this matter and thanks too for your patience with me on my first time as Board attorney.

Respectfully,

Miriam

Miriam R. Hill | Attorney
Miriam R. Hill, Esq., PLLC
1890 S. 14th Street Suite 202 | Fernandina Beach, Florida 32034
M: 321.202.0636
Miriam@MiriamRHill.com
Website | LinkedIn

Barry Hertslet <barry.hertslet@gmail.com>
To: miriam@miriamrhill.com
Cc: Matt Miller <islandplumber@hotmail.com>

Wed, Nov 7, 2018 at 7:40 AM

Agree it was confusing and that's why I responded "Agree" rather than a yes or no.
But certainly the former was our intention.

The City needs to take the initiative with the church and the HOA to define and help enforce the securing of the pedestrian gate as well as assist with the pickup/drop off issue.

[Quoted text hidden]

Miriam Hill <miriam@miriamrhill.com>
To: Barry Hertslet <barry.hertslet@gmail.com>

Wed, Nov 7, 2018 at 9:19 AM

Thank you for the confirmation and your remarks.
M

Miriam R. Hill | Attorney
Miriam R. Hill, Esq., PLLC
1890 S. 14th Street Suite 202 | Fernandina Beach, Florida 32034



Miriam Hill <miriam@miriamrhill.com>

BOA

4 messages

Miriam Hill <miriam@miriamrhill.com>
To: steven.papke@gmail.com

Tue, Nov 6, 2018 at 4:20 PM

Board member Papke:

Thank you for your participation in last night's meeting. I am emailing each of the board members to confirm your intent regarding the motion made by Member Dodd, seconded by Vice Chair Mock, and passed by the board. It was my understanding that the board intended to approve the decision of the TRC with conditions (a denial of the appeal by Mr. Conte).

However, it appears from the verbatim record that the motion was to approve with conditions, "the administrative appeal" (which, if read literally, would have been a reversal of the TRC and would have required a vote of 5 board members to pass). Based upon the surrounding discussions, I believe the intent of the board was the former outcome, not the latter.

Please advise by reply to this email as to your intent with regard to your vote.

It is fortunate that the error does not affect the outcome since 5 votes would have been needed to reverse TRC. And I have confirmed that all the attorneys and interested parties present understood the intent of the board was to affirm the TRC. Again, if your intent was otherwise, please let me know.

Tammi and I are working on the best way to clarify the outcome for the record.

Thank you again for your attention to this matter and thanks too for your patience with me on my first time as Board attorney.

Respectfully,

Miriam

Miriam R. Hill | Attorney
Miriam R. Hill, Esq., PLLC
1890 S. 14th Street Suite 202 | Fernandina Beach, Florida 32034
M: 321.202.0636
Miriam@MiriamRHill.com
Website | LinkedIn

Steven papke <steven.papke@gmail.com>
To: miriam@miriamrhill.com

Tue, Nov 6, 2018 at 4:37 PM

Hi Miriam, I wasn't a seated or voting member last night. I was an alternate. So I don't know whether my opinion or vote means anything. I was voting to affirm the decision of the TRC with modifications. The TRC's approved site plan was in fact the most logical approach to resolving their rights to operate their facility. I was seeking alternates to the plan location of the gate. But since I wasn't voting I kept that quiet. So if my vote means anything, I am affirming the TRC with modifications presented.

Sincerely,

Steven D. Papke, AIA
<https://www.linkedin.com/in/stevendpapke/>
|c| 904.887.8318

[Quoted text hidden]

Miriam Hill <miriam@miriamrhill.com>
To: steven.papke@gmail.com

Tue, Nov 6, 2018 at 4:50 PM



Miriam Hill <miriam@miriamrhill.com>

BOA

2 messages

Miriam Hill <miriam@miriamrhill.com>
To: malednovich@gmail.com

Tue, Nov 6, 2018 at 4:00 PM

Board member Lednovich:

Thank you for your participation in last night's meeting the night before the election. I am emailing each of the board members to confirm your intent regarding the motion made by Member Dodd, seconded by Vice Chair Mock, and passed by the board. It was my understanding that the board intended to approve the decision of the TRC with conditions (a denial of the appeal by Mr. Conte).

However, it appears from the verbatim record that the motion was to approve with conditions, "the administrative appeal" (which, if read literally, would have been a reversal of the TRC and would have required a vote of 5 board members to pass). Based upon the surrounding discussions, I believe the intent of the board was the former outcome, not the latter.

Please advise by reply to this email as to your intent with regard to the vote. Of course, you voted against the motion, and your comments would lead me to believe you intended to vote FOR the appellant, Mr. Conte.

It is fortunate that the error does not affect the outcome since 5 votes would have been needed to reverse TRC. And I have confirmed that all the attorneys and interested parties present understood the intent of the board was to affirm the TRC. Again, if your intent in voting against the motion was otherwise, please let me know.

Tammi and I are working on the best way to clarify the outcome for the record.

Thank you again for your attention to this matter and thanks too for your patience with me on my first time as Board attorney.

Respectfully,

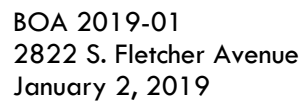
Miriam

Miriam R. Hill | Attorney
Miriam R. Hill, Esq., PLLC
1890 S. 14th Street Suite 202 | Fernandina Beach, Florida 32034
M: 321.202.0636
Miriam@MiriamRHill.com
Website | LinkedIn

Mike Lednovich <malednovich@gmail.com>
To: Miriam Hill <miriam@miriamrhill.com>

Tue, Nov 6, 2018 at 5:17 PM

I voted against the motion so it passed 4-1. Thanks for your hard work -- Mike
[Quoted text hidden]



BOARD OF ADJUSTMENT STAFF REPORT

Case Number 2019-01

Meeting Date January 16, 2019

Owner/Applicant	Bennett Family Beach House LLC/James Pozzetta, Architect
Property Location:	2822 S. Fletcher Avenue
Parcel Number:	00-00-31-114A-0067-0040

Requested action: VARIANCE from LDC Section 10.01.02(B) Expansion of Modification of Nonconforming Structures – An expansion in square footage shall be permitted where such expansion meets all requirements of the LDC

Current zoning: R-2

FLUM land use category: Medium Density Residential

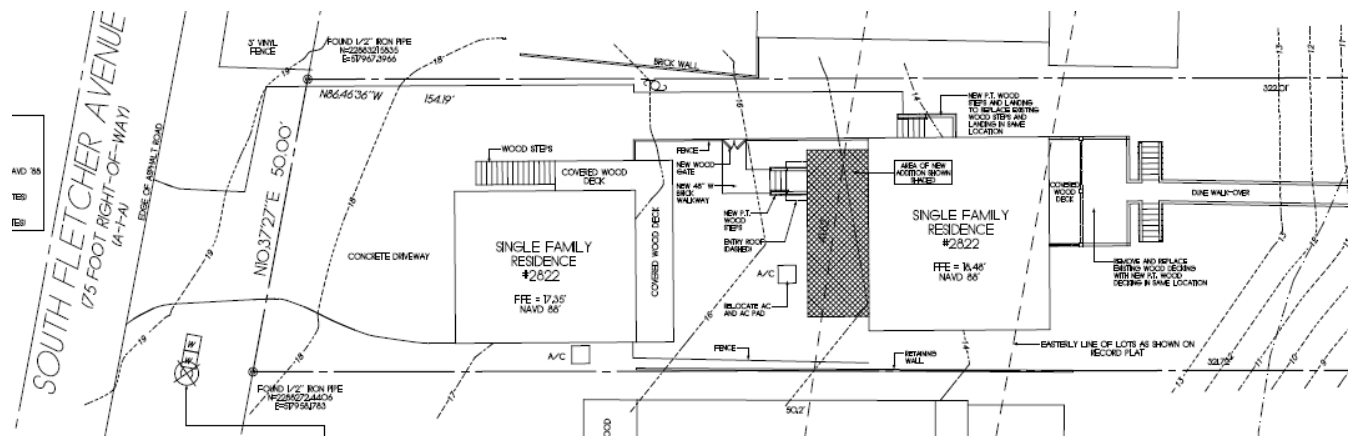
Existing uses on the site: Two Single Family Homes

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 allow for a 288 square foot addition to the west side of the easternmost structure on the property. This parcel is “nonconforming” because it has two single family homes on the lot. The Land Development Code permits one principal structure, one detached accessory dwelling unit and up to two other accessory structures per lot.

The proposed addition would comply with the City's minimum setbacks for the R-2 zoning district. Given the proximity of the Coastal Construction Control Line, the additions and renovations of the easternmost structure are subject to section 3109 of the Florida Building Code.





II. 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.
- Policy 5.02.09 - The City shall guide and direct the location, construction, and maintenance of development adjacent to the Atlantic shoreline, and shall maintain standards to address the following issues:
 - a. Avoid adverse impacts on the contours and topography 1,000 feet landward of the CCCL;
 - b. Avoid adverse impacts on the contours and topography for properties eastward of the CCCL;
 - c. Preserve existing vegetation;
 - d. Set maximum impervious surface ratios;
 - e. Allowance or removal of shore-hardening structures;
 - f. Setbacks for shoreline protection;
 - g. Construction standards in hurricane vulnerability zones;

III. 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, the CRA Overlay, or as limited by 10.02.01(D), where the requirements of Section 10.02.00 are met.
- Section 10.02.01(C) states that the City Commission may take action to authorize a variance request from LDC section 4.02.02 for properties which are contained within the Comprehensive Plan defined “Job Opportunity Areas,” but only for properties located on the west side of North or South Fletcher Avenues. The City Commission shall hear such variance requests in accordance with the provisions for variances as set forth in Chapter 10.
- 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.



BOA 2019-01
2822 S. Fletcher Avenue
January 2, 2019

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.
9. A variance shall not be granted which authorizes the filling of wetlands prohibited by LDC Section 3.03.03(A) and Comprehensive Plan Policy 5.08.04.
10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean high water line of the Atlantic Ocean under LDC section 4.02.03(D), table 4.02.03(E), specifically note 1

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

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. <u>Special Conditions</u>: 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 <u>do</u> 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. Both structures were constructed prior to the existing regulation which limit the number of dwellings per lot.
☐ Yes ☒ No	2. <u>Special Privilege</u>: 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 <u>does confer</u> 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 granting the variance will allow the owners to make a reasonable addition to the existing structure to meet their needs as a full-time residence and maintain a traditional Fernandina Beach house.



☐ Yes ☒ No	3. <u>Literal Interpretation</u>: <i>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.</i> No. Literal interpretation of the Land Development Code <u>would not</u> deprive the applicant of rights enjoyed by other properties. The two structures can be maintained and even reconstructed if destroyed. A much larger single-family residence could replace the existing structures.
☒ Yes ☐ No	4. <u>Minimum Variance</u>: <i>The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.</i> Yes. The variance requested <u>is</u> the minimum variance needed to make a reasonable addition to an existing beach front structure. The proposed addition will comply with all other LDC standards.
☒ Yes ☐ No	5. <u>General Harmony</u>: <i>Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.</i> Yes. Granting the variance <u>will</u> be in harmony with the general intent and purpose of Land Development Code and Comprehensive Plan. Although the proposal will increase the square footage of a nonconforming situation on the parcel, it is on the landward side of the structure and will not encroach into any setbacks that could affect view corridors.
☒ Yes ☐ No	6. <u>Public Interest</u>: <i>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.</i> Yes. Granting of a variance <u>is</u> compatible with the surrounding properties, it will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment. If granted, the proposed addition will allow the property owners to make a reasonable, context sensitive addition to the western side of the structure.



BOA 2019-01
2822 S. Fletcher Avenue
January 2, 2019

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, 4, 5, and 6, but does not meet criteria 2 and 3 for granting a variance, therefore staff must recommend denial.

VI. MOTION TO CONSIDER:

I move to **approve or deny** BOA case number 2019-01; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2019-01, 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 2019-01 **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
City Planner

OFFICE USE ONLY

REC'D: 12/14/18 BY: 8
 PAYMENT: \$ 850 TYPE: CK 873
 APPLICATION #: 2018-00
 CASE #:
 BOARD MEETING DATE:



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: MARY ANNA AND NEAL GERRARD
 Mailing Address: 2822 SOUTH FLETCHER AVE. FERNANDINA BEACH FL 32034
 Telephone: 864.992.1839 Fax: N/A
 Email: maryagerrard@gmail.com

Agent Name: JAMES PORZETTA, ARCHITECT
 Mailing Address: 103 SOUTH 18TH ST FERNANDINA BEACH FL 32034
 Telephone: 904.206.3447 Fax: N/A
 Email: jamesporzetta@comcast.net

PROPERTY INFORMATION

Street Address: 2822 SOUTH FLETCHER AVE FERNANDINA BEACH FL 32034
 Parcel Identification Number(s): 00-00-31-114A-0067
 Lot Number: 67 Block Number: SECTION (1) BUCKS FERNANDINA BEACH
5 50 FT OF N 200 FT OF LOT 67

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 10.01.02 Expansion or Modification of Non Conforming Structures

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

ADDITION OF LAUNDRY ROOM & EXPANSION OF AN EXISTING BEDROOM.
AREA OF NEW ADDITION IS 288 SQUARE FEET.

