



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
JULY 17, 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 June 19, 2019 BOA Meeting Minutes
- 3. OLD BUSINESS**
- 4. NEW BUSINESS**
 - 4.1 **BOA 2019-0007: RICE ARCHITECT, AGENT FOR NORMAN GILBERT GIBSON JR., 2493 S. FLETCHER AVENUE**
Variance from LDC Section 4.02.03(E) Standards for Building Heights and Setbacks - specifically requesting a variance from the front and side yard setback requirements
- 5. BOARD BUSINESS**
- 6. STAFF REPORT**
- 7. PUBLIC COMMENT**
- 8. ADJOURNMENT**

NEXT BOA REGULAR MEETING IS SCHEDULED FOR AUGUST 21, 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
JUNE 19, 2019**

1. CALL TO ORDER – 5:01 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Matt Miller (Chair)

Steven Papke

Mark Gleason (Alt 2)

Marcy Mock

Steven Cook (Alt 1)

MEMBERS ABSENT:

Barry Hertslet

Tisha Dadd

OTHERS PRESENT

Tammi Bach, City Attorney

Jacob Platt, City Planner

Samantha Rogic, Recording Secretary

Alternate Members Gleason and Cook were seated as voting members.

There were no ex parte communications to disclose.

2. APPROVAL OF MINUTES

2.1 March 20, 2019 Regular Meeting

ACTION TAKEN: A motion was made by Member Mock, seconded by Member Papke, to approve the minutes as presented.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

3. NEW BUSINESS

3.1 BOA 2019-01: ADMINISTRATIVE APPEAL, TIM POYNTER, 201 ALACHUA STREET The applicant is appealing the timing of fee collection. *(Quasi-Judicial)*

Tim Poynter, 3967 1st Avenue, appellant, presented his case.

Staff presented a timeline, including application dates and subsequent hearing dates.

Member Cook questioned the timing of fee collection on his own building permit. Chair Miller requested Staff look into the specifics of Member Cooks building permit and enter into the record at the

July meeting.

ACTION TAKEN: A motion was made by Member Papke, seconded by Member Mock, to approve Administrative Appeal BOA 2019-01 based on the ability of the applicant to meet the timing and the city's failure to support him in an appropriate timeframe, plus the additional requirements on the property that has further

4. BOARD BUSINESS

4.1 Reappointment of Tisha Dadd

The Board forwarded the reappointment of Tisha Dadd to the City Commission for their consideration.

5. STAFF REPORT

6. PUBLIC COMMENT

Commissioner Chip Ross, 210 N 3rd Street, spoke to fee collection policy.

7. ADJOURNMENT – 6:46 PM

Samantha Rogic, Recording Secretary

Matt Miller, Chair



BOA 2019-07
2493 S. Fletcher Avenue
July 17, 2019

BOARD OF ADJUSTMENT STAFF REPORT

Case Number 2019-07

Meeting Date July 17, 2019

Owner/Applicant Norman Gilbert / Rice Architect LLC

Property Location: 2493 S Fletcher

Parcel Number: 00-00-31-114A-0034-0000

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: Duplex

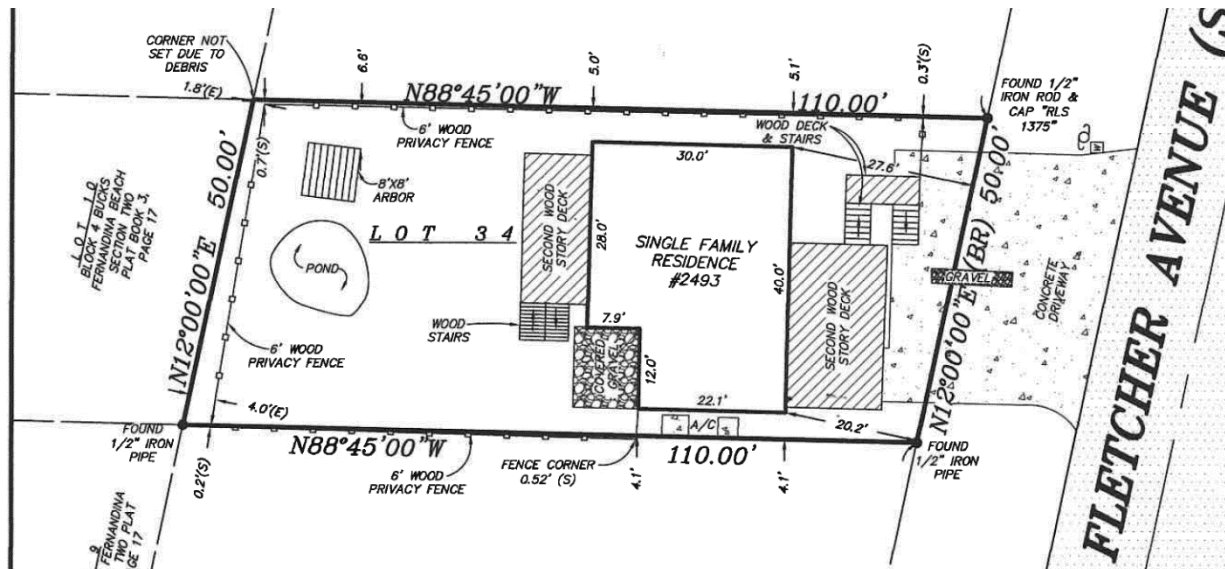
All required application materials have been received. All fees have been paid. All required notices have been made.

I. SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a front and side yard setback variance for the construction of an 18 x 18 third story addition and associated balcony. The applicant proposes demolishing approximately 5 feet on the northern side of the structure which would comply with the increased side yard setback for structures above 25 feet. The southern, existing noncompliant setback would remain.

The structure was built in 1959 according to the Property Appraiser's website. Staff was able to find evidence of a front yard setback variance for the construction of an 8-foot deck which is included as part of this record.

EXISTING





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.
 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. No. Special conditions <u>do not</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.
☐ 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.
☐ Yes ☒ No	3. <u>Literal Interpretation</u>: 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 <u>would not</u> deprive the applicant of rights enjoyed by other properties.
☒ Yes ☐ No	4. <u>Minimum Variance</u>: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building. Yes. The variance requested <u>is</u> the minimum variance needed to make reasonable use of the land, structure, or building. The proposed third story addition is compliant with the increased side yard setbacks and the reconfiguration of the front decks slightly reduce the existing nonconforming situation.



☒ Yes ☐ No	5. <u>General Harmony</u>: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. 6. No. Granting the variance <u>will not</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 and it will increase the side yard setback on the north side of the structure.
☒ Yes ☐ No	7. <u>Public Interest</u>: 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 <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.

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 4, 5, and 6, but does not meet criteria 1, 2 and 3, for granting a variance, therefore staff must recommend denial.



BOA 2019-07
2493 S. Fletcher Avenue
July 17, 2019

VI. MOTION TO CONSIDER:

I move to **approve or deny** BOA case number 2019-07; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2019-07, 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 2019-07 **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	_____	_____	_____

A handwritten signature in blue ink, appearing to read "Jacob M. Platt".

Jacob M. Platt
City Planner

City of Fernandina Beach

Florida 32034

OFFICE OF
BUILDING OFFICIAL

BOARD OF ADJUSTMENTS MINUTES

August 9, 1977

The Board of Adjustments met in City Offices at 5:30 P.M. Tuesday, August 9, 1977, to hear Case #50 which had originally been scheduled for July 28, 1977. Present at the meeting were Mary Michael, Hal Belcher, George Thompson and Bob White; board members and Henry Lannon, City Building Official.

Minutes of Case #48 were read and approved as written.

The reading of the minutes of Case #49 was postponed to a later date.

Case #50 was called and Mr. Lannon gave the particulars from the city maps. Discussion followed and motion was made by Bob White to permit planned construction with the variance to permit porch construction not to exceed eight feet from the existing building front. Motion was seconded by George Thompson and passed unanimously.

The being no further business the meeting was adjourned.


Robert M. White, Secretary

City of Fernandina Beach

Florida 32034

OFFICE OF
BUILDING OFFICIAL

BOARD OF ADJUSTMENTS

NOTICE OF PUBLIC HEARING

Date July 28, 1977

Case No. 50

Zoning R-2

To: Mr. Al Miller

Re: Request for a 10' Frontyard Setback Variance to extend Porch
located at 2493 South Fletcher Avenue, Lot 34,
Buck's Fernandina Beach

Having received an application for a hearing before the Board of Adjustments, notice is hereby given that a hearing has been scheduled for five-thirty P.M., on July 28, 1977, at City Building Department, at which time you may appear in person or be represented by an authorized agent, legal, technical or both, and present reasons which you may have to the granting or denying of this petition.

You are advise to prepare your case, in detail, and present all evidence relating to this petition at the time of the scheduled hearing.

Robert M. White
Secretary

CITY OF FERNANDINA BEACH

BOARD OF ADJUSTMENTS

Date: July 25, 1977

Case #: 50

Zoning: R-2

Fee: \$20.00

Meeting Date: July 28, 1977

For construction located at 2493 South Fletcher Ave
 of a Type open deck building to be used for patio
 Name of owner AL MILLER Phone # _____
 Address of owner 2493 So Fletcher Ave
 (attach plot plans, application for permit and other data)

In accordance with the provisions of Section 113 of the Southern
 Standard Building Code adopted by the City of Fernandina Beach,

I hereby appeal to the Board of Adjustments for A variance of 10'
To extend porch in front yard
according to plot plan

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO <u>Everett Howard</u>		POSTMARK DATE 28 JUL 1977 FERNANDINA BEACH, FL USPO
STREET AND NO. <u>902 north 15th St.</u>		
P.O., STATE AND ZIP CODE <u>Fernandina Bch, Fla</u>		
OPTIONAL SERVICES FOR ADDITIONAL FEES		
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered	15¢
	With delivery to addressee only	65¢
DELIVER TO ADDRESSEE ONLY	2. Shows to whom, date and where delivered ..	35¢
	With delivery to addressee only	85¢
SPECIAL DELIVERY (extra fee required)		50¢

PS Form 3800
Apr. 1971

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL (See other side)

☆ GPO : 1972 O - 460-743

SENDER: Complete items 1, 2, and 3.

No. 407271 668

1. The for	2. ARTICLE <u>Ever</u> <u>902</u> <u>201</u>	3. ARTICLE REGISTERED	(Alw)	I have rec SIGNATURE	DATE <u>7/28</u>	5. ADDRES	6. UNABLE
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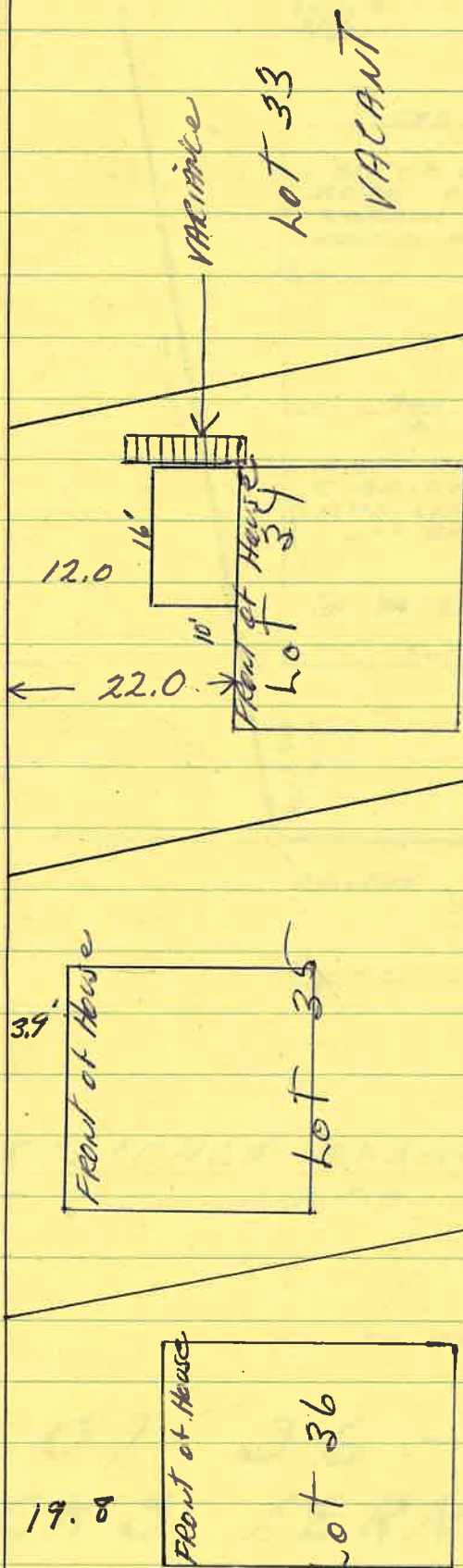
PS Form 3811, Jan. 1975