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:

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.

SEE ATTACHED LETTER

☐ 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.

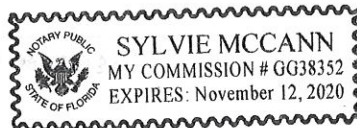
SIGNATURE/NOTARY

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

12/14/18
Date

JAMES PIZZETTA
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } SS



Subscribed and sworn to before me this 14 day of Dec., 2018.

Sylvie McCann
Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE NEAL E. GERRARD Mary Anna Gerrard - owners of
(print name of property owner(s)) Bennett Family Beach

hereby authorize: Jim Pozzetta
(print name of agent)

to represent me/us in processing an application for: Variance Application
(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.

Neal E. Gerrard
(Signature of owner)

Mary Anna Gerrard
(Signature of owner)

NEAL E. GERRARD
(Print name of owner)

Mary Anna Gerrard
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

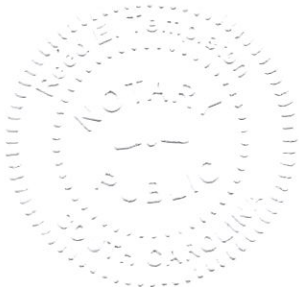
Subscribed and sworn to before me this 3rd day of December, 2018.

Reed E Templeton
Notary Public: Signature

Reed E Templeton
Printed Name

7-6-2027
My Commission Expires

Personally Known _____ OR Produced Identification SCDL ID Produced: ID # 004516855
ID # 003057885



JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay online @ www.nassautaxes.com

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2018	00-00-31-114A-0067-0040	REAL ESTATE	6188	002	

R Pd. ck# 1263 11/5/18

6 - 1229

BENNETT FAMILY BEACH HOUSE LLC
219 SAINT AUGUSTINE DR
GREENWOOD SC 29649-3213



Legal Description

2822 FLETCHER S
FERNANDINA BEACH 32034

S 50 FT OF N 200 FT OF LOT 67 IN OR 1457/94 BUCKS
FDNA BEACH # 1PB2/30

AD VALOREM TAXES				
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE
BOARD OF COUNTY COMMISSIONERS				
GENERAL FUND	6.8376	718,295		718,295
TRANSPORTATION	.5902	718,295		718,295
AI BEACH RENOURISHMENT MSTU	.1021	718,295		718,295
SCHOOL BOARD				
BASIC DISCRETIONARY	.7480	752,296		752,296
CAPITAL OUTLAY	1.5000	752,296		752,296
SCHOOL BOARD LOCAL EFFORT	4.0690	752,296		752,296
ST JOHNS RIVER MGMT DIST	.2562	718,295		718,295
FL INLAND NAVIGATION DIST	.0320	718,295		718,295
MOSQUITO CONTROL DISTRICT	.1412	718,295		718,295
CITY OF FERNANDINA BEACH				
FERNANDINA BEACH	5.8553	718,295		718,295
VOTER APPROVED DEBT	.1929	718,295		718,295
TOTAL MILLAGE				20.3245
TOTAL AD VALOREM TAXES				\$14,813.77



Sign up to get bills by e-mail!

www.nassautaxes.com

LEVYING AUTHORITY

NON-AD VALOREM ASSESSMENTS

AMOUNT

RATE

AMOUNT

TOTAL NON-AD VALOREM ASSESSMENTS \$0.00

TOTAL COMBINED TAXES AND ASSESSMENTS \$14,813.77

Scan to view bill online



If Paid By →	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
Please Pay →	14,221.22	14,369.36	14,517.49	14,665.63	14,813.77

SALE AND ASSIGNMENT
OF INTEREST IN
BENNETT FAMILY BEACH HOUSE, LLC

FOR VALUE RECEIVED, MARY ANNA GERRARD ("Seller") hereby grants, bargains, sells, delivers, transfers and assigns unto NEAL E. GERRARD fifty percent (50%) interest in BENNETT FAMILY BEACH HOUSE, LLC (the "Interest").

TO HAVE AND TO HOLD same unto the buyer, her successors, and assigns, for her and her own use forever. Seller hereby covenants with Buyer that Seller is the lawful owner of the interest and that Seller has good right to sell the same as aforesaid and will warrant and defend the title thereto unto Buyer, her successors, and assigns, against the claims and demands of all persons whomsoever.

SELLER, for itself and its respective successors and assigns, with Buyer and her successors and assigns, hereby agrees that Seller, and its respective successors and assigns will do, execute, and deliver, or will cause to be done, executed, and delivered, all such further acts, transfers, assignments, and conveyances, powers of attorney, and assurances for the better assuring, conveying and confirming unto Buyer, her successors, and assigns all and singular the Interest hereby assigned, transferred, and conveyed as Buyer, her successor, and assigns shall reasonably require.

This Assignment and the covenants and agreements herein contained shall be binding upon Seller and its successors and assigns, and shall inure to the benefit of Buyer and her successors and assigns.

IN WITNESS WHEREOF, Seller has made and executed this Assignment this 14th day of November, 2016.

Cynthia Pinkett
Witness

Print Name: Cynthia Pinkett

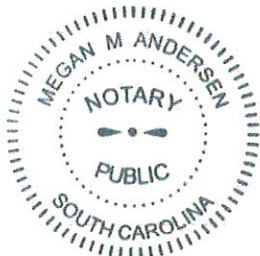
Megan M. Andersen
Witness

Print Name: Megan M. Andersen

Mary Anna Gerrard
MARY ANNA GERRARD
Seller

STATE OF South Carolina
COUNTY OF Greenwood

The foregoing instrument was acknowledged before me this 14th day of November, 2016, by MARY ANNA GERRARD, who is personally known to me, or who has produced South Carolina Drivers License as identification and who did not take an oath.



Megan M. Andersen
Notary Public

My Commission Expires: August 1, 2021

Commission No. N/A

SALE AND ASSIGNMENT
OF INTEREST IN
BENNETT FAMILY BEACH HOUSE, LLC

FOR VALUE RECEIVED in the sum of Two Hundred Thousand Dollars (\$200,000.00), WALLACE M. BENNETT, JR. ("Seller") hereby grants, bargains, sells, delivers, transfers and assigns unto MARY ANNA GERRARD all of his one-third (1/3) interest in BENNETT FAMILY BEACH HOUSE, LLC (the "Interest").

TO HAVE AND TO HOLD same unto the buyer, her successors, and assigns, for her and her own use forever. Seller hereby covenants with Buyer that Seller is the lawful owner of the interest and that Seller has good right to sell the same as aforesaid and will warrant and defend the title thereto unto Buyer, her successors, and assigns, against the claims and demands of all persons whomsoever.

SELLER, for itself and its respective successors and assigns, with Buyer and her successors and assigns, hereby agrees that Seller, and its respective successors and assigns will do, execute, and deliver, or will cause to be done, executed, and delivered, all such further acts, transfers, assignments, and conveyances, powers of attorney, and assurances for the better assuring, conveying and confirming unto Buyer, her successors, and assigns all and singular the Interest hereby assigned, transferred, and conveyed as Buyer, her successor, and assigns shall reasonably require.

This Assignment and the covenants and agreements herein contained shall be binding upon Seller and its successors and assigns, and shall inure to the benefit of Buyer and her successors and assigns.

IN WITNESS WHEREOF, Seller has made and executed this Assignment this ____ day of October, 2016.

Joni Woolridge
Witness
Print Name: Joni Woolridge

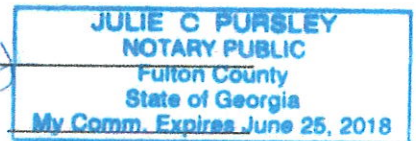
Unisha Foster
Witness
Print Name: Unisha Foster

Wallace M. Bennett, Jr.
WALLACE M. BENNETT, JR.
Seller

STATE OF GA
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 19TH day of October, 2016, by WALLACE M. BENNETT, JR., who is personally known to me, or who has produced _____ as identification and who did not take an oath.

Julie C. Pursley
Notary Public
My Commission Expires: _____
Commission No. _____



SALE AND ASSIGNMENT
OF INTEREST IN
BENNETT FAMILY BEACH HOUSE, LLC

FOR VALUE RECEIVED in the sum of Two Hundred Thousand Dollars (\$200,000.00), BONNIE B. MADDOX ("Seller") hereby grants, bargains, sells, delivers, transfers and assigns unto MARY ANNA GERRARD all of her one-third (1/3) interest in BENNETT FAMILY BEACH HOUSE, LLC (the "Interest").

TO HAVE AND TO HOLD same unto the buyer, her successors, and assigns, for her and her own use forever. Seller hereby covenants with Buyer that Seller is the lawful owner of the interest and that Seller has good right to sell the same as aforesaid and will warrant and defend the title thereto unto Buyer, her successors, and assigns, against the claims and demands of all persons whomsoever.

SELLER, for itself and its respective successors and assigns, with Buyer and her successors and assigns, hereby agrees that Seller, and its respective successors and assigns will do, execute, and deliver, or will cause to be done, executed, and delivered, all such further acts, transfers, assignments, and conveyances, powers of attorney, and assurances for the better assuring, conveying and confirming unto Buyer, her successors, and assigns all and singular the Interest hereby assigned, transferred, and conveyed as Buyer, her successor, and assigns shall reasonably require.

This Assignment and the covenants and agreements herein contained shall be binding upon Seller and its successors and assigns, and shall inure to the benefit of Buyer and her successors and assigns.

IN WITNESS WHEREOF, Seller has made and executed this Assignment this ___ day of October, 2016.

Witness

Print Name:

Kathy Wade

Witness

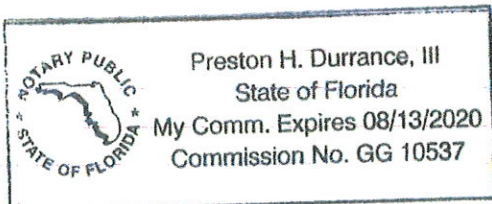
Print Name:

Justin Contreras

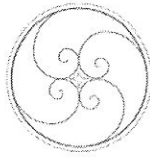
Bonnie B. Maddox
BONNIE B. MADDOX
Seller

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 4th day of ^{November} ~~October~~, 2016, by BONNIE B. MADDOX, who is personally known to me, or who has produced valid Alabama drivers license as identification and who did not take an oath.



Preston H. Durrance III
Notary Public
My Commission Expires: 08/13/2020
Commission No. GG 10537



Variance Application for the Gerrard Residence

Date: December 12, 2018

To: Fernandina Beach Planning and Zoning Department

Re: Gerrard Residence Addition
2822 Fletcher Avenue
Fernandina Beach, Florida 32034

Description of Work:

Addition of a Laundry Room and extension of an Existing Bedroom into the rear-yard of an existing home. Area of the new addition is 288 square feet. (Please reference

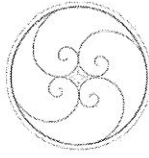
Reference: Sheet A1.1 Site Plan
Sheet A2.1 First Floor Plan
Sheet A2.2 Second Floor Plan
Sheet A3.1 Elevations

Synopsis – Reason for Request:

After many years of enjoying the house as a place to vacation, the owners would like to move into the home year-round. To make the home more suitable to full time living they are requesting a modest increase in square footage to accommodate a laundry room and an expansion to an existing bedroom.

Need for a Variance:

This lot currently has (2) primary structures on it placing the entire lot within a 'non-conforming' status. The addition space requested would not require a variance if the lot was not in a 'non-conforming' status as the new space is entirely within the permitted setbacks.



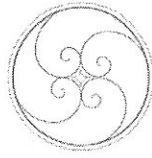
Analysis:

The primary structure has a 987 square foot 'footprint' of enclosed space (covered and open wood decks add an additional 278 square feet of 'footprint')

The accessory structure has a 776 square foot 'footprint' of enclosed space (covered and open wood decks add an additional 311 square feet of 'footprint')

It is possible that upcoming proposed changes to the Zoning Code that allow for larger accessory structures could bring this lot into a 'conforming' status and allow the addition to be considered through the normal permitting procedure instead of the variance procedure.

1. Special Conditions: The existing lot's 'non-conforming' status will potentially become 'conforming' with the adoption of new Zoning rules permitting larger accessory structures.
2. Special Privilege: It would be possible to connect the two existing structures via an enclosed breezeway thereby creating a single primary structure on the property, however, the owners feel this would destroy the context of smaller traditional structures seen along the beach.
3. Literal Interpretation: This need for this variance could potentially be removed with the adoption of new zoning rules.
4. Minimum Variance: the variance requested is for additional space to be added to an existing structure that is fully within the existing setbacks, the only need for a variance is due to the 'non-conforming' status of the lot.
5. General Harmony: the existing architecture – two smaller traditional vernacular style structures is in keeping with the type of home found along Fletcher Avenue historically. It is the position of the owners that removing the two houses would further reduce the rapidly shrinking examples of traditional Fernandina Beach architecture along Fletcher Avenue.
6. Public Interest: The granting of this modest variance will not block any views of the ocean/beach via existing view corridors and will allow comfortable year-round use of an existing small home.

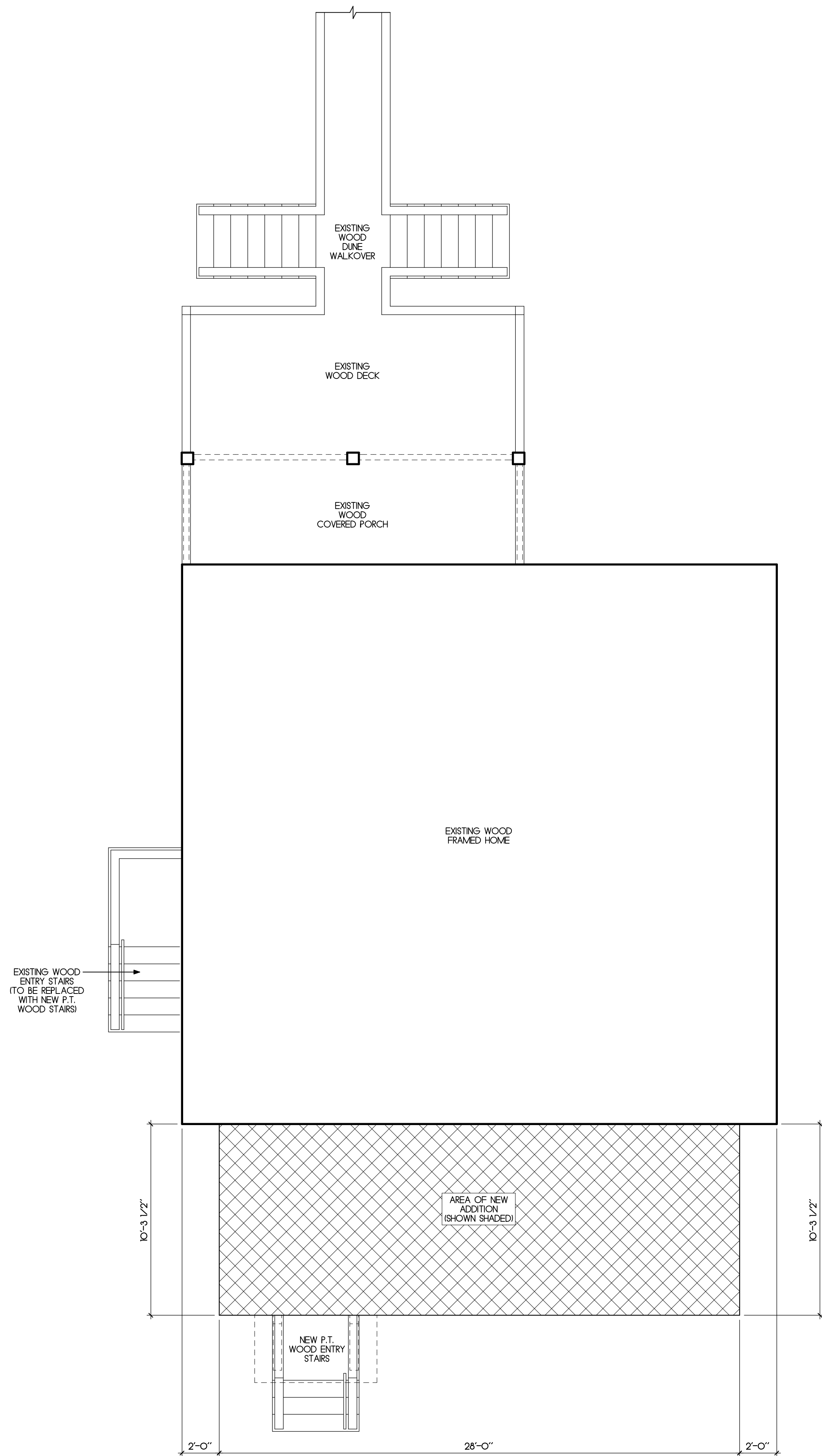


We kindly ask that a variance be granted to allow construction of the 288 square foot addition at this time.

Sincerely,

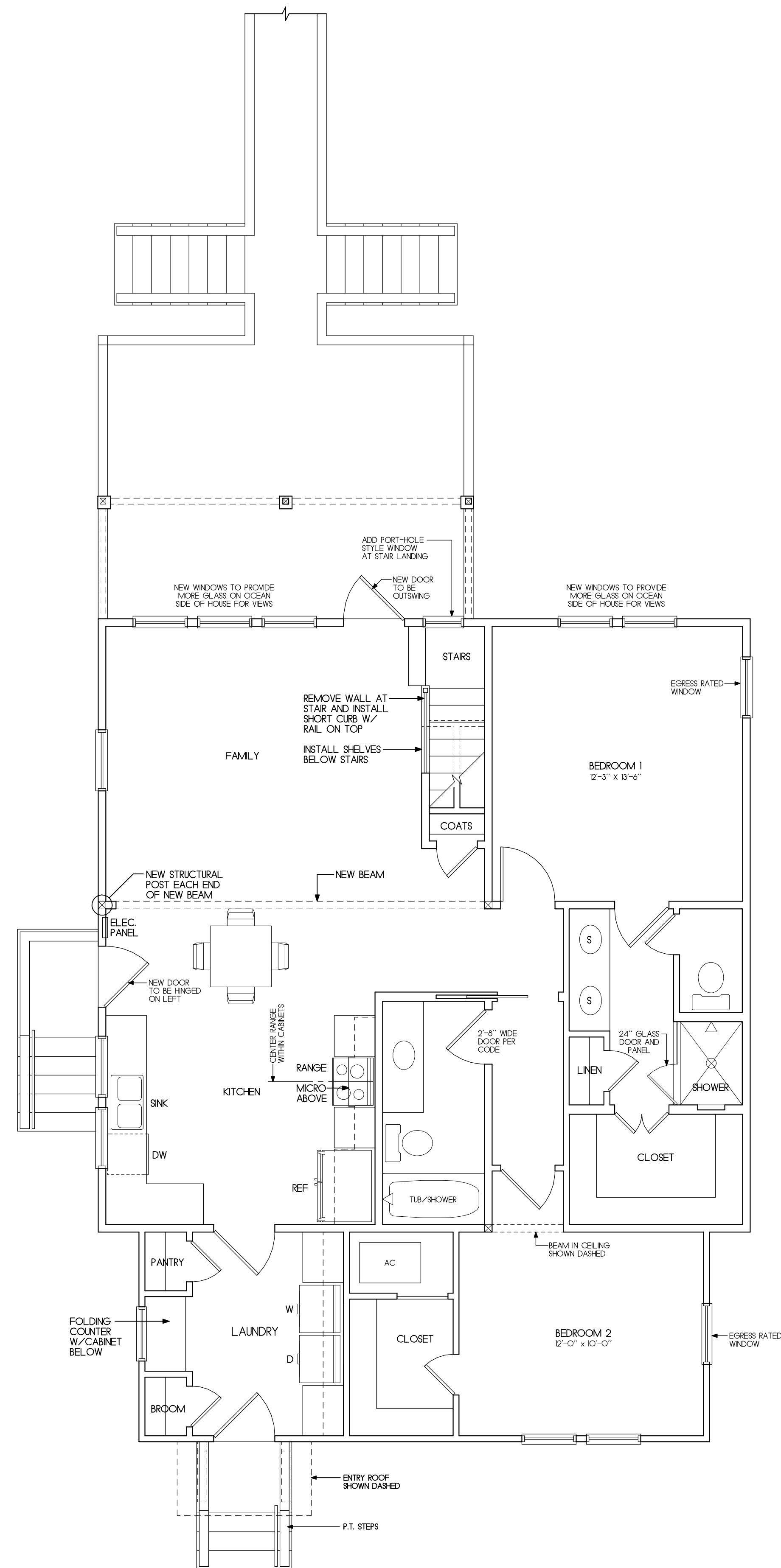
A handwritten signature in black ink, appearing to read "James Pozzetta". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

James Pozzetta, Architect
State of Florida License #AR96064
103 South 18th Street
Fernandina Beach, FL 32034
jamespozzetta@comcast.net
904-206-3447



ADDITION DIAGRAM

1/4"=1'-0"



FIRST FLOOR PLAN

1/4"=1'-0"

ADDITION TO THE:
GERRARD RESIDENCE
2822 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FLORIDA 32034

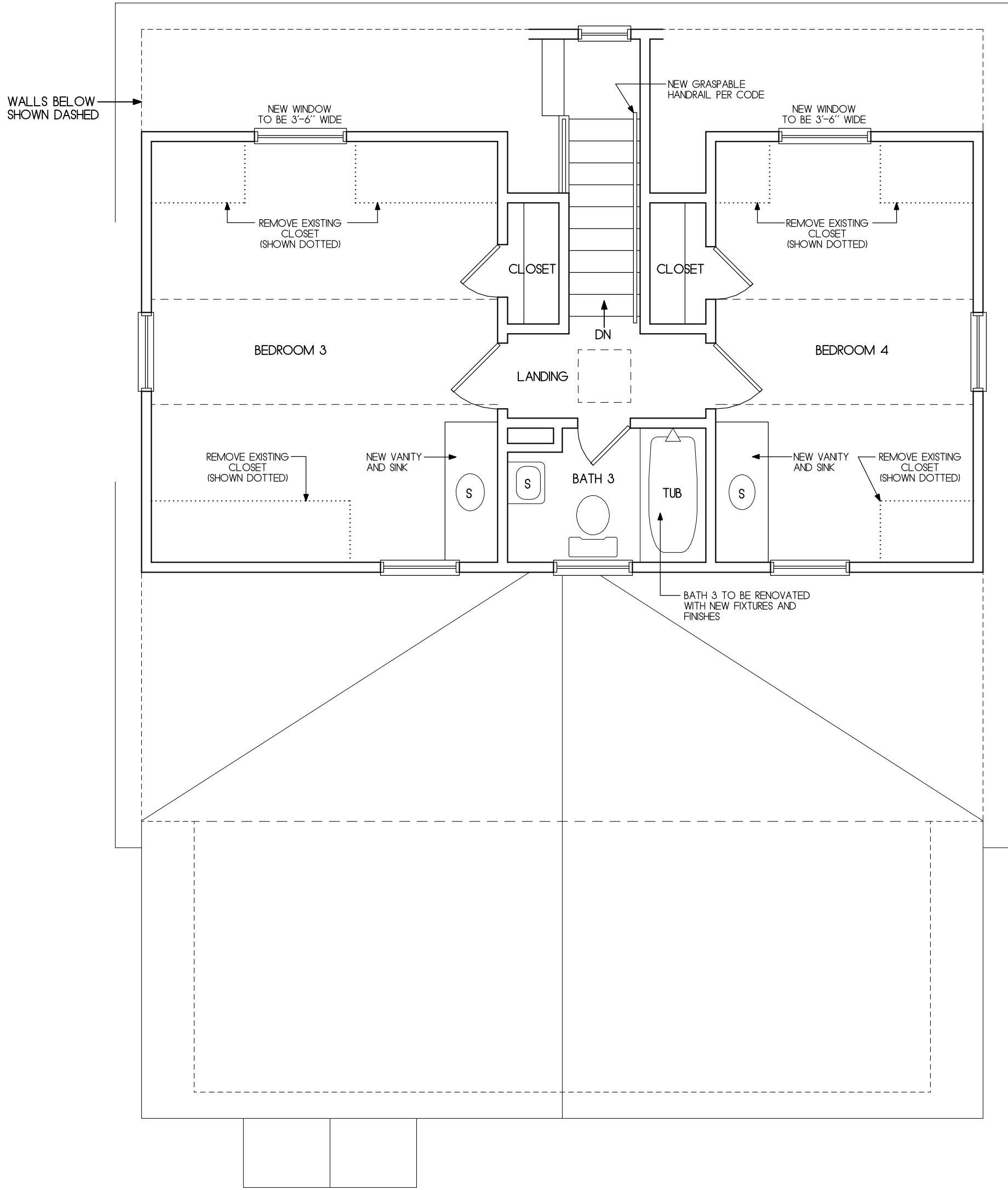
PROJECT: GERRARD
DRAWN BY: JMP
CHKD BY: JMP
ISSUED: 12/12/2018

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#RP96064

FIRST FLOOR PLAN

#	REVISIONS	DATE

THE DRAWING AND THE DESIGN LEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF JAMES POZZETTA ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND IT IS TO BE RETURNED ON REQUEST.



NOTE: REMOVE EXISTING ATTIC FAN

SECOND FLOOR PLAN

1/4"=1'-0"

ADDITION TO THE:
GERRARD RESIDENCE
2822 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FLORIDA 32034

PROJECT: GERRARD

DRAWN BY: JMP

CHKD BY: JMP

ISSUED: 12/12/2018

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net

FLORIDA REGISTERED ARCHITECT, LIC#RP96064

SECOND FLOOR PLAN

#	REVISIONS	DATE

THE DRAWING AND THE DESIGN LEAS AND CONCEPTS IT REPRESENTS
IS THE PROPERTY OF JAMES POZZETTA, ARCHITECT. IT IS TO BE USED ONLY FOR
THE PROJECT AND IT IS TO BE RETURNED ON REQUEST.