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

34, Buck's 2dr

60' $\frac{1}{2}$ South Fletcher Ave

50' * 50' * 50'



PLOT PLAN FOR AL MILLER VARIANCE

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: \$ 800 TYPE: CK

APPLICATION #: _____

CASE #: BOA 2019-0007BOARD MEETING DATE: May 15

APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: NORMAN GILBERT GIBSON JR.Mailing Address: (GIL GIBSON) P.O. BOX 117 WATCROSS, GA 31502Telephone: (912) 291-6280 Fax: _____Email: suzanne@gps4colleges.comAgent Name: RICE ARCHITECTMailing Address: 961687 GATEWAY BLVD. SUITE 201 H, FERNANDINA BEACH, FL 32034Telephone: (904) 491-0072 Fax: _____Email: rrice@ricearchitect.com

PROPERTY INFORMATION

Street Address: 2493 S. FLETCHERParcel Identification Number(s): _____ BUCKS FERNANDINALot Number: 34 Block Number: SECTION ONE, PLAT BOOK 2, PA. 30

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): FRONT SET BACK & Sideyard Setback

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

REDUCE WIDTH OF EXISTING 2 STORY HOUSE & ADD 20' x 20'
THIRD STORY AS WELL AS REPLACE ROTTING EXISTING FRONT
DECK & STEPS.

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.

THE EXISTING HOUSE WAS BY-LAW COMPLIANT WHEN CONSTRUCTED BUT REVISIONS TO SETBACKS IN BY-LAW RENDER EXISTING HOUSE NON-COMPLIANT. PROPOSED UPDATES TO HOUSE WILL NOT EXCEED EXISTING CHARACTER OF HOUSE.

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.

GIVEN THAT THE PROPOSED VARIANCE DOES NOT PRESENT A BUILT FORM ANY ~~WAS~~ GREATER THAN THE EXISTING CONDITION, WE FEEL THERE IS NO SPECIAL PRIVILEGE REQUESTED.

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.

THE MAJORITY OF THE EXISTING NINE HOUSES ON THIS BLOCK APPEAR TO ENEROACH INTO THE FRONT SETBACK SO WE BELIEVE IT FAIR & EQUITABLE FOR OUR PROJECT TO BE GRANTED SIMILAR CONSIDERATION.

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

YES, THE PROPOSED REFURISHING OF THE EXIST. HOUSE COMPLIES WITH A MINIMUM VARIANCE APPLICATION.

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, THE PROPOSED UPDATING OF THIS HOUSE FALLS WITHIN BOTH THE ADJACENT CONTEXT FOR THIS LOCATION AND THE LDC

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, THESE PROPOSED MODIFICATIONS ARE INKEEPING
WITH THE ADJACENT PROPERTIES AND CAUSE NO DETRIMENT
TO PUBLIC HEALTH, SAFETY, WELFARE OR ENVIRONMENT.

☐ 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.

JUNE 27 / 2019
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



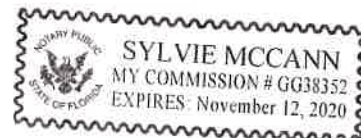
Subscribed and sworn to before me this 27 day of June, 2019.

[Signature]
Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL DL





**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I /WE Norman Gilbert Gibson, Jr.
(print name of property owner(s))
hereby authorize: Randy Rice
(print name of agent)
to represent me/us in processing an application for: 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.

Norman G. Gibson Jr.
(Signature of owner)

(Signature of owner)

NORMAN G. GIBSON JR.
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

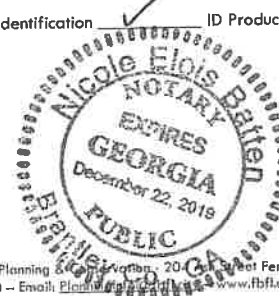
Subscribed and sworn to before me this 17 day of April, 2019

Nicole Batten
Notary Public Signature

Nicole Batten
Printed Name

12/22/19
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: GA ID



City of Fernandina Beach, Department of Planning & Conservation - 204 Ash Street Fernandina Beach, FL 32034
P: 904.310.3480 - Email: PlanningInfo@fbfl.city - www.fbfl.us
Page 5 of 7

NASSAU
A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser
[Property Search](#) [Sales Search](#) [Nassau Home](#)

OWNER NAME	GIBSON NORMAN GILBERT JR	PARCEL NUMBER	00-00-31-114A-0034-0000
MAILING ADDRESS	1421 ST MARYS DRIVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
	WAYCROSS, GA 31501	MILLAGE	20.3245
LOCATION ADDRESS	2493 FLETCHER AVE S	PROPERTY USAGE	MULTI-FAMILY
	FERNANDINA BEACH 32034	DEED ACRES	0
SHORT LEGAL	LOT 34 IN OR 1452/844 BUCKS FDNA BEACH #1 PB 2/30	HOMESTEAD	N
		PARCEL MAP RECORD	MAP THIS PARCEL
		TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Certified Values

JUST VALUE OF LAND	\$204,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$127,156
TOTAL MISC VALUE	\$6,260
JUST OR CLASSIFIED TOTAL VALUE	\$325,416
ASSESSED VALUE	\$287,887
EXEMPT VALUE	\$0
TAXABLE VALUE	\$287,887

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC. FILING
MULTI-FAM 000800	50	FF	6-2N-29

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
DUPLEX RES	2,698	2,268	3	2	COMMON BRK	AVERAGE	AIR DUCTED	FORCED AIR	1959	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L X W	UNITS	YEAR BUILT
CONCRETE C	0 X 0	1415	2003
CONCRETE C	24 X 12	288	1991
WD DECK A	23 X 8	184	2005
WD DECK A	12 X 4	48	1991
TRELLIS A	8 X 8	64	2005

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED AT TIME OF SALE	GRANTOR	GRANTEE
10/16/2006	1452/844	1452/844	659000	WD	Q	Y	RASHER DONALD C & JUDITH F	GIBSON NORMAN GILBERT JR
01/05/2004	1199/1219	1199/1219	345000	WD	U	Y	LYON JONATHAN & J D PHILLIPS	RASHER DONALD & JUDITH F
06/06/2002	1060/742	1060/742	100	WD	U	Y	KUITEMS D F	MY HOMEBUYER INC
04/12/2002	1049/928	1049/928	142000	WD	U	Y	KUITEMS D F	MY HOMEBUYER INC
04/12/2002	1049/930	1049/930	160000	WD	U	Y	MY HOMEBUYER INC	LYON JONATHAN R & J D PHILLIPS
07/16/1998	841/498	841/498	124000	WD	Q	Y	MILLER JOHN DERECK	KUITEMS FRANK D



ARCHITECT

June 25, 2019

City of Fernandina Beach

Department of Planning & Conservation
204 Ash Street
Fernandina Beach, FL 32034

ATTN: Mr. Jacob Platt, Senior Planner

RE: 2493 S. Fletcher Avenue – Requested Variance

Dear Mr. Platt,

Our client has requested that we pursue a Variance with the City of Fernandina Beach for the proposed **Third Floor** addition, certain aspects of the **Left Side** and **Front Elevations** setback encroachments and proposed replacement of **Front Deck/Stairs** to this existing two story house.

We presume this existing house was, at time of construction, By-Law compliant in all regards. However, the existing house is now non-compliant with the current By-Laws with respect to certain setbacks.

Currently, the house North (right side) is setback from the Property Line 5.1' and 4.1' from the South (left side) setback to the Property Line. The current East (front) setback varies between 20.2' and 27.6' from the front Property Line. The West (rear) setback is By-Law compliant and remains unchanged. The lot dimensions also remain unchanged at 50' wide by 110' long.



ARCHITECT

The existing Front Deck and Steps are constructed within the current zoning required 25' Front Set Back. We are proposing to replace these with both a new Front Deck and Steps. We believe that these two elements will continue to provide both sensitive articulation and relief to the Front Elevation in keeping with the existing architectural expression of the adjacent houses. Of the nine existing houses on this block, 7-8 appear to have front setbacks either similar to this property (i.e. non-compliant front setbacks) or even worse. We would argue that what we are requesting is therefore in keeping with the existing character

We are proposing to demolish the existing North wall and construct a new wall that will be 5' further South resulting in a new North being 10' from the property line. We are proposing this as a means to provide a potential viewing corridor for adjacent neighbors.

The proposed Third Floor addition is 20' x 20' element rotated 45 degrees and centered North to South above the Second Floor. This addition would also provide both scale and sensitive articulation aligning with adjacent existing architectural expression along Fletcher Avenue.

We are respectfully requesting these refinements to the existing house be taken into consideration under the terms of this Variance Application.

We thank you in advance for you time and consideration regarding the aforementioned issues.

Please contact the undersigned with any questions or comments you may have regarding this Variance Application.

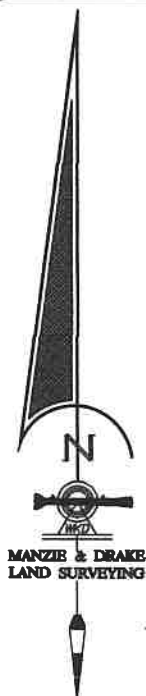
Yours Truly,

A handwritten signature in black ink, appearing to read "Steve Gilchrist", with a long, sweeping horizontal line extending to the right.

Steve Gilchrist,
Rice Architect

MAP OF BOUNDARY SURVEY LOT 34, BUCKS FERNANDINA BEACH, SECTION ONE

AS RECORDED IN PLAT BOOK 2, PAGE 30 OF THE
PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.



ASKINS AVENUE
50-FOOT-RIGHT-OF-WAY

FOUND
1/2" IRON
PIPE

LOT 111
BLOCK 4 BUCKS
FERNANDINA BEACH
SECTION TWO
PLAT BOOK 3, PAGE 17

LOT 35

CORNER NOT
SET DUE TO
DEBRIS

1.8'(E)

N88°45'00"W

110.00'

6' WOOD
PRIVACY FENCE

8'X8'
ARBOR

LOT 34

WOOD STAIRS

6' WOOD
PRIVACY FENCE

4.0'(E)

POND

N88°45'00"W

6' WOOD
PRIVACY FENCE

FENCE CORNER
0.52' (S)

110.00'

4.1'

LOT 33

5.1'

WOOD DECK
& STAIRS

30.0'

28.0'

7.9'

12.0'

22.1'

20.2'

4.1'

4.1'

4.1'

4.1'

4.1'

4.1'

4.1'

4.1'

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4.1'

4.1'

4.1'

4.1'

4.1'

4.1'

FOUND 1/2"
IRON ROD &
CAP "RLS"
1375"

50.0'

50.0'

50.0'

50.0'

50.0'

50.0'

50.0'

50.0'

50.0'

50.0'

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50.0'

50.0'

50.0'

50.0'

SOUTH FLETCHER AVENUE (STATE ROAD NO. A-1-A)
75-FOOT-RIGHT-OF-WAY

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on N12°00'00"E for the Westerly right-of-way line of South Fletcher Avenue. The bearing reference line is indicated as thus (BR).
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C-0243E, Dated 12/17/2010. Flood Zone Information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone Information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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PREPARED FOR:
NORMAN GIBSON

LEGEND

- A/C = AIR CONDITIONER
C = CENTERLINE
CONCRETE FLATWORK
COVERED AREA
W = WATER METER
WOOD FLATWORK
WOOD POWER POLE

THE INFORMATION SHOWN HEREON MEETS THE
STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Michael A. Manzie
MICHAEL A. MANZIE, P.L.S. 4069