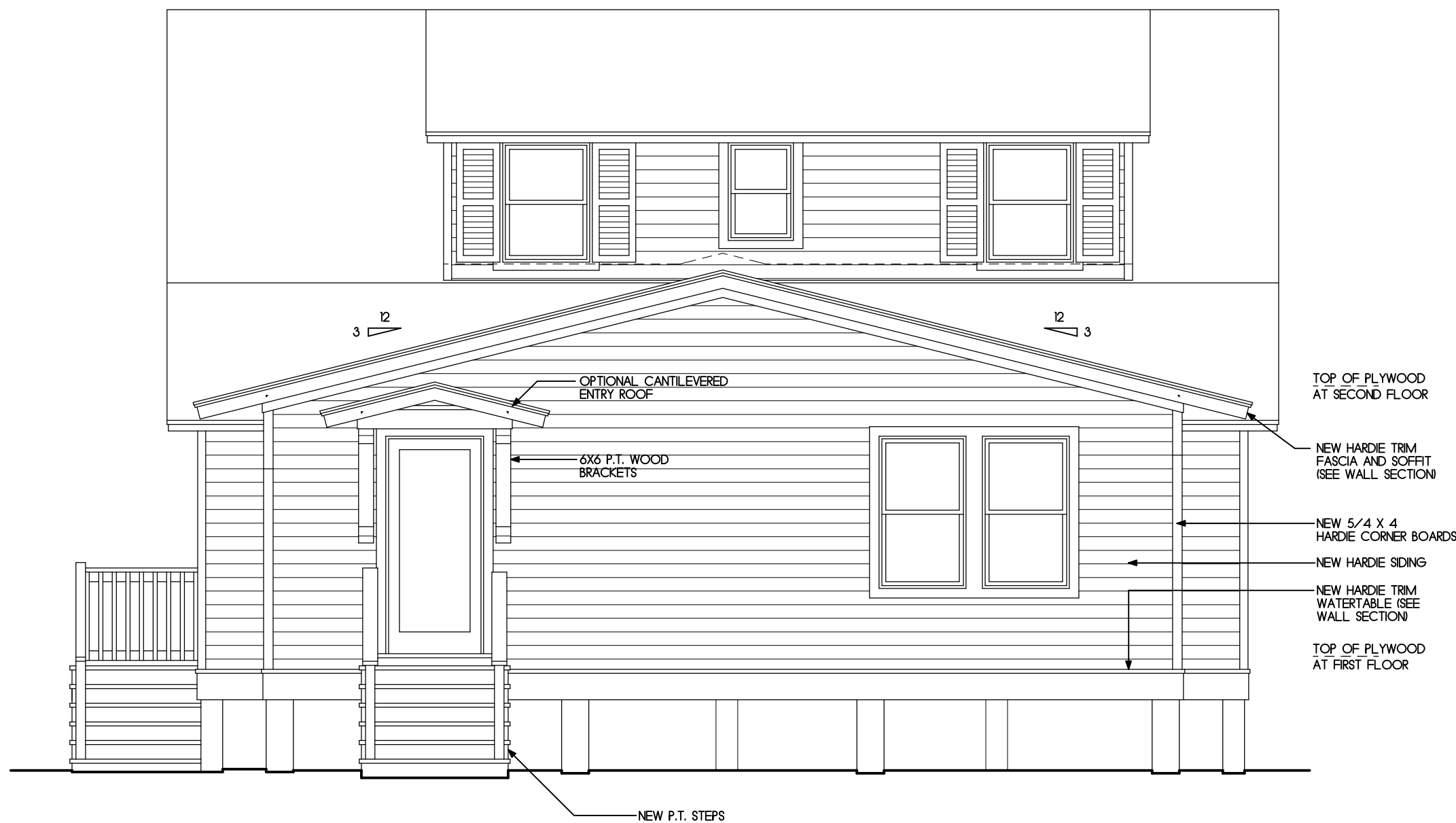
LEFT SIDE ELEVATION

1/4"=1'-0"



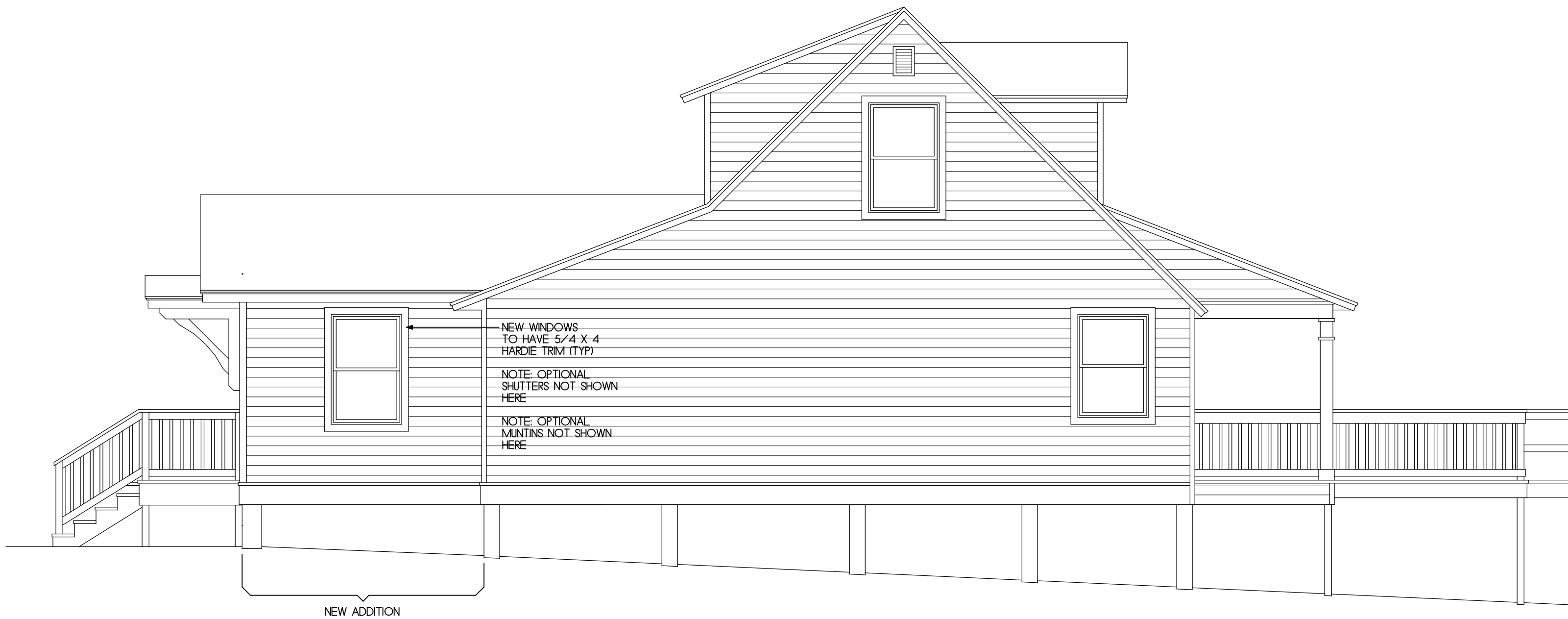
REAR ELEVATION

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"

ADDITION TO THE
GERRARD RESIDENCE
2822 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FLORIDA 32034

A3.1

PROJECT: GERRARD
DRAWN BY: JMP
CHKD BY: JMP
ISSUED: 12/12/2018

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#A96064

EXTERIOR ELEVATIONS

#	REVISIONS	DATE

THE DRAWING AND THE DESIGN HEREIN ARE THE PROPERTY OF JAMES POZZETTA, ARCHITECT, AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JAMES POZZETTA, ARCHITECT. IF IT IS TO BE RETURNED ON REQUEST.



BOA 2019-02
1427 N. Fletcher Avenue
January 2, 2019

BOARD OF ADJUSTMENT STAFF REPORT

Case Number 2019-02

Meeting Date January 16, 2019

Owner/Applicant William & Angela Hanson / Mark Akins, Rice Architect LLC

Property Location: 1427 N. Fletcher Avenue

Parcel Number: 00-00-31-155E-0004-0000

Requested action: VARIANCE from LDC Section 4.02.03(E)(2) Standards for Building Heights and Setbacks – Each side yard setback shall be increased by one-half foot for each one foot, or fraction thereof, of building heights above twenty-five feet.

Current zoning: R-1

FLUM land use category: Low Density Residential

Existing uses on the site: Single Family House

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 allow for the addition of a third floor to an existing residence which was built in 1987 according to the Property Appraiser's website. The proposed addition would put the overall structure height at 32 feet, requiring an 8.5-foot side yard setback on each side. The current side yard setbacks are 5 feet on the north and south side of the structure.



EXISTING - VIEW FROM NE
SCALE:



PROPOSED ADDITION - VIEW FROM NE
SCALE:



II. 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.

III. 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, the CRA Overlay, or as limited by 10.02.01(D), where the requirements of Section 10.02.00 are met.
- Section 10.02.01(C) states that the City Commission may take action to authorize a variance request from LDC section 4.02.02 for properties which are contained within the Comprehensive Plan defined “Job Opportunity Areas,” but only for properties located on the west side of North or South Fletcher Avenues. The City Commission shall hear such variance requests in accordance with the provisions for variances as set forth in Chapter 10.
- 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.



BOA 2019-02
1427 N. Fletcher Avenue
January 2, 2019

9. A variance shall not be granted which authorizes the filling of wetlands prohibited by LDC Section 3.03.03(A) and Comprehensive Plan Policy 5.08.04.
10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean high water line of the Atlantic Ocean under LDC section 4.02.03(D), table 4.02.03(E), specifically note 1

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

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. <u>Special Conditions</u>: 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 <u>do</u> 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. While other structures within this area are also located within a Special Flood Hazard Area and Subject to Coastal Construction standards, it does limit additions and renovations to existing structures.
☐ Yes ☒ No	2. <u>Special Privilege</u>: 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 <u>does confer</u> 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. The increased side yard setback for structures over 25 feet in height applies to new construction and additions to existing structures.



☐ Yes ☒ No	3. <u>Literal Interpretation</u>: <i>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.</i> No. Literal interpretation of the Land Development Code <u>would not</u> deprive the applicant of rights enjoyed by other properties. The maximum allowable height for this zoning district is 35 feet. However, the width of the existing residence restricts the house as it exists today.
☒ Yes ☐ No	4. <u>Minimum Variance</u>: <i>The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.</i> Yes. The variance requested <u>is</u> the minimum variance needed to make a third story addition to the existing residence. The proposed addition is not the full width of the structure, it more than complies with the increased side yard setbacks for height.
☒ Yes ☐ No	5. <u>General Harmony</u>: <i>Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.</i> Yes. Granting the variance <u>will</u> be in harmony with the general intent and purpose of Land Development Code and Comprehensive Plan. The proposal is within the maximum allowable height for structures in this zoning district. It does not appear that the addition will impact view corridors with Fort Clinch State Park to the west.
☒ Yes ☐ No	6. <u>Public Interest</u>: <i>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.</i> Yes. Granting of a variance <u>is</u> compatible with the surrounding properties, it will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment. Although the original portion of the structure will not be compliant with today's standards, the addition complies with setbacks and is not out of character with the surrounding properties.



BOA 2019-02
1427 N. Fletcher Avenue
January 2, 2019

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, 4, 5, and 6, but does not meet criteria 2 and 3 for granting a variance, therefore staff must recommend denial.

VI. MOTION TO CONSIDER:

I move to **approve or deny** BOA case number 2019-02; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2019-02, 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 2019-02 **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
City Planner

OFFICE USE ONLY

REC'D: 12/14/18 BY: 8
PAYMENT: \$ 2500 TYPE: CH #1138
APPLICATION #: 2018-002014
CASE #: 2019-01
BOARD MEETING DATE: 1/16/18

**APPLICATION FOR VARIANCE FROM THE LDC****APPLICANT INFORMATION**

Owner Name: HANSON WILLIAM H & ANGELA Y

Mailing Address: 330 13TH ST NE WASHINGTON, DC 20002

Telephone: 404-451-7722

Fax: _____

Email: AYHANSON@GMAIL.COM

Agent Name: MARK H AKINS, RICE ARCHITECT LLC

Mailing Address: 961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

Telephone: 904-491-0072

Fax: _____

Email: MHAKINS@RICEARCHITECT.COM

PROPERTY INFORMATION

Street Address: 1427 N FLETCHER AVE FERNANDINA BEACH, FL 32034

Parcel Identification Number(s): 00-00-31-155E-0004-0000

Lot Number: 4 **Block Number:** 6

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 4.02.03(E) | ETC.

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

A THIRD FLOOR, OF APPROXIMATELY 500-600 SQUARE FEET WILL BE ADDED OVER THE MIDDLE THIRD OF THE
EXISTING RESIDENCE, ADDING APPROXIMATELY 6' TO EXISTING 25' RESIDENCE

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.

Existing residences have nonconforming north sideyard with any addition of a third-floor.

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.

Neighboring residences are constructed with 3rd floor.

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.

See (2)

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 seek the minimum - and only with respect to the NORTH sideyard, as the SOUTH sideyard is compliant with the proposed variance applied. Also, minimum space is added.

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 spirit of the code with respect to building heights is to preserve view corridors, which since this home does not front the ocean, no view corridors are compromised. ~~from~~ Additionally, the rear property is State Park, so no views are obstructed.

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.
- We have taken care to offer a safe, sensitive solution for this proposal. No harm or detriment to public is created.

☒ 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.

11/19/2018
Date

[Signature]
Signature of Applicant

MARK HAKINS, RICE ARCHITECT

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

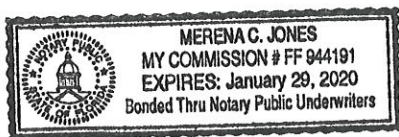
Subscribed and sworn to before me this 19th day of November, 2018.

[Signature]
Notary Public: Signature

Merena C. Jones
Printed Name

My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE HANSON WILLIAM H & ANGELA Y
(print name of property owner(s))

hereby authorize: MARK H. AKINS, RICE ARCHITECT LLC
(print name of agent)

to represent me/us in processing an application for: BOA VARIANCE
(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]
(Signature of owner)

William H Hansen
(Print name of owner)

[Signature]
(Signature of owner)

ANGELA Y HANSON
(Print name of owner)

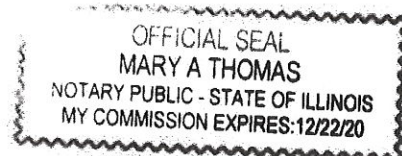
Subscribed and sworn to before me this 19 day of Nov., 2018.

Mary A. Thomas
Notary Public: Signature

MARY A. THOMAS
Printed Name

12-22-2020
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



APPLICATION REQUIREMENTS VARIANCE APPLICATIONS

These requirements are not inclusive of the requirements for the proposed work. The Planning Department may require additional drawings, specifications or information in order to complete the review of the application.

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR FILING A VARIANCE REQUEST:
--

- ☒ Signed, sealed, scaled survey of the property no older than two years from date of application
- ☒ Proof of ownership (copy of deed or tax statement)
- ☒ Completed agent authorization, if needed
- ☒ Synopsis letter of reasons for request
- ☒ Materials as needed to illustrate nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Any site plans or drawings must be dimensioned and to scale.)

The following limitations on the grant of a variance apply:

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 solely 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.

You will receive a staff report one week before your meeting.

APPEALS: Any person aggrieved by any decision of the BOA or HDC regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within thirty (30) days after the filing of the decision at the office of the Board; otherwise, the decision of the Board shall be final.

STAFF CONTACT:

BOA: Jacob Platt
Planner II
jplatt@fbfl.org
904.310.3135

HDC: Sal Cumella
Preservation Planner II
scumella@fbfl.org
904.310.3135



VARIANCE SYNOPSIS LETTER

November 19, 2018

Owner/Client

William & Angela Hanson
330 13th St. NE
Washington, DC 20002

Project Address

1427 North Fletcher Ave
Fernandina Beach, FL 32034

Architect

Rice Architect LLC.
961687 Gateway Blvd Suite 201H
Amelia Island, Florida 32034

Project Summary/Synopsis:

Our Client wishes to add a third floor to their existing residence. The first floor is open/storage on wooden piers. The second floor is the habitable space of the home. The proposed third floor would occupy approximately 1/3 of the center portion of the home (12'-0" wide, +/-).

Zoned R-1, the property requires a 10% sideyard for structures at or below 25' in height. The proposed height of the new residence is 31' - 8 1/2", which would require an additional 3'-6" of sideyard setback. Since this would create a nonconforming situation only on the north sideyard, we respectfully request a variance to COFB LDC Section 4.02.03.

Thank you,

A handwritten signature in black ink, appearing to read "Rice", with a stylized flourish.

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

LOT 4
PT OR 1925/195
OCEANS EIGHT PB 5/41

HANSON WILLIAM H & ANGELA Y 00-00-31-155E-0004-0000
330 13TH ST NE
WASHINGTON, DC 20002

Nassau County 2018 R
CARD 001 of 001
BY MIKEH

PRINTED 7/30/2018 9:35
APPR 8/14/2013 KK

BUSE	000500	SFR	CUST	AE?	Y	1296	HTD AREA	117.600	INDEX	1056.00	N	FLETCHER	W	OC	PUSE	000100	SINGLE FAMILY
MOD	1	SFR	BATH	2.00		1828	EFF AREA	113.837	E-RATE	110.000	INDX	STR	13-	3N-	29		
EXW	16	WD FR STUC	FIXT			208,094	RCN			1987	AYB	MKT AREA	01			176,879	BLDG
%			BDRM	3		85.00	%GOOD			1987	EYB	AC	APPR	5		3,100	XFOB
RSTR	03	GABLE/HIP	RMS													150,000	LAND
RCVR	03	COMP SHNGL	UNTS													0	CLAS
%			C-W%													0	MKTUSE
INTW	05	DRYWALL	HGHT													329,979	JUST
%			PMTR													329,979	APPR
FLOR	08	SHT VINYL	STYS	2.0													
80%	14	CARPET	ECON														
HTTP	04	AIR DUCTED	FUNC														
A/C	03	CENTRAL	SPCD														
QUAL	04	CLASS	DEPR	60													
FNDN			ADDS														
SIZE	01	SQUARE	UD-2														
CEIL			UD-3														
ARCH			UD-4														
FRME	02	WOOD FRAME	UD-5														
KTCH			UD-6														
WINDO			UD-7														
CLAS			UD-8	02	DIST F												
OCC			UD-9														
COND			%														
SUB	A-AREA	%	E-AREA	SUB	VALUE												
FCP93	1176	25	294		28449												
UOP93	592	20	118		11418												
UST93	120	45	54		5225												
BAS93	1296	100	1296		125402												
FOP13	160	30	48		4645												
STR13	60	10	6		580												
FOP93	40	30	12		1160												
TOTAL	3444		1828		176879												
-----EXTRA FEATURES----- FIELD CK:																	

♦FIELD CK: 8/14/2013 KK

♦LOC: 1427 FLETCHER AVE N FERNANDINA BEACH

♦ +--+-----36-----+ +-----36-----+

♦ I IFCP1993 I +--+BAS1993 I

♦ IUOP1993 I 1STR2013 I

♦ I I I 5 +--+ I

♦ 3 3 3 +--+FOP1993 3

♦ 6 6-10+ 6 IUOP1993 6

♦ I 1 1 I I 1

♦ I 2 2 I 3 9

♦ +--+10+-----26---+ 1 +--+12+--12+--12+

♦ UST1993 I I IUOP1993

♦ +--+16--+FOP201312+ +--+8+

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♦ N12 W10 S12\$ N36\$ S24 E10 S12 E26 N36\$ PTR

♦ = E20 BAS1993=E36 S36 UOP1993=S12 W12 FO

♦ P2013= W2 S2 W8 N2 W2 UOP1993= W16 N31 S

♦ TR2013= N15 E4 S11 FOP1993= E5 S8 W5 N8\$

♦ S4 W4\$ E4 S19 E12 S12\$ N12 E12S12\$ N12 E12

♦ \$ W36 N36\$ W20\$.

♦----- PERMITS -----

♦ NUMBER DESC AMT ISSUED

♦ 20090502 ELEC OTHER 4/23/2009

♦ 20033166 XFOB 2,000 5/28/2003

♦----- SALE -----

♦ BOOK PAGE DATE PRICE

♦ 1925 195 6/27/2014 Q I 473000

♦ GRANTOR JACOB RICHARD & MARY ANN

♦ GRANTEE HANSON WILLIAM H & ANGELA Y

♦ 527 950 9/29/1987 U I 125000

♦ GRANTOR

♦ GRANTEE

LOT 4
PT OR 1925/195
OCEANS EIGHT PB 5/41

HANSON WILLIAM H & ANGELA Y 00-00-31-155E-0004-0000
330 13TH ST NE
WASHINGTON, DC 20002

Nassau County 2018 R
CARD 001 of 001
BY MIKEH

PRINTED 7/30/2018 9:35
APPR 8/14/2013 KK

BUSE	000500	SFR	CUST	AE? Y	1296	HTD AREA	117.600	INDEX	1056.00	N	FLETCHER	W OC	PUSE	000100	SINGLE	FAMILY
MOD	1	SFR	BATH	2.00	1828	EFF AREA	113.837	E-RATE	110.000	INDX	STR	13- 3N- 29				
EXW	16	WD FR STUC	FIXT		208,094	RCN			1987	AYB	MKT AREA	01			176,879	BLDG
%			BDRM	3	85.00	%GOOD		176,879	B	BLDG VAL	1987	EYB			3,100	XFOB
RSTR	03	GABLE/HIP	RMS								AC				150,000	LAND
RCVR	03	COMP SHNGL	UNTS								NTCD				0	CLAS
%			C-W%								APPR	CD			0	MKTUSE
INTW	05	DRYWALL	HGHT								CNDO				329,979	JUST
%			PMTR								SUBD				329,979	APPR
FLOR	08	SHT VINYL	STYS	2.0							BLK					
80%	14	CARPET	ECON								LOT				0	SOHD
HTTP	04	AIR DUCTED	FUNC								MAP#	7C/18S			329,979	ASSD
A/C	03	CENTRAL	SPCD												0	EXPT*
QUAL	04	CLASS	DEPR	60							TXDT	002			329,979	COTXBL
FNDN			ADDS									329,979	CITXBL		329,979	OTTXBL
SIZE	01	SQUARE	UD-2													
CEIL			UD-3													
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FRME	02	WOOD FRAME	UD-5													
KTCH			UD-6													
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CLAS			UD-8	02	DIST F											
OCC			UD-9													
COND			%													
SUB	A-AREA	%	E-AREA	SUB	VALUE											
FCP93	1176	25	294		28449											
UOP93	592	20	118		11418											
UST93	120	45	54		5225											
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FOP13	160	30	48		4645											
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FOP93	40	30	12		1160											
TOTAL	3444		1828		176879											
-----EXTRA FEATURES----- FIELD CK:																