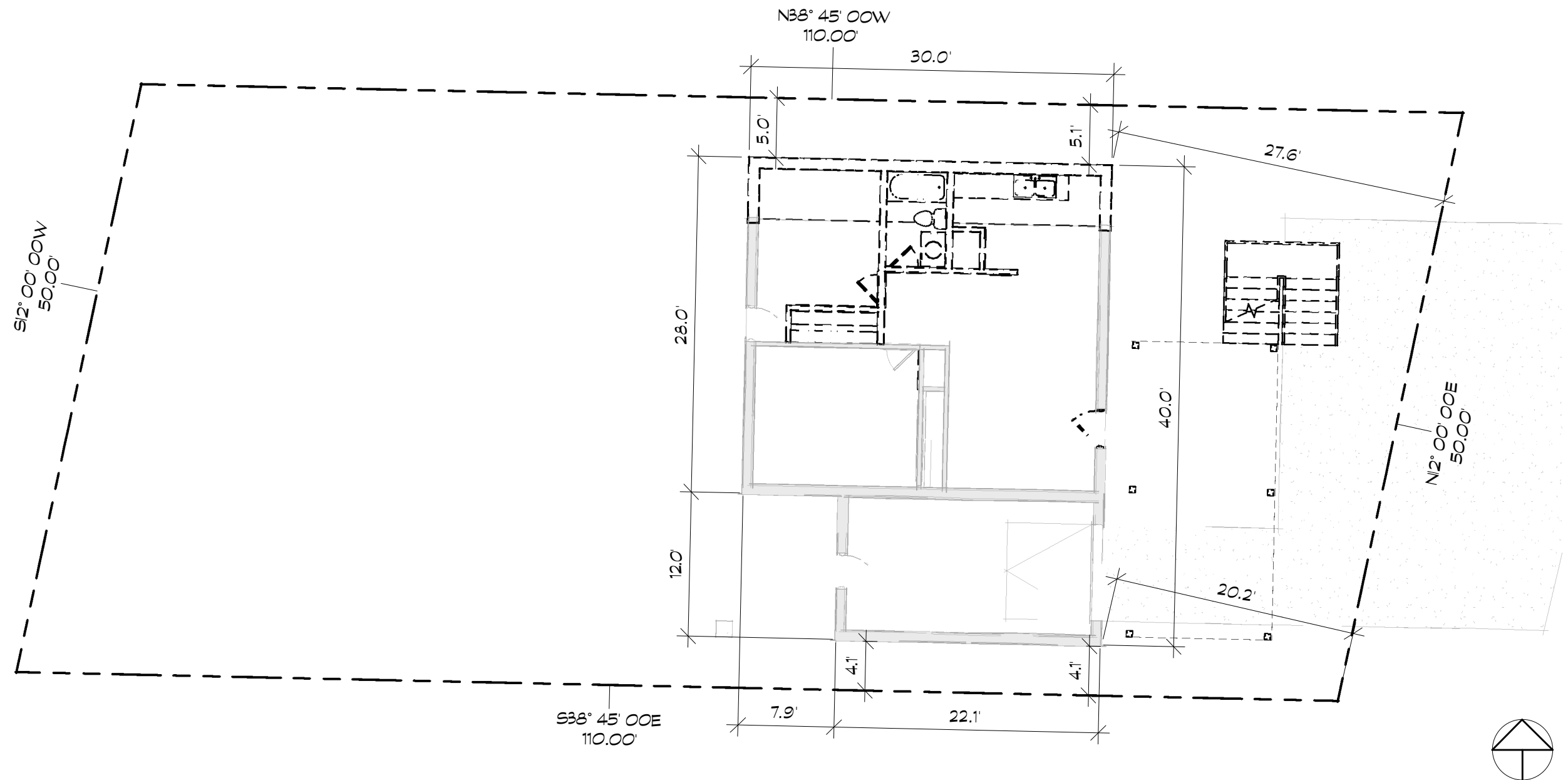


MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 19289 DATE: 07/28/15 CADD: BH
F.B. NO: X-281 PAGE NO: 20 FIELD CREW: SS FILE NO: A-3782



EXISTING/DEMO SITE PLAN

SCALE: 1" = 10'-0"

GIBSON HOME REMODEL/ADDITION

ISSUE DATE: 06.11.2019

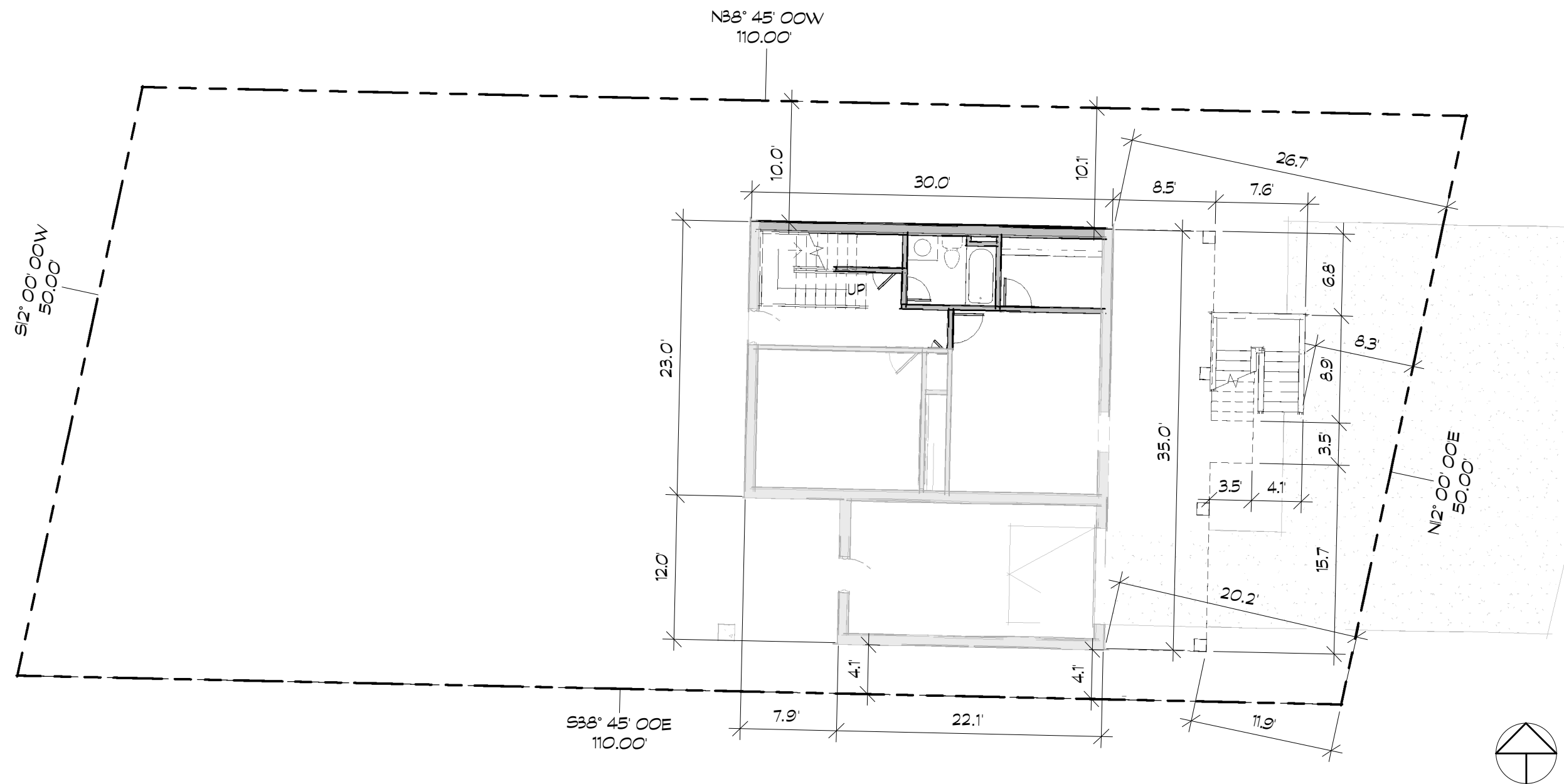
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B-O

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RICE ARCHITECT

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PROPOSED SITE PLAN

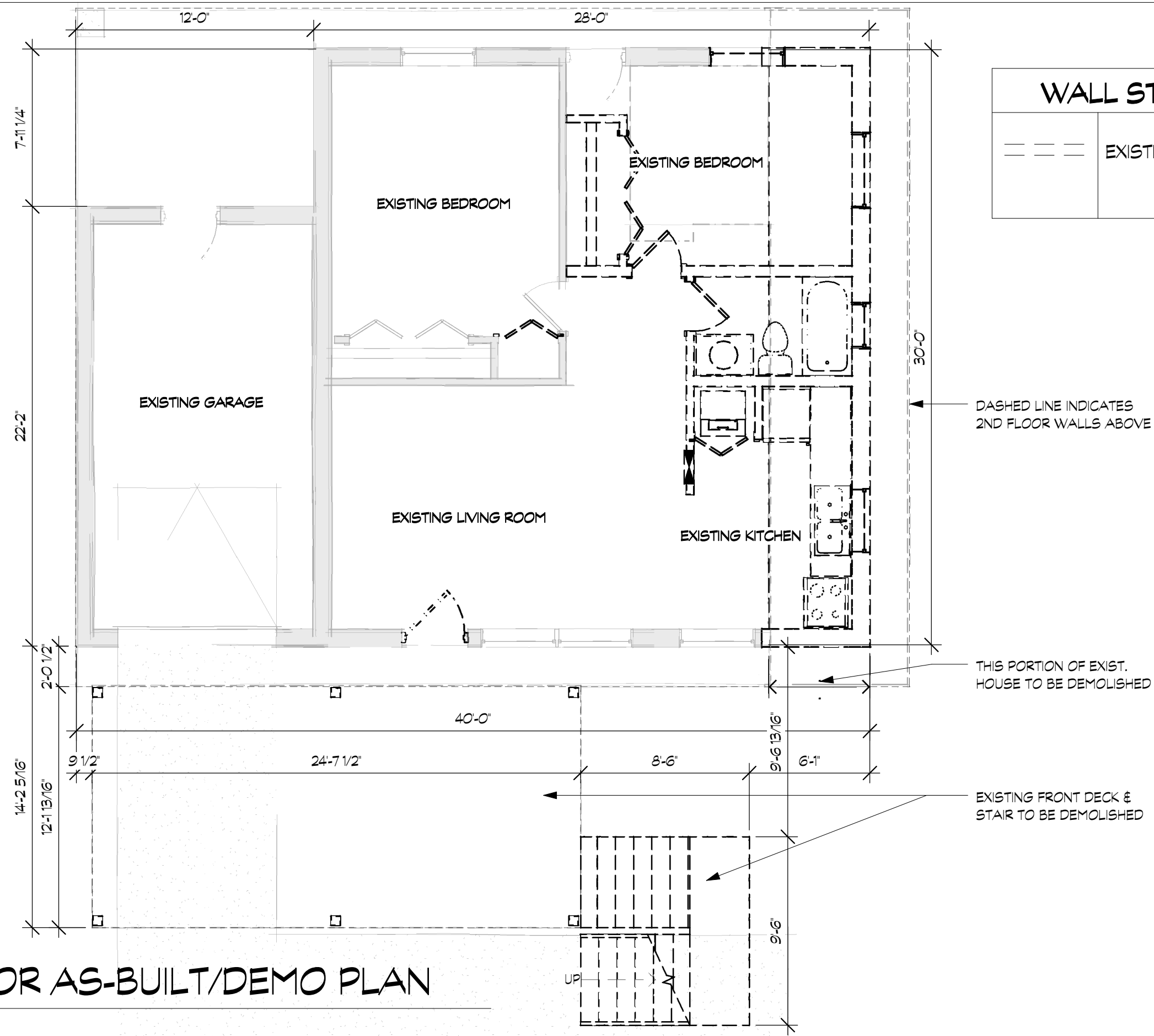
SCALE: 1" = 10'-0"