FIELD CK: 8/14/2013 KK

LOC: 1427 FLETCHER AVE N FERNANDINA BEACH

-----36-----+ +-----36-----+

I IFCP1993 I +-+BAS1993 I

IUOP1993 I 1STR2013 I

I I 5 +-+ I

3 3 +-+FOP1993 3

6 6-10+ 6 IUOP1993 6

I 1 1 I 1

I 2 2 I 3 9

+-+10+-----26-----+ 1 +-+12+--12+--12+

UST1993 I I IUOP1993

+-+16-+FOP201312+ +-8+

PERMITS

NUMBER	DESC	AMT	ISSUED
20090502	ELEC OTHER		4/23/2009
20033166	XFOB	2,000	5/28/2003

SALE

BOOK	PAGE	DATE	PRICE
1925	195	6/27/2014 Q I	473000

GRANTOR JACOB RICHARD & MARY ANN

GRANTEE HANSON WILLIAM H & ANGELA Y

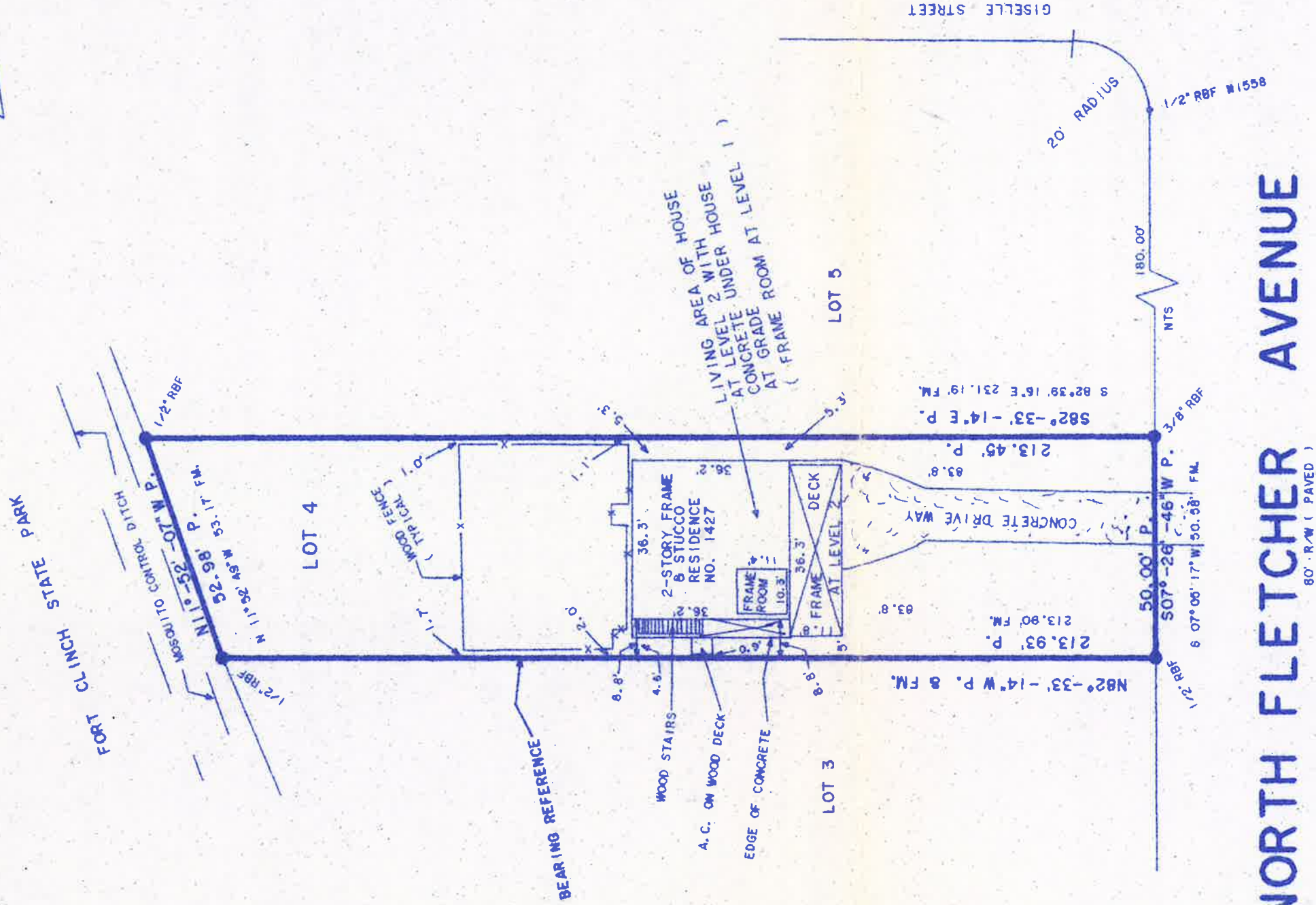
527 950 9/29/1987 U I 125000

GRANTOR

GRANTEE

MAP SHOWING BOUNDARY SURVEY OF
LOT 4, OCEANS EIGHT,
AS RECORDED IN PLAT BOOK 5, PAGE 41,
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
WILLIAM H. HANSON AND ANGELA Y. HANSON,
FIRST FEDERAL BANK OF FLORIDA,
FIRST AMERICAN TITLE INSURANCE CO.
MARSHALL E. WOOD, P.A.



COASTAL LAND SURVEYORS

8 MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS
MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND
SURVEYING, CHAPTER 5J-17.060, FLORIDA ADMIN. CODE, AND/OR
CHAPTER 180-7, GEORGIA STATUTES.

James C. Peacock LICENSED BUSINESS NO. 6412
JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
(NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL)

BEARINGS BASED ON S'LY LINE OF LOT 11 PER REECORD PLAT

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE AE9 AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP, 0241F
COMMUNITY NO. 120172 PANEL NO. 0241F
DATED 12-17-10

DATE OF SURVEY: JUNE 18, 2014
SCALE 1"=30'
JOB NO. J408-05 F.B. 330

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

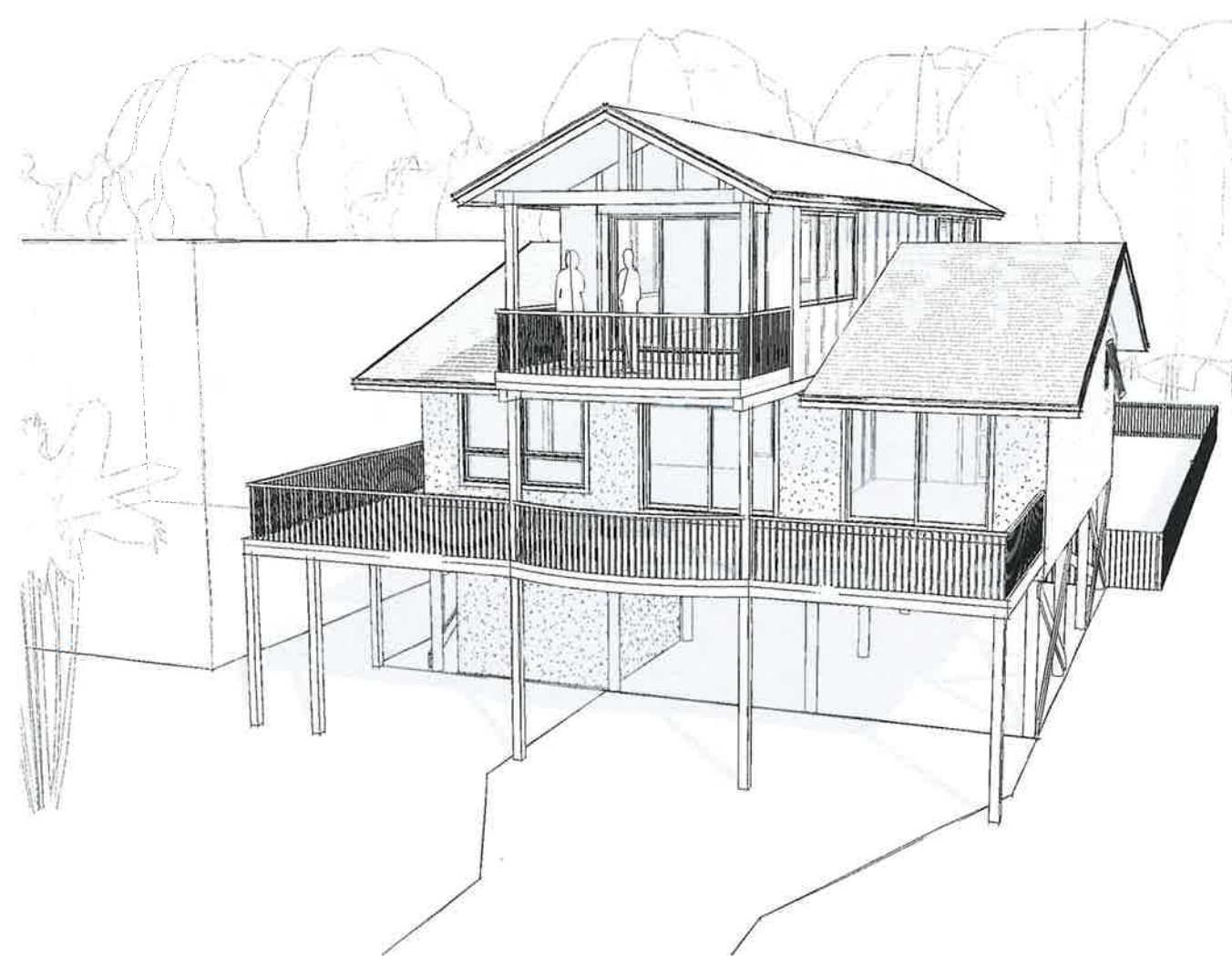
LEGEND:
IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
RE/BAIR FOUND - RBF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
RIGHT-OF-WAY - R/W
POINT OF CURVE - PC POINT OF TANGENCY - PT
CENTERLINE - CL OFFICIAL RECORDS BOOK - O.R.B.
POWER LINE - P
PLAT - P
FIELD MEASURED - FM
RECORD - R. DEED - D.
POWER POLE - B
CONCRETE - CONC.
FENCE - F
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC

THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE.



EXISTING - VIEW FROM NE

SCALE:



PROPOSED ADDITION - VIEW FROM NE

SCALE:

HANSON RESIDENCE
COFB VARIANCE SUBMITTAL
1427 N FLETCHER AVE FERNANDINA BEACH, FL 32034

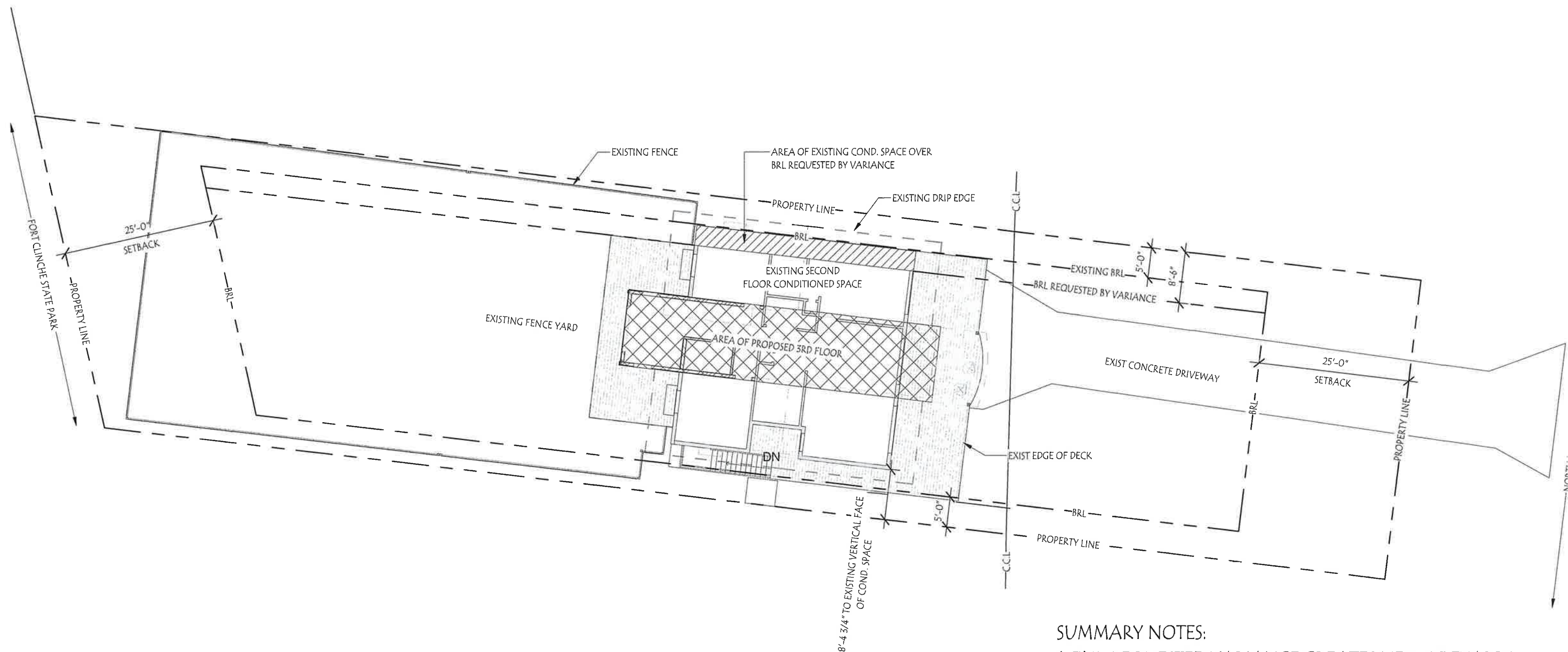
HANSON COFB VARIANCE

ISSUE DATE: 12/14/2018



1427 N FLETCHER AVE FERNANDINA BEACH, FL 32034

BO.O



SUMMARY NOTES:

1. THE REQUESTED VARIANCE CREATES NEW SIDEYARDS (NORTH AND SOUTH) OF 8' -6". THE EXISTING SIDYARDS ARE 5'-0".
2. THE PROPOSED STRUCTURE MEASURES 32'-0" FROM FINISHED GRADE, REQUIRING 3'-6" OF ADDITIONAL SETBACK TO THE SIDEYARDS.
3. THE PROPOSED STRUCTURE WILL NOT ENCROACH UPON ANY YARD SETBACK.

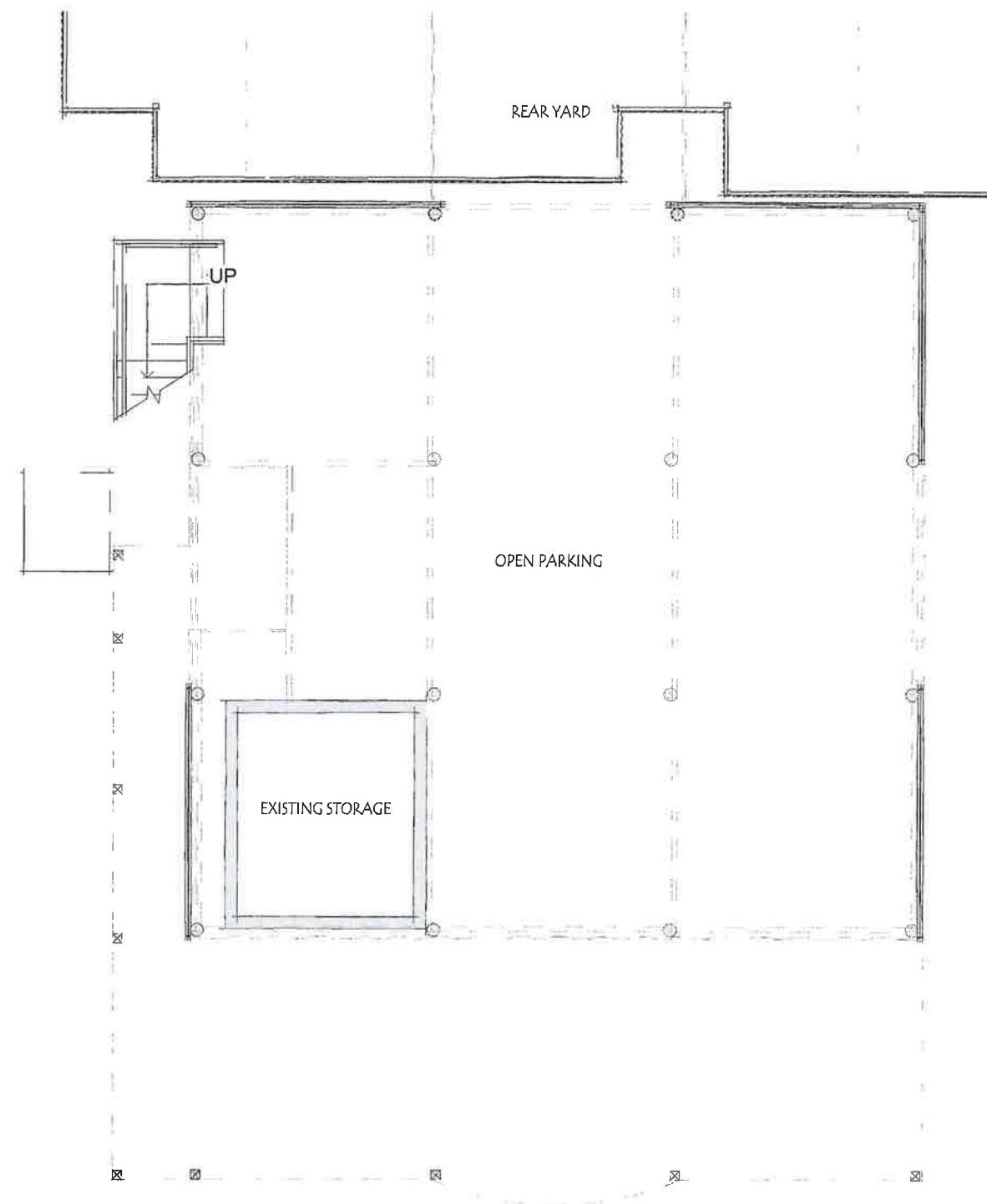
HANSON COFB VARIANCE

ISSUE DATE: 12/14/2018

A R C H I T E C T

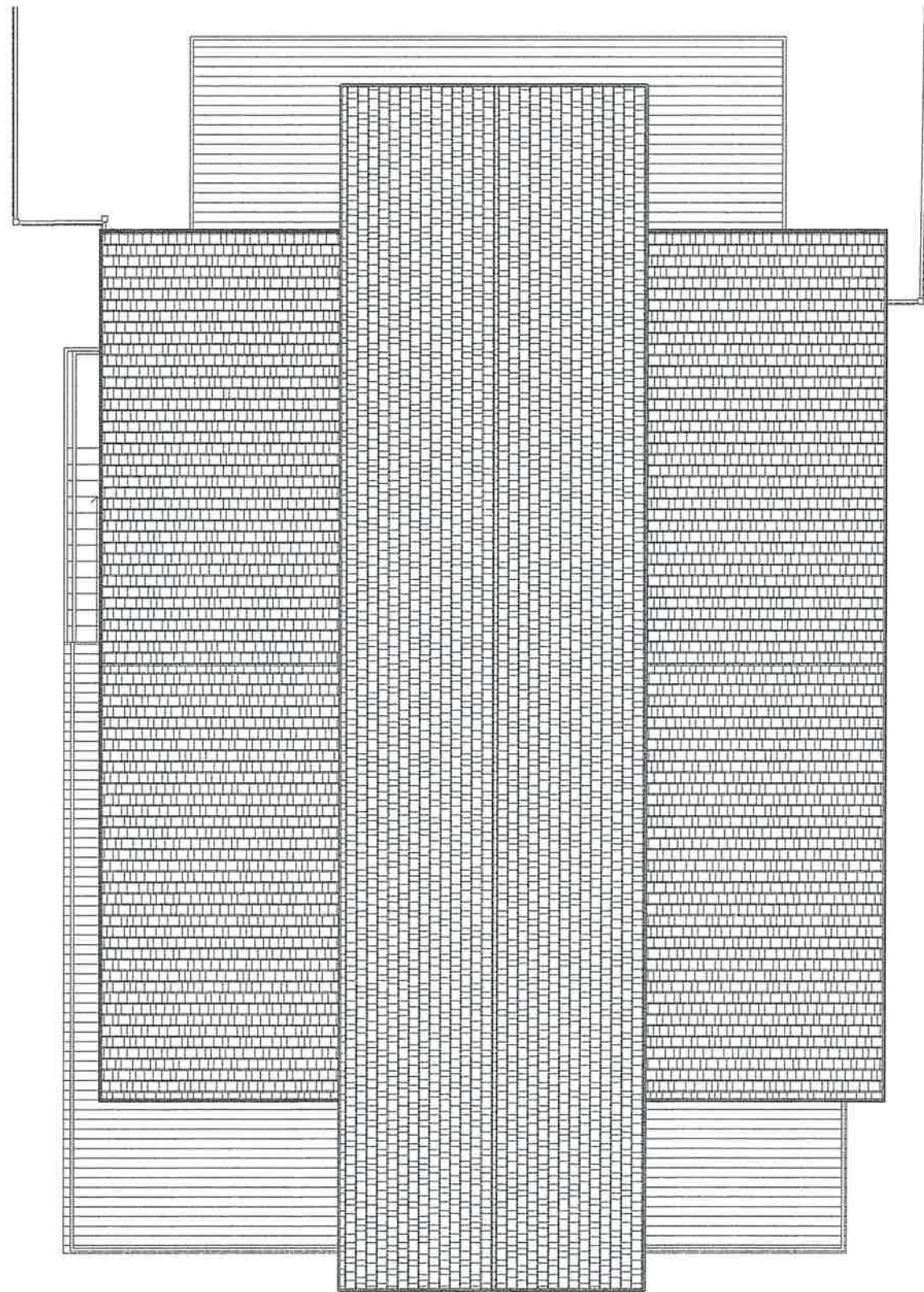
1427 N FLETCHER AVE FERNANDINA BEACH, FL 32034