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ISSUE DATE: 06.11.2019

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B-1



WALL STYLE LEGEND	
---	EXISTING TO BE DEMOLISHED

FIRST FLOOR AS-BUILT/DEMO PLAN

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

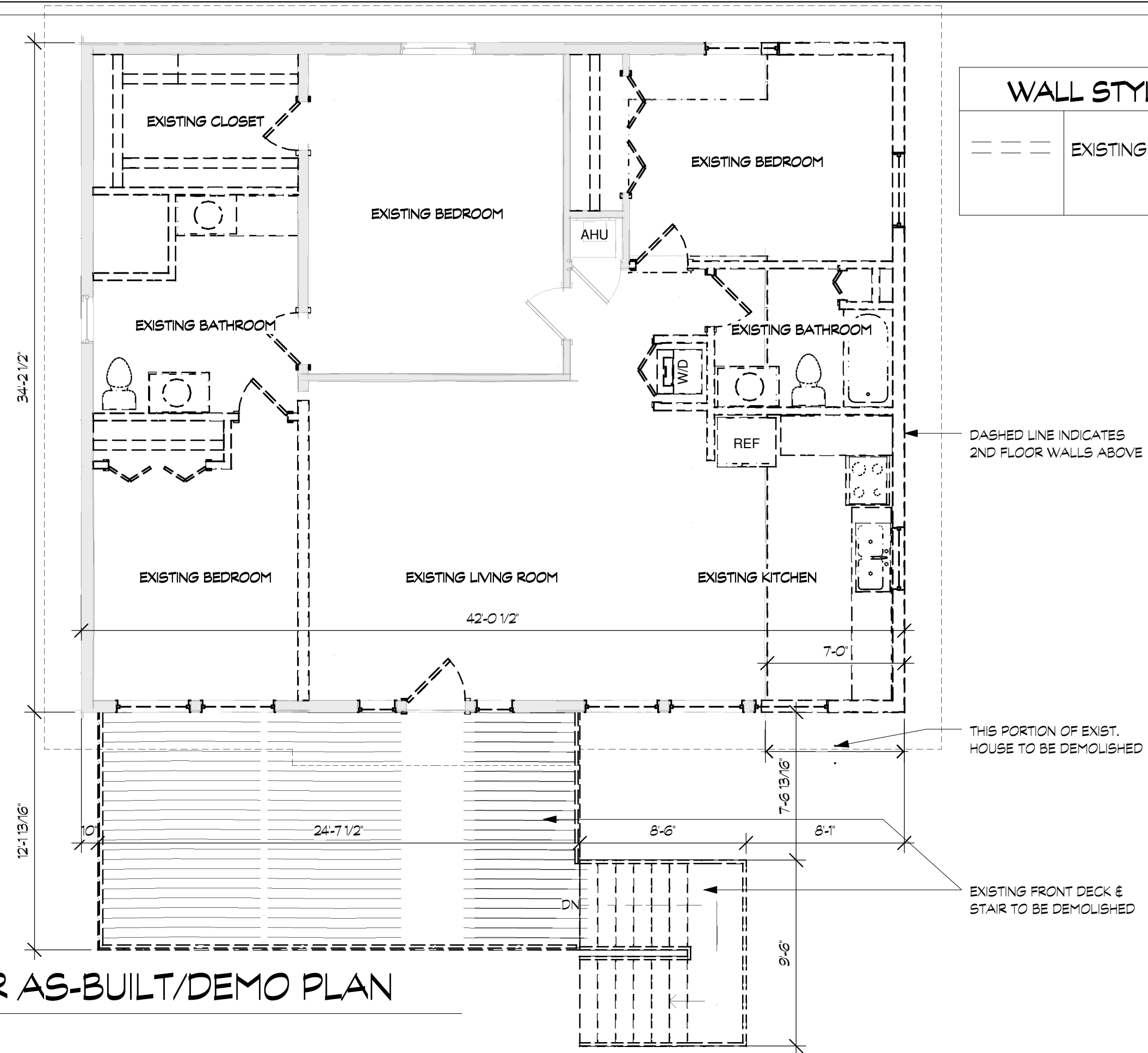
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WALL STYLE LEGEND	
---	EXISTING TO BE DEMOLISHED

SECOND FLOOR AS-BUILT/DEMO PLAN

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

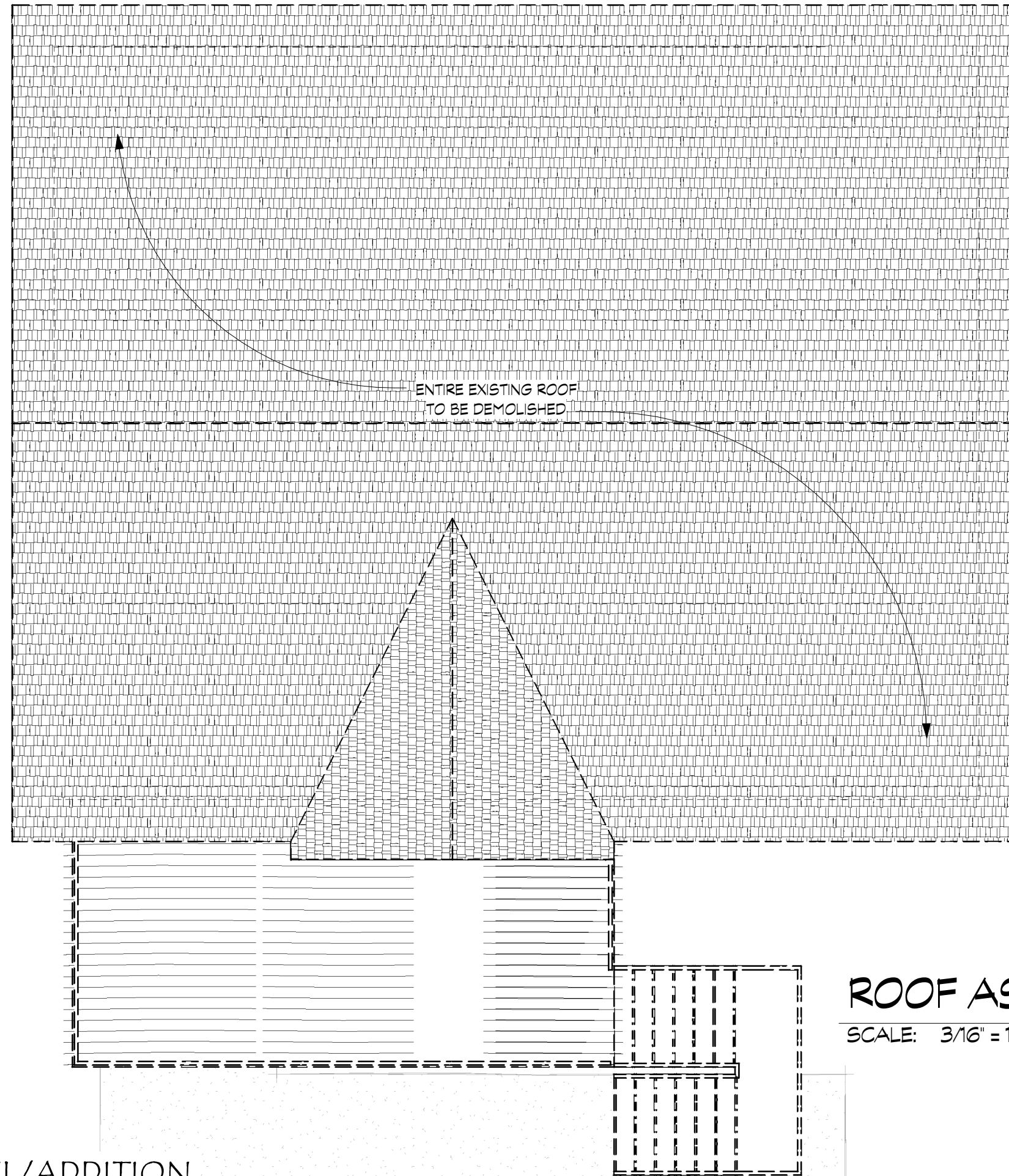
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ROOF AS-BUILT/DEMO PLAN

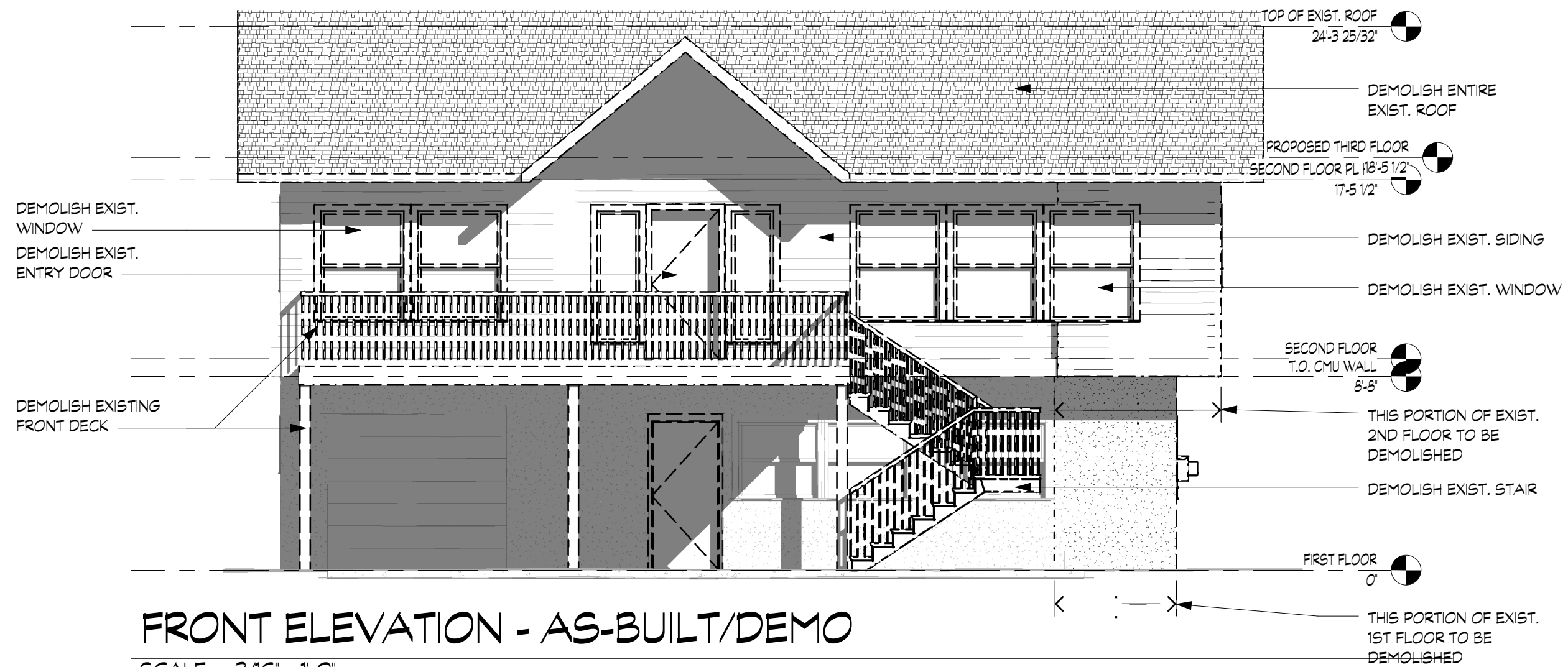
SCALE: 3/16" = 1'-0"

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FRONT ELEVATION - AS-BUILT/DEMO