B1.0



1ST FLOOR PLAN

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

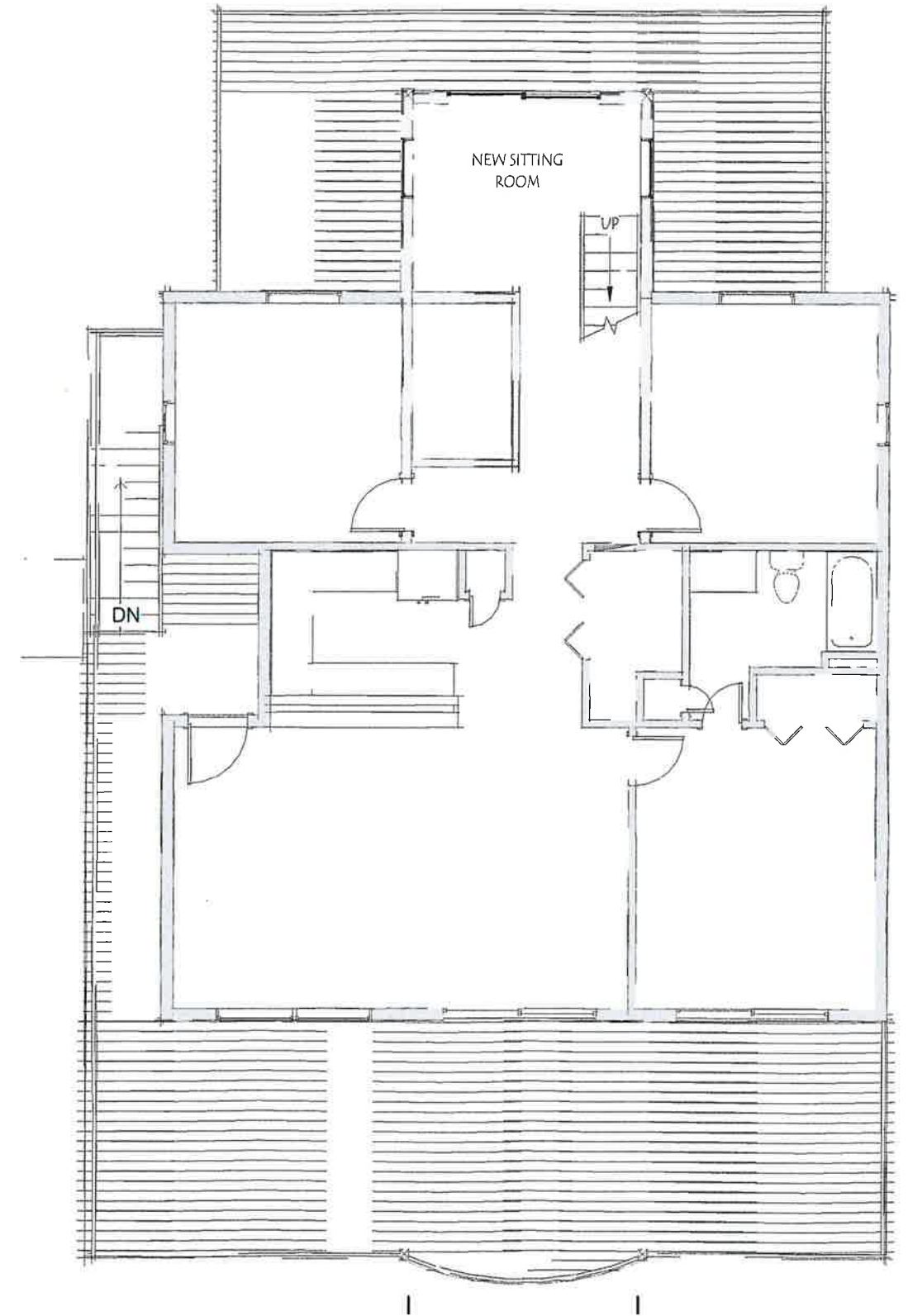


ROOF PLAN

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

HANSON COFB VARIANCE

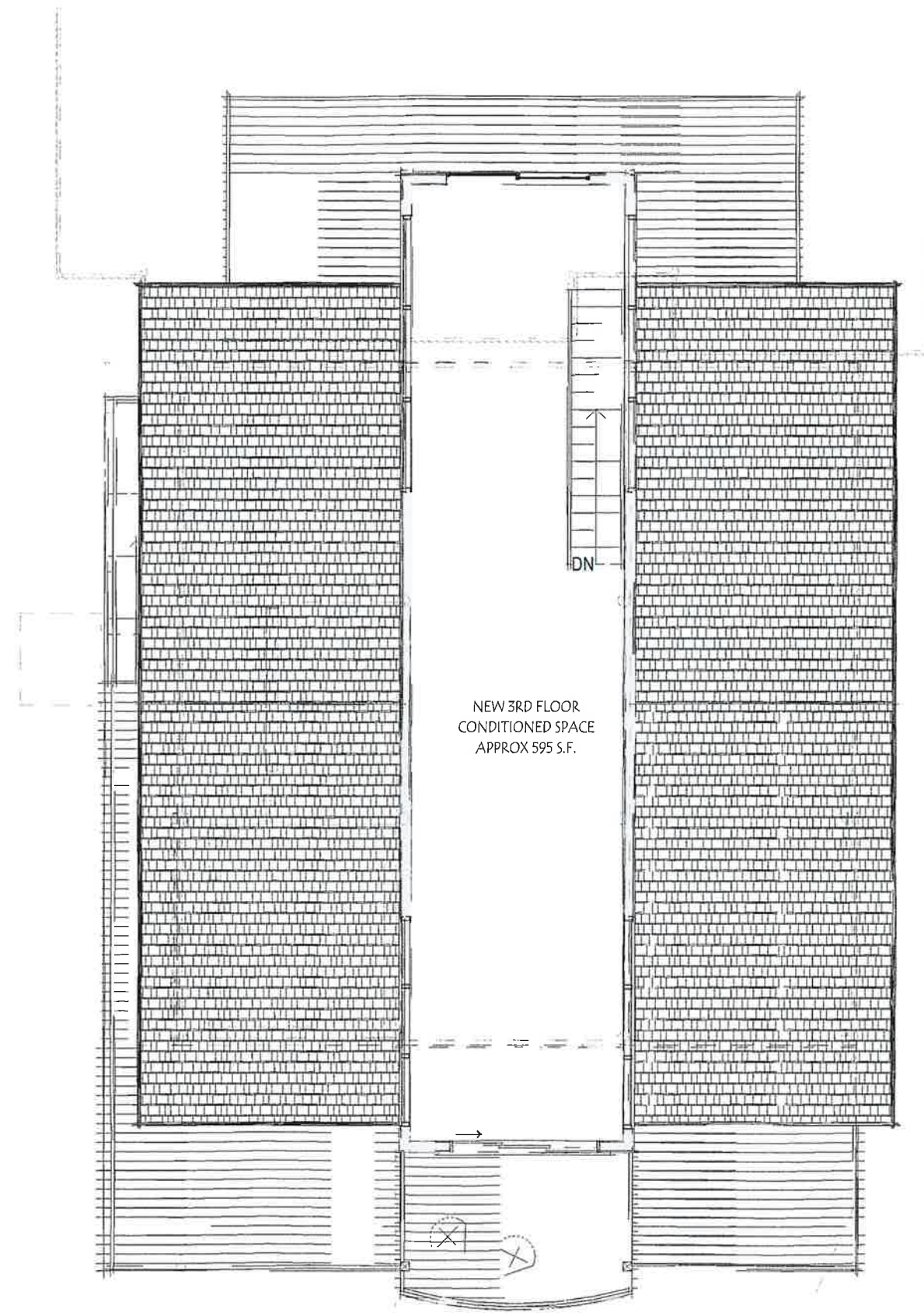
ISSUE DATE: 12/14/2018



2ND FLOOR PLAN

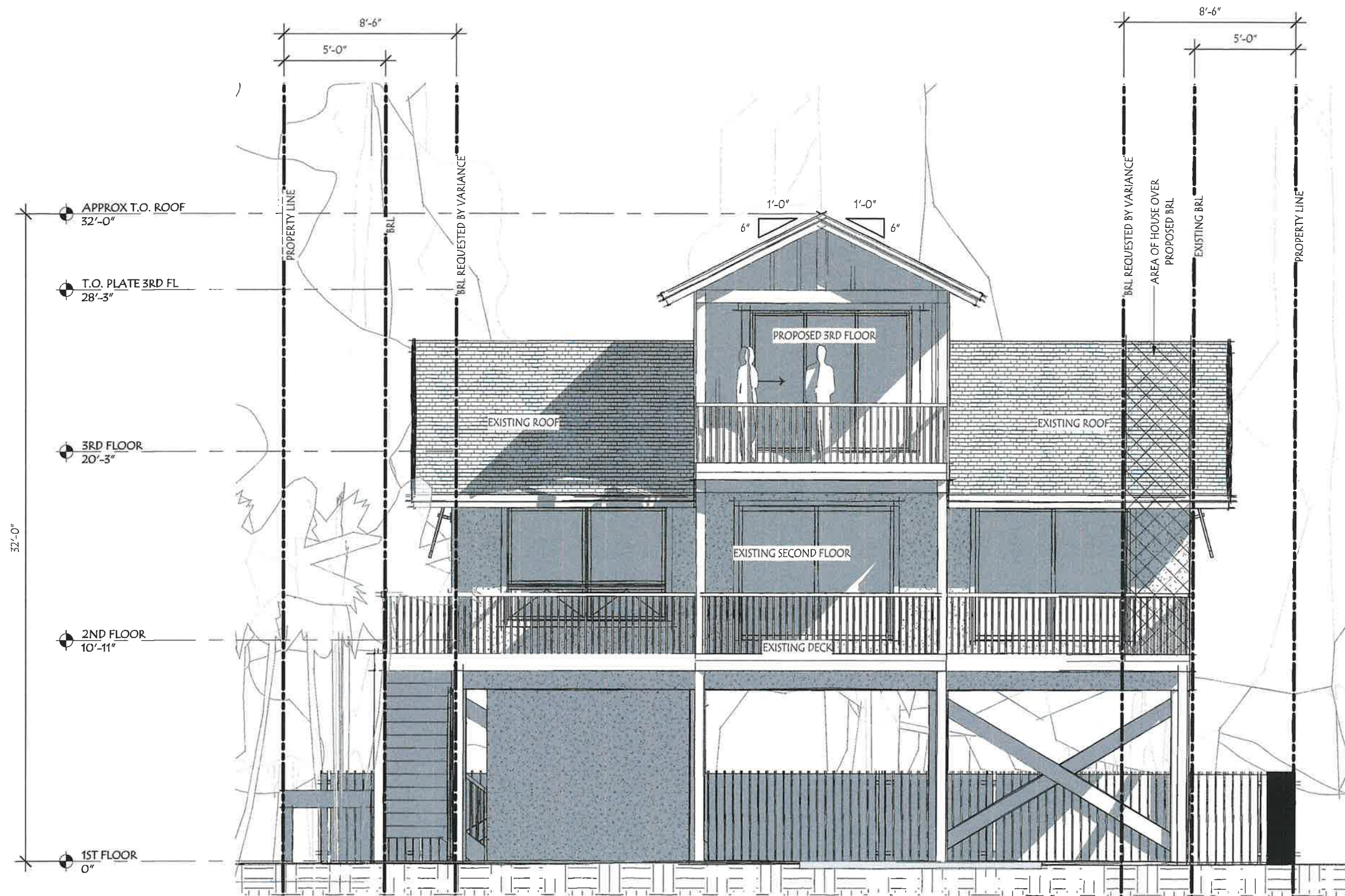
SCALE: 1/8" = 1'-0"

1427 N FLETCHER AVE FERNANDINA BEACH, FL 32034



3RD FLOOR PLAN

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



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

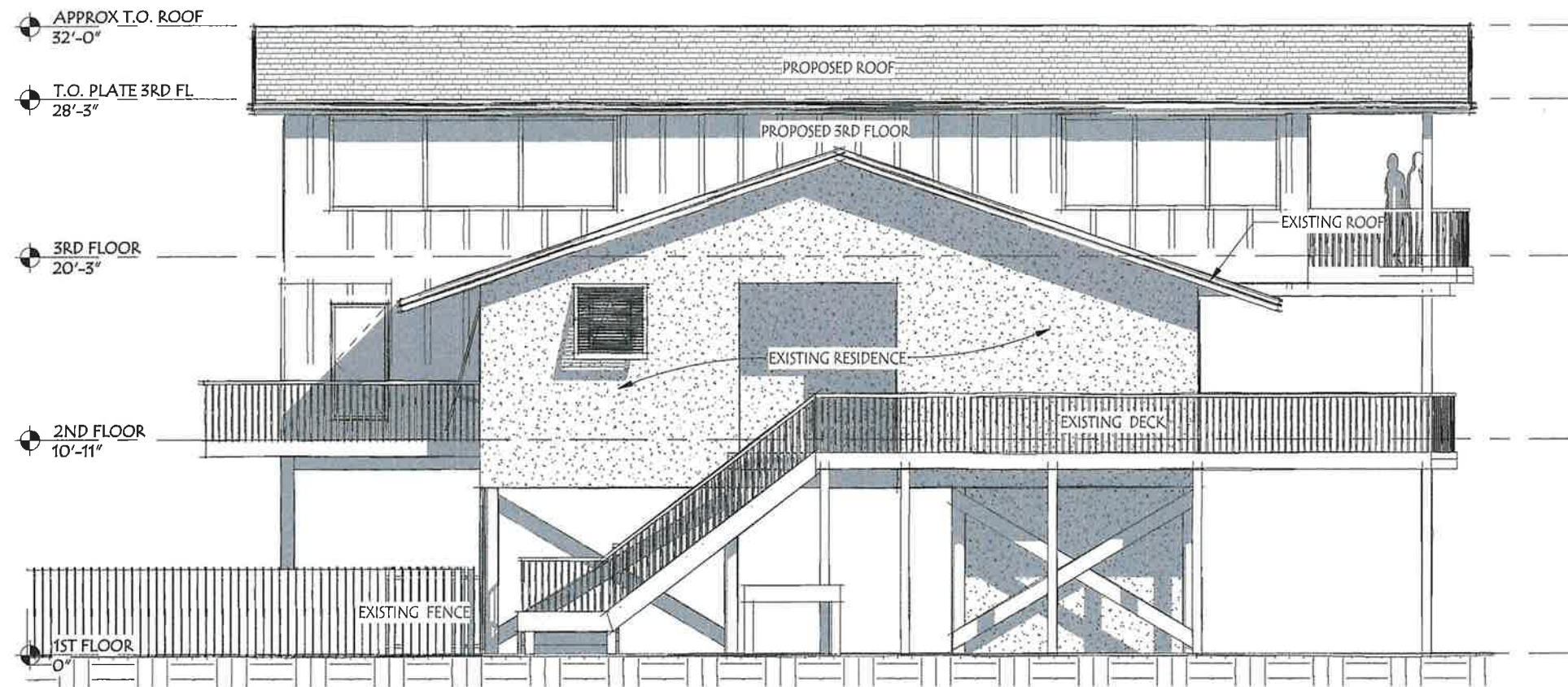
HANSON COFB VARIANCE

ISSUE DATE: 12/14/2018

ARCHITECT

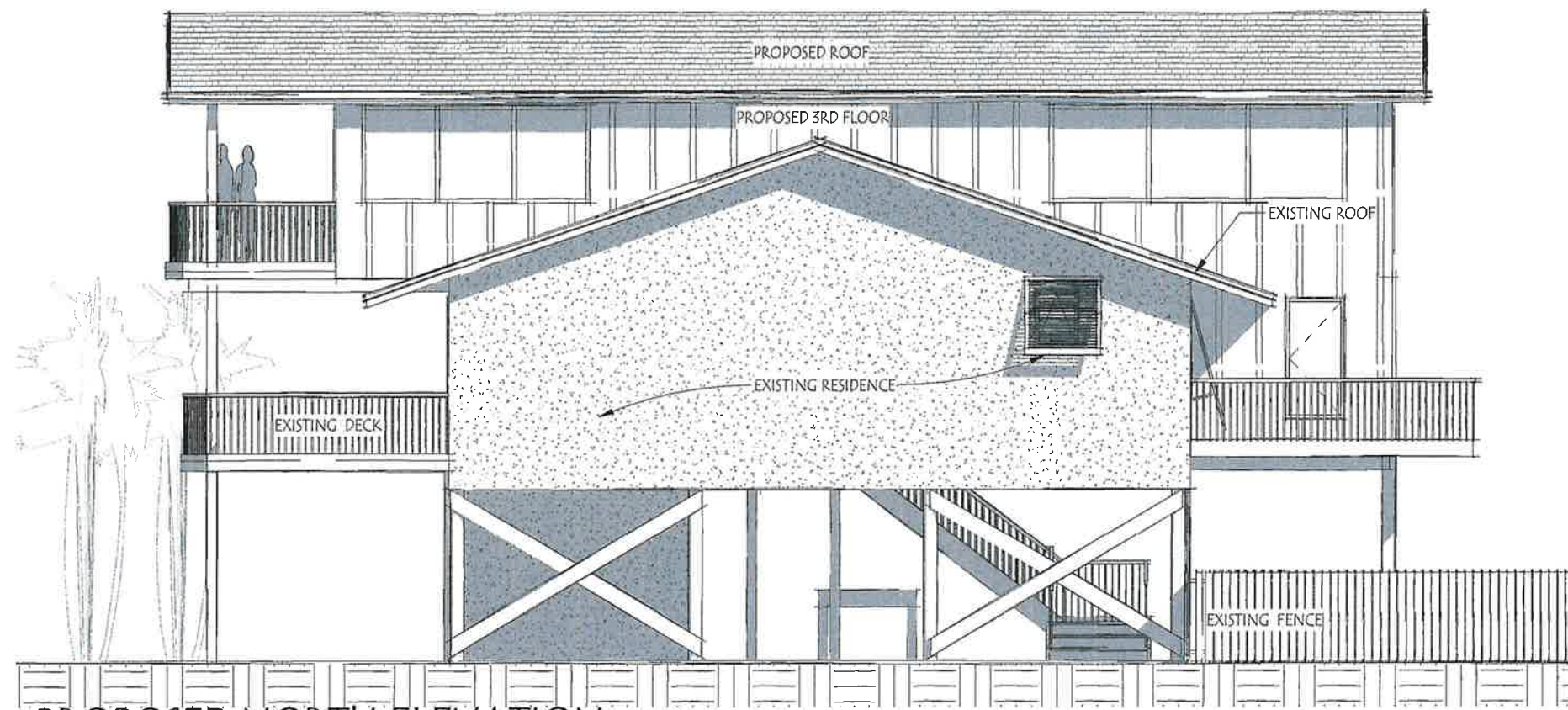
1427 N FLETCHER AVE FERNANDINA BEACH, FL 32034

B3.0



PROPOSED SOUTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

HANSON COFB VARIANCE

ISSUE DATE: 12/14/2018

ARCHITECT

1427 N FLETCHER AVE FERNANDINA BEACH, FL 32034

B3.1



VIEW FROM NORTHEAST

SCALE:



VIEW FROM SOUTHEAST

SCALE:

HANSON COFB VARIANCE

ISSUE DATE: 12/14/2018

ARCHITECT

1427 N FLETCHER AVE FERNANDINA BEACH, FL 32034

B4.O



HANSON COFB VARIANCE

ISSUE DATE: 12/14/2018

A R C H I T E C T

1427 N FLETCHER AVE FERNANDINA BEACH, FL 32034

B5.0