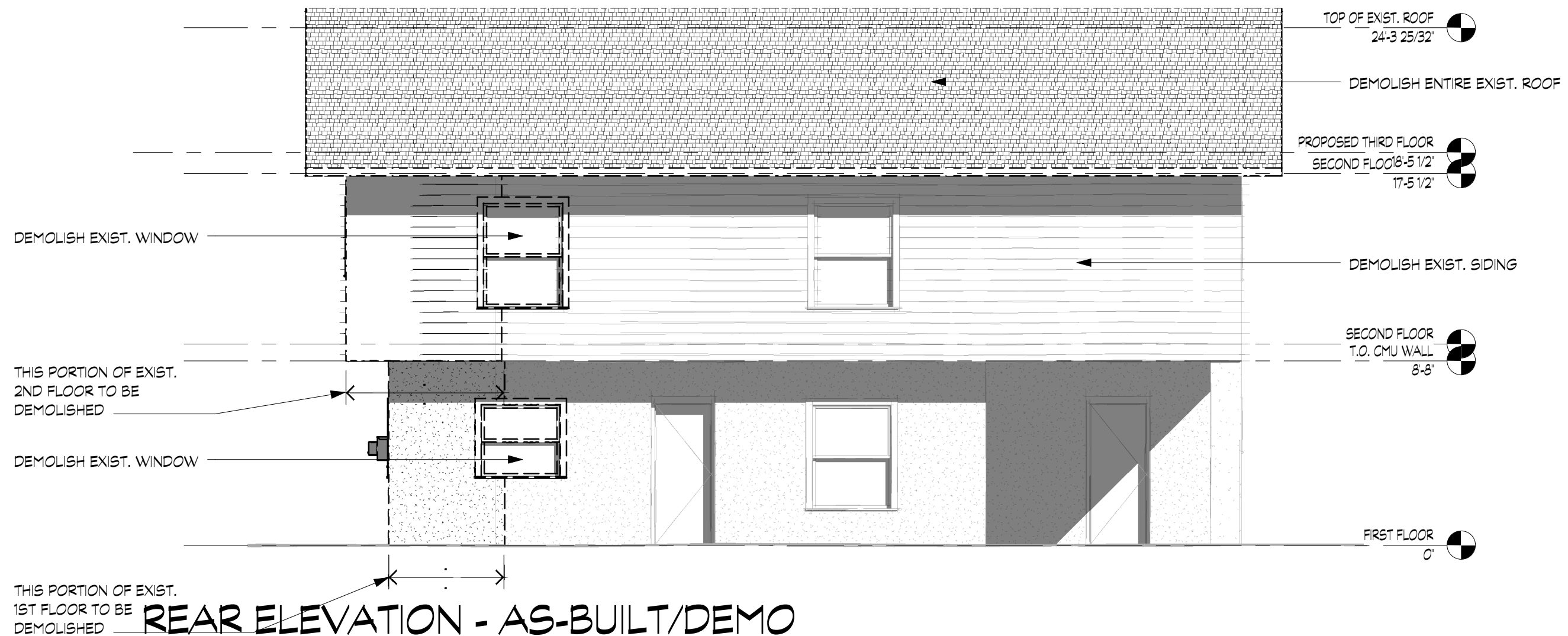
SCALE: 3/16" = 1'-0"

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

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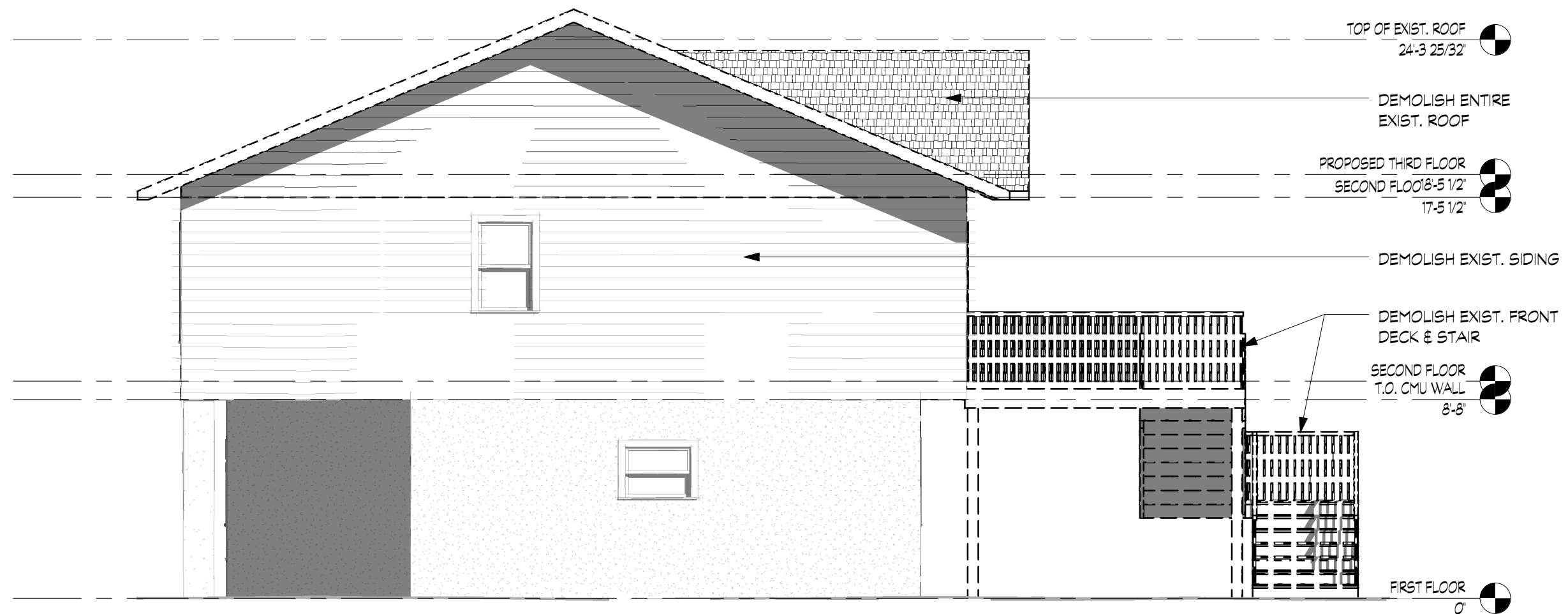
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LEFT ELEVATION - AS-BUILT/DEMO

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

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RIGHT ELEVATION - AS-BUILT/DEMO

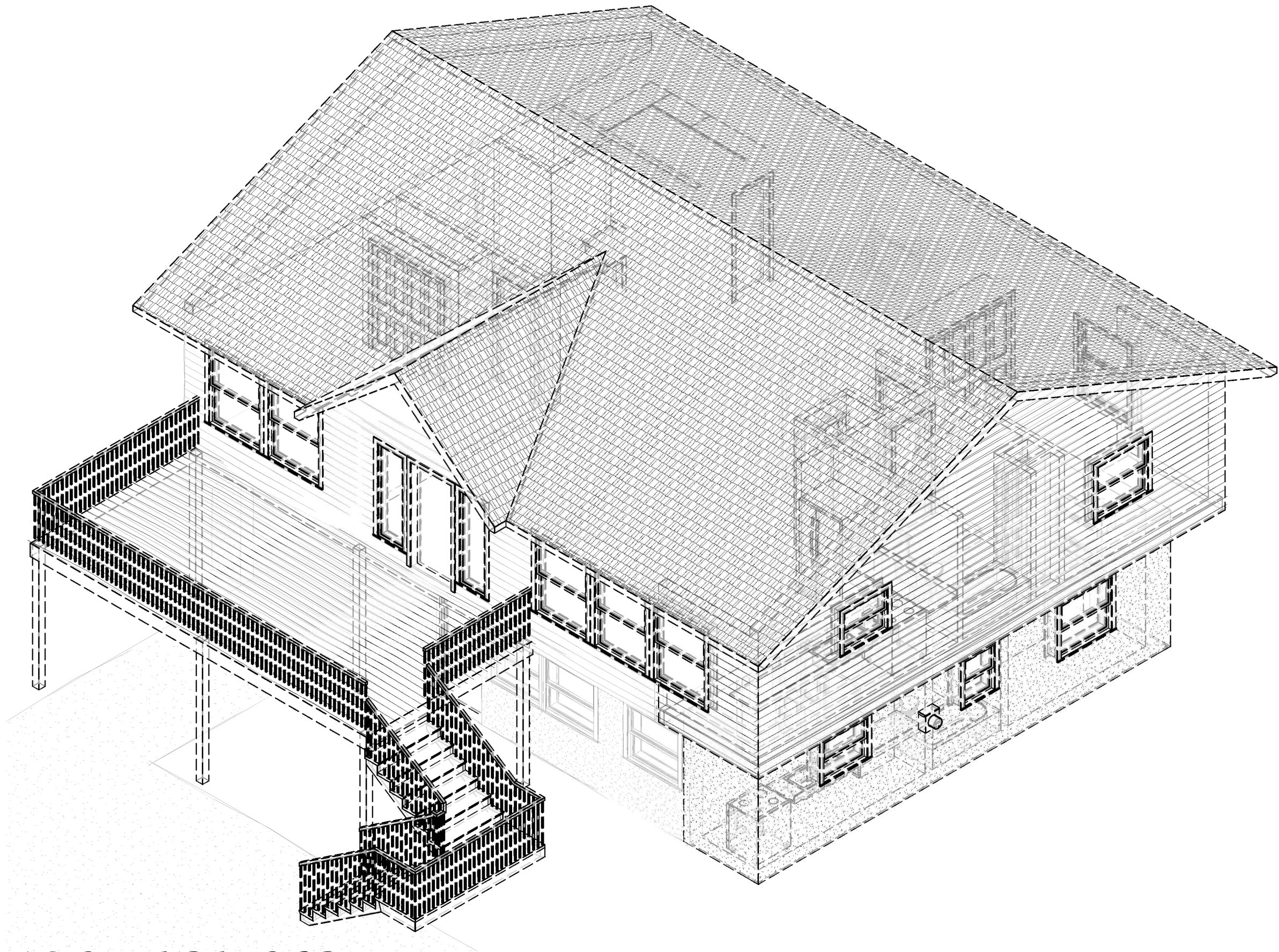
SCALE: 3/16" = 1'-0"

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AS-BUILT/DEMO 3D

SCALE:

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ISSUE DATE: 06.11.2019

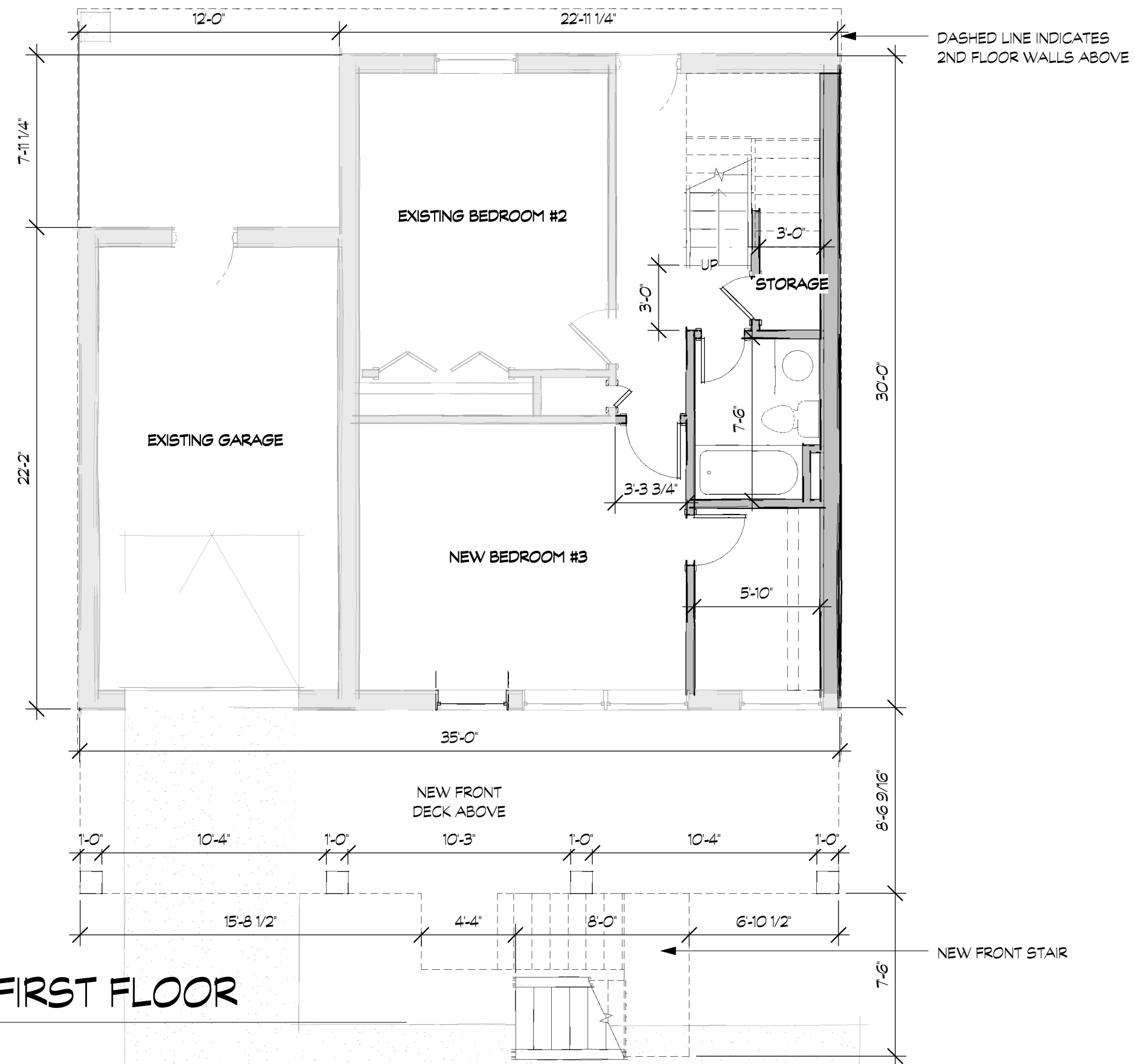
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PROPOSED FIRST FLOOR

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

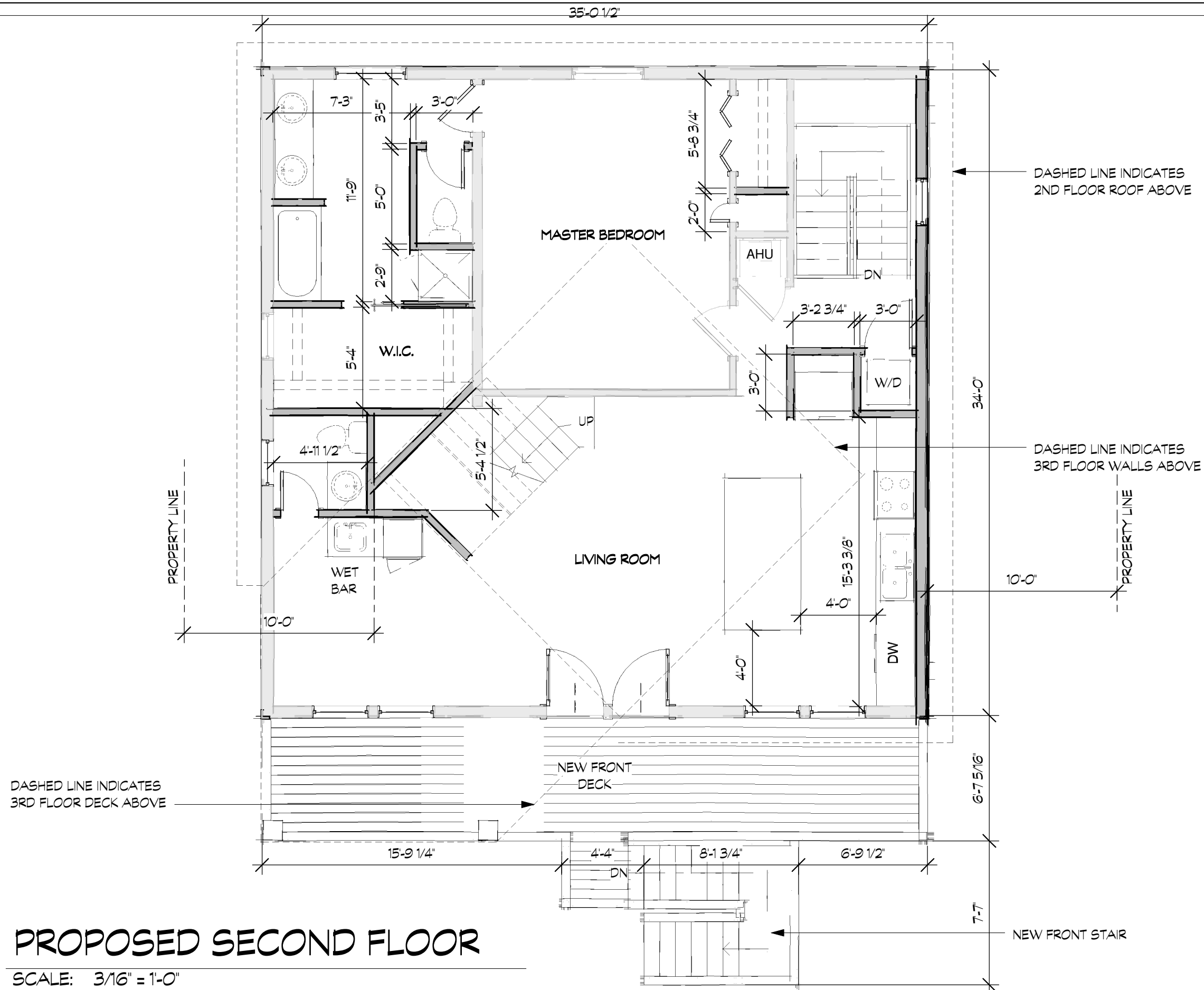
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PROPOSED SECOND FLOOR

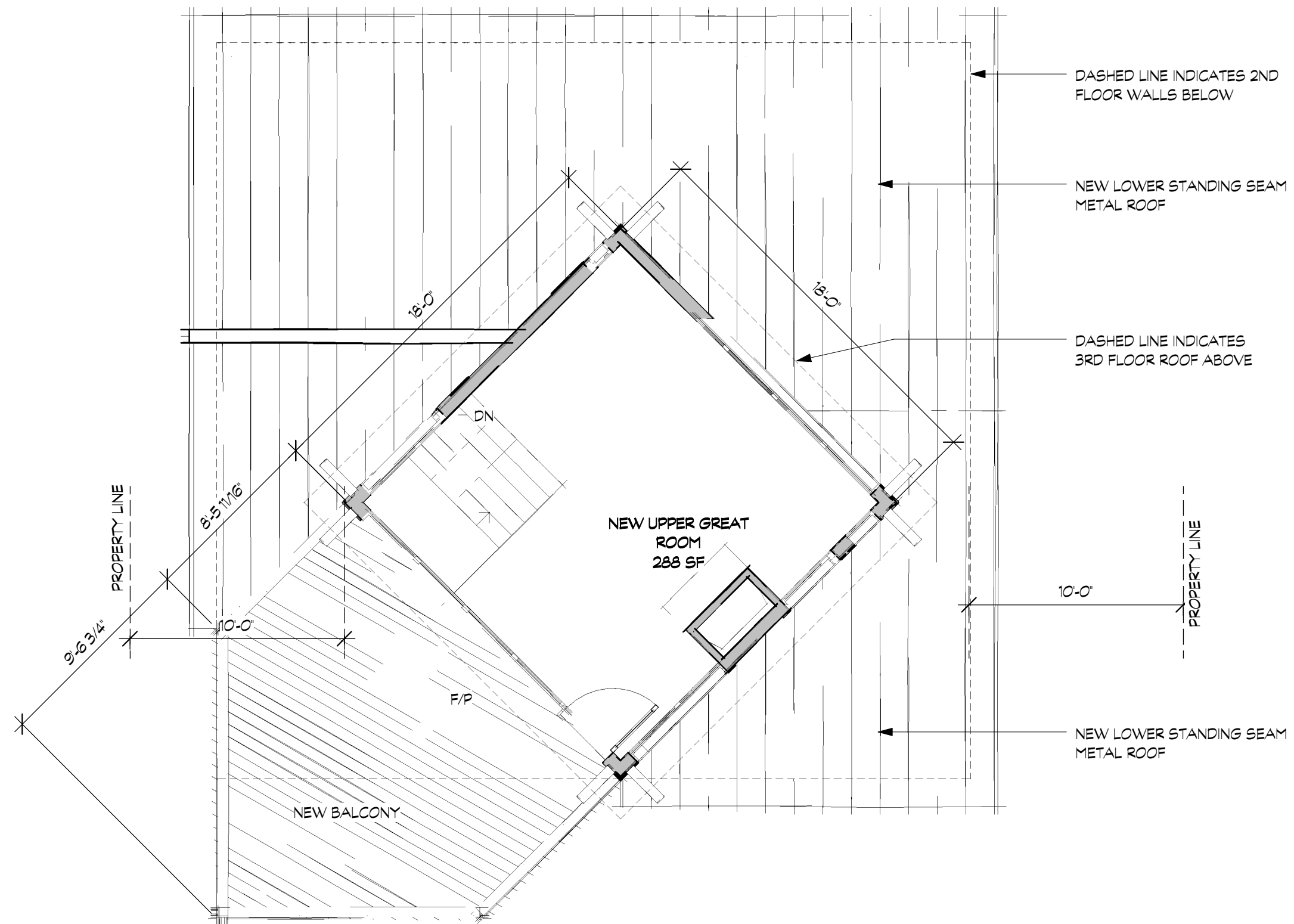
SCALE: 3/16" = 1'-0"

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PROPOSED THIRD FLOOR

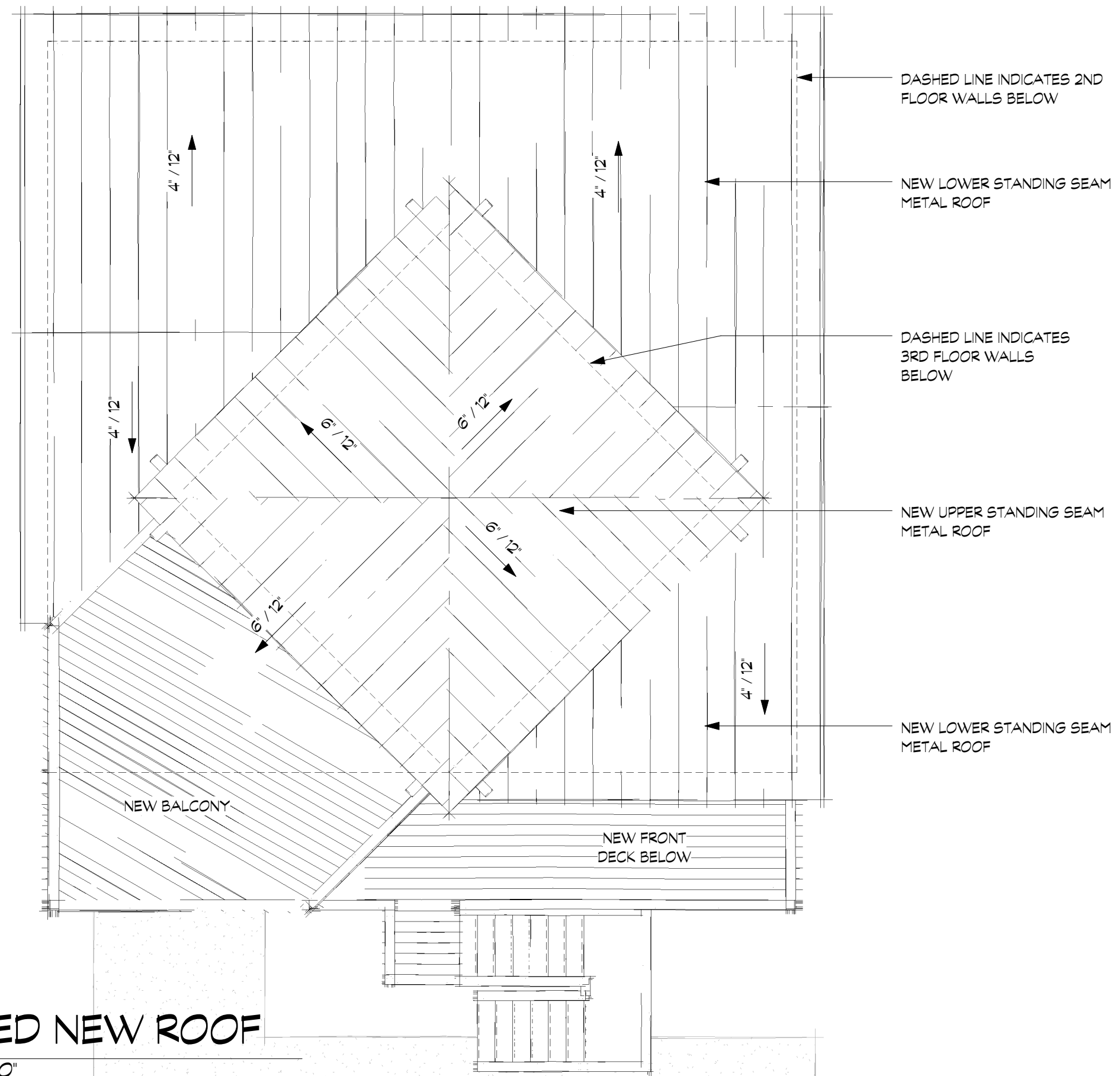
SCALE: 3/16" = 1'-0"

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PROPOSED NEW ROOF

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

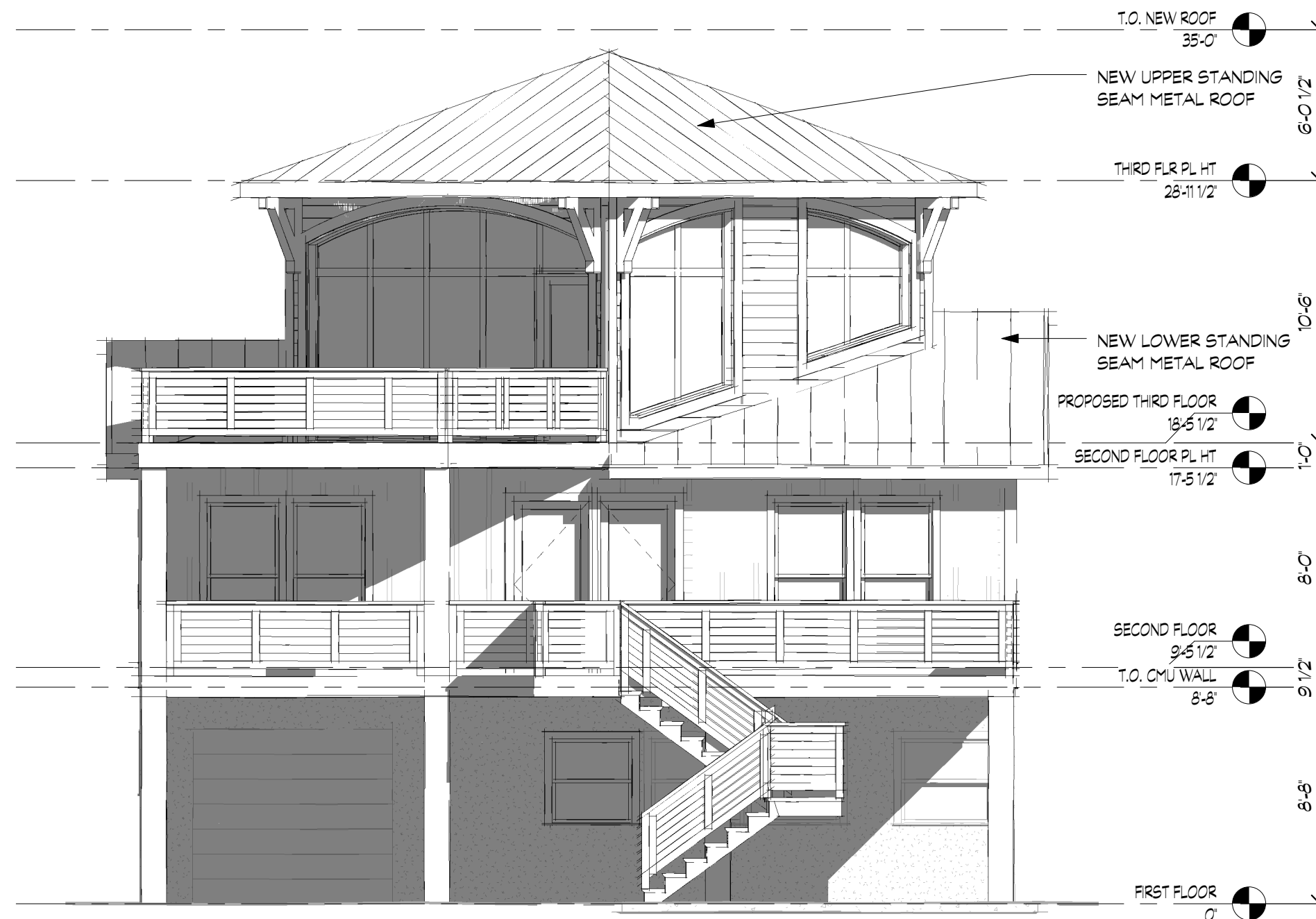
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PROPOSED FRONT ELEVATION

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

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PROPOSED REAR ELEVATION

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

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PROPOSED LEFT ELEVATION

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

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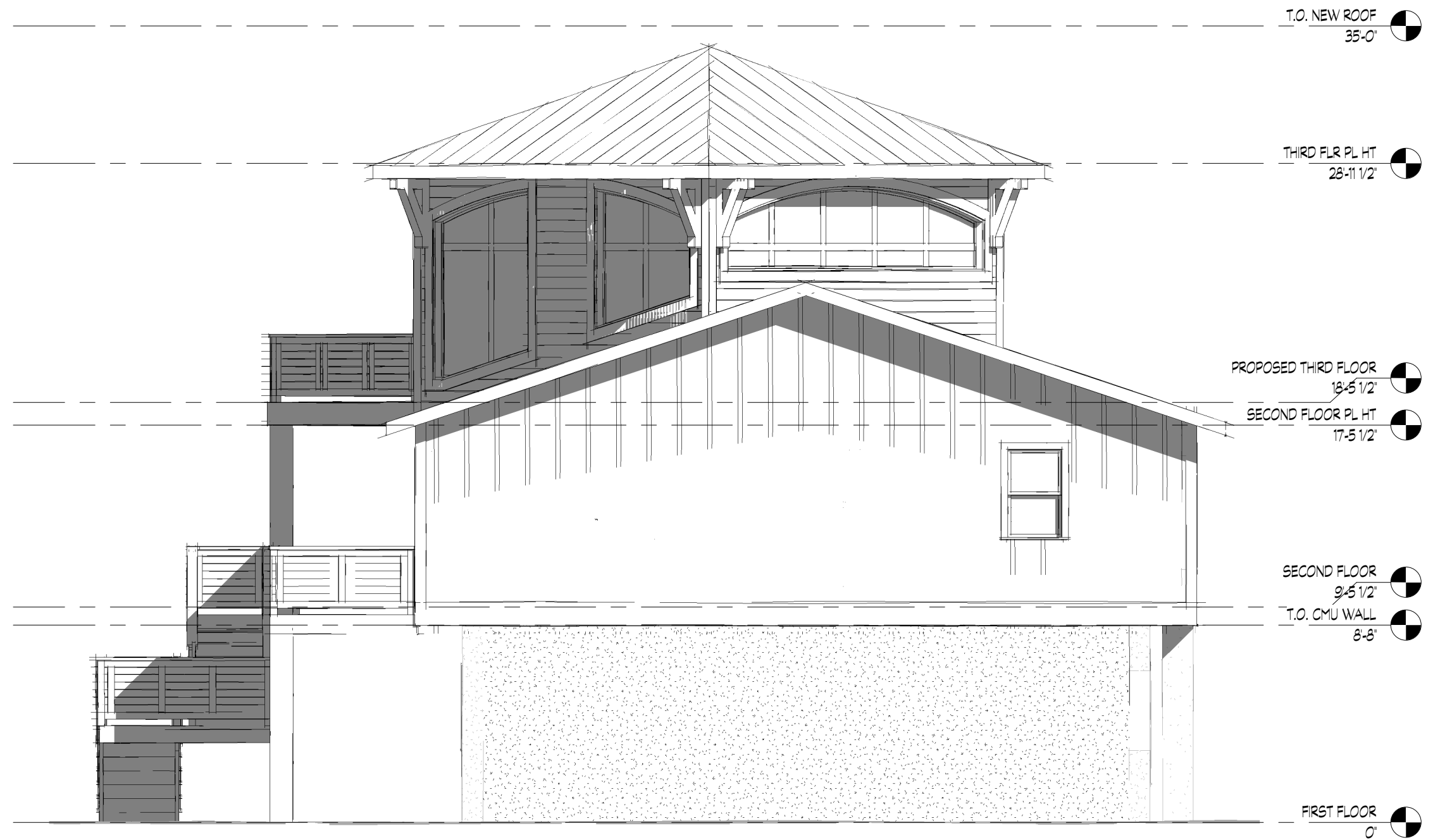
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PROPOSED RIGHT ELEVATION

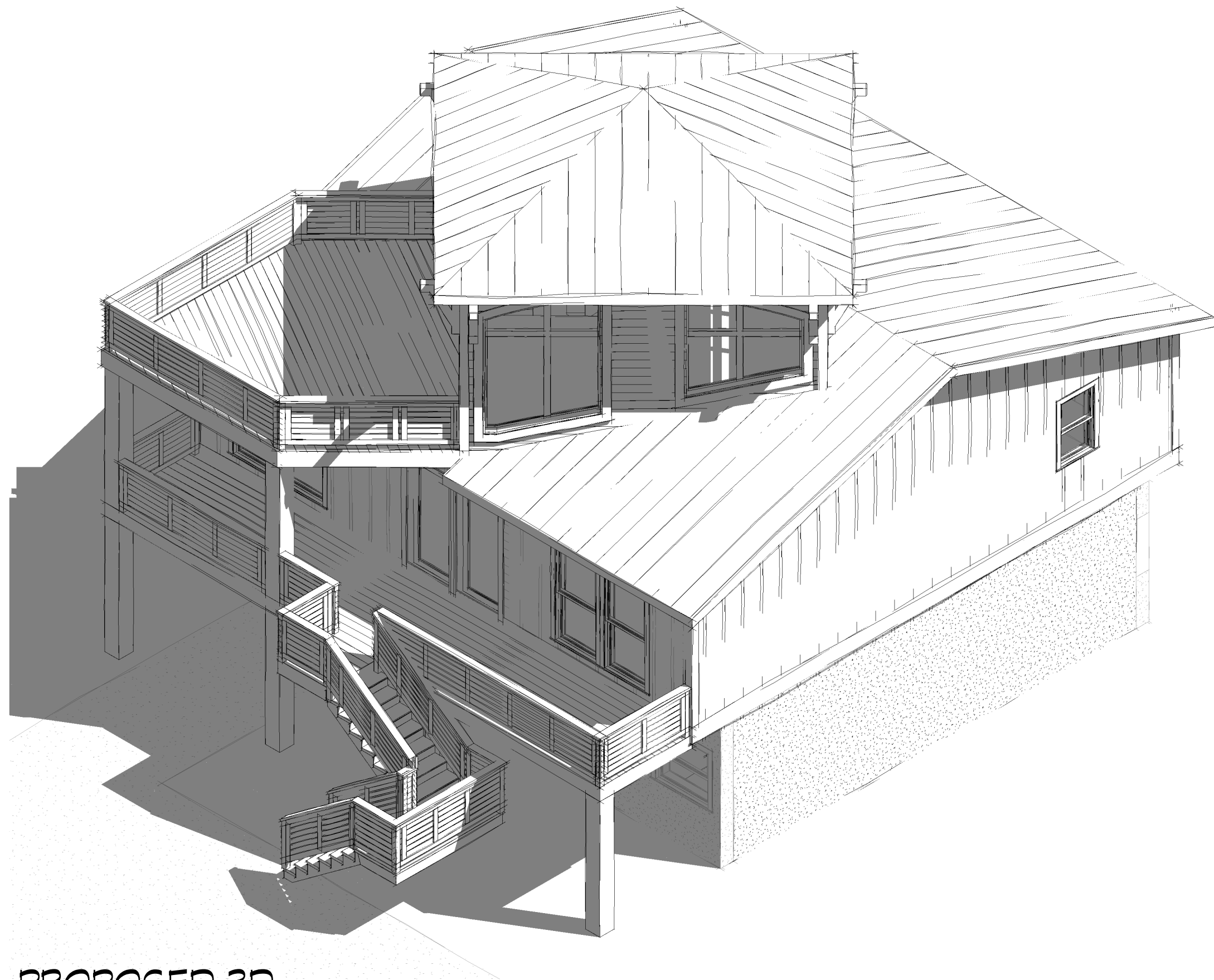
SCALE: 3/16" = 1'-0"

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PROPOSED 3D

SCALE:

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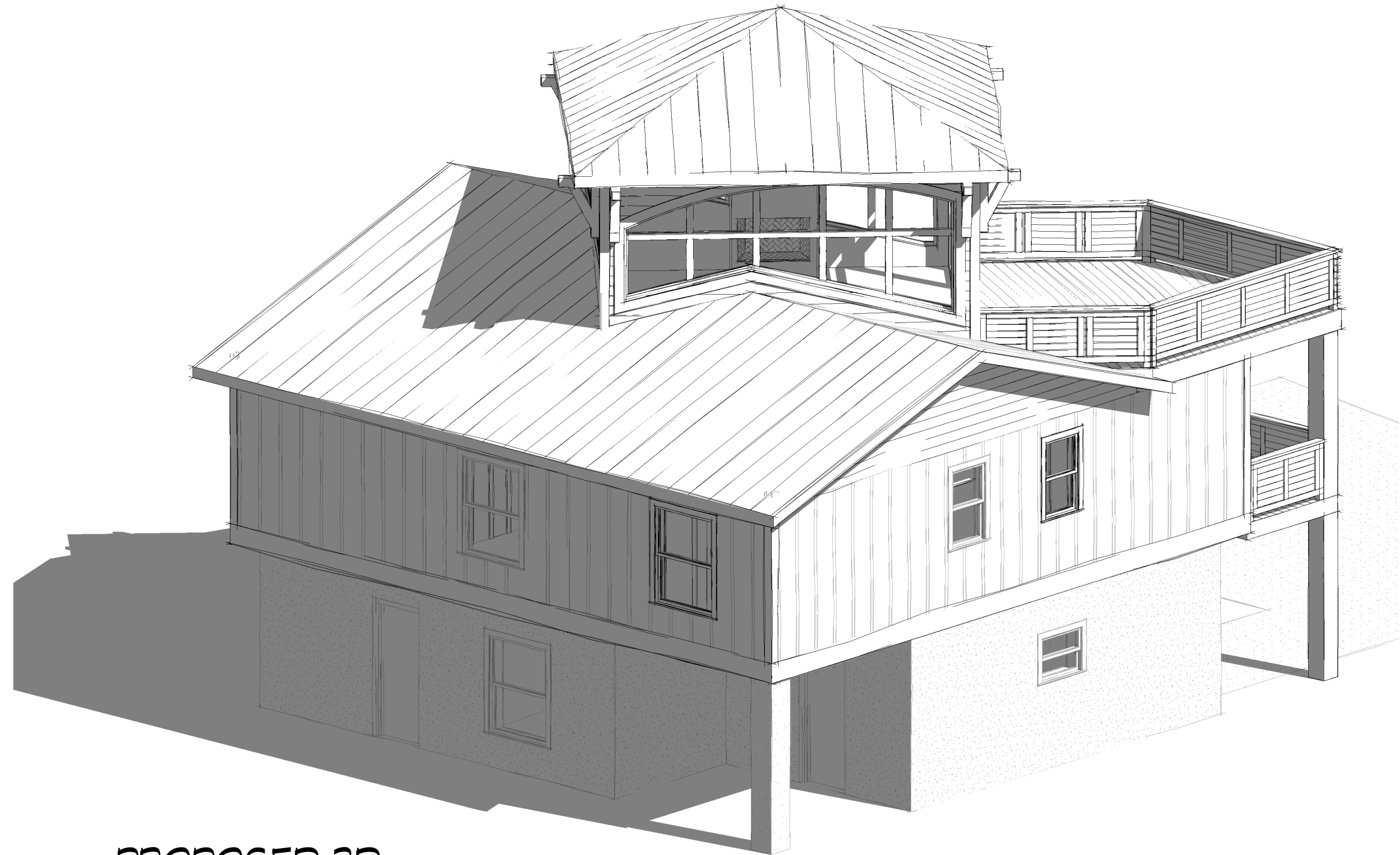
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R I C E A R C H I T E C T

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PROPOSED 3D

SCALE:

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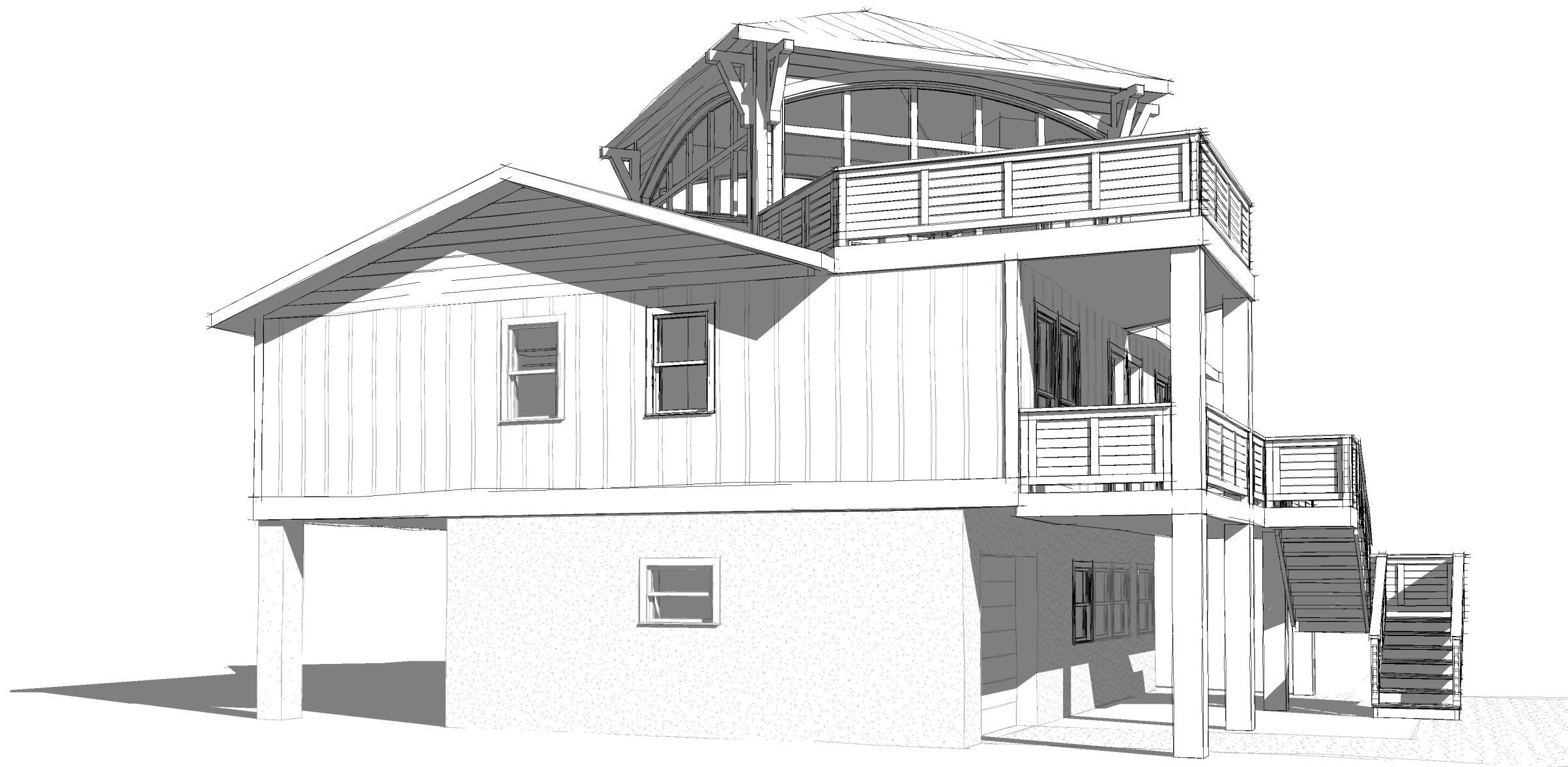
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GROUND VIEW 1

SCALE:

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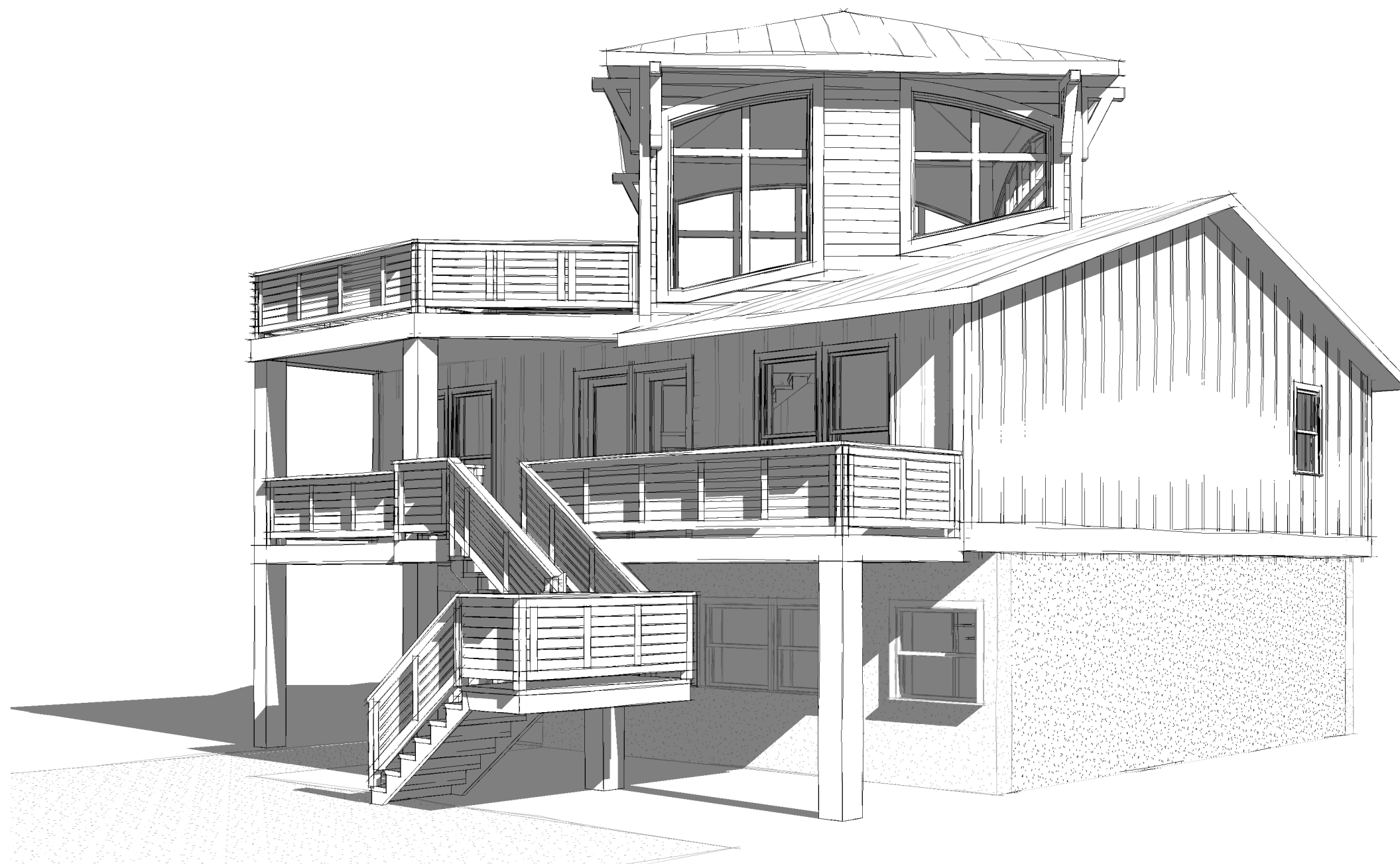
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GROUND VIEW 2

SCALE:

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