

APPLICATION FOR A VARIANCE

City of Atlantic Beach · 800 Seminole Road · Atlantic Beach, Florida 32233-5445
Phone: (904) 247-5800 · FAX (904) 247-5845 · http://www.coab.us

Date 7-26-13

File No. _____

1. Applicant's Name Frederick Loomis
2. Applicant's Address 345 10th Street Atlantic Beach, Fl. 32233
3. Property Location Lots 22 & 24 Blk 13 Atlantic Beach
4. Property Appraiser's Real Estate Number 170079-0000
5. Current Zoning Classification _____
6. Comprehensive Plan Future Land Use designation _____
7. Provision from which Variance is requested East and West property set back requirements of total 15 feet
8. Size of Parcel 100 X 150
9. Homeowner's Association or Architectural Review Committee approval required for the proposed construction.
 Yes No (If yes, this must be submitted with any application for a Building Permit.)
10. Statement of facts and site plan related to requested Variance, which demonstrates compliance with Section 24-64 of the Zoning, Subdivision and Land Development Regulations, a copy of which is attached to this application. Statement and site plan must clearly describe and depict the Variance that is requested.
11. Provide all of the following information:
 - a. Proof of ownership (deed or certificate by lawyer or abstract company or title company that verifies record owner as above). If the applicant is not the owner, a letter of authorization from the owner(s) for applicant to represent the owner for all purposes related to this application must be provided.
 - b. Survey and legal description of property for which Variance is sought.
 - c. Required number of copies: Four (4), except where original plans, photographs or documents larger than 11x17 inches are submitted. Please provide eight (8) copies of any such documents.
 - d. Application Fee (\$250.00)

I HEREBY CERTIFY THAT ALL INFORMATION PROVIDED WITH THIS APPLICATION IS CORRECT:

Signature of owner(s) or authorized person if owner's authorization form is attached:

Printed or typed name(s): Frederick Loomis

Signature(s): Frederick Loomis

ADDRESS AND CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION

Name: Frederick Loomis Bill Baehar

Mailing Address: 345 10th Street 1817 Live Oak Ln.

Phone: 244-8367 FAX: _____ E-mail: _____
904-465-4665



Section 24-17. Definition of a Variance.

A Variance shall mean relief granted from certain terms of this Chapter. The relief granted shall be only to the extent as expressly allowed by this Chapter and may be either an allowable exemption from certain provision(s) or a relaxation of the strict, literal interpretation of certain provision(s). Any relief granted shall be in accordance with the provisions as set forth in Section 24-64 of this Chapter, and such relief may be subject to conditions as set forth by the City of Atlantic Beach.

Sec. 24-64. Variances.

A Variance may be sought in accordance with this Chapter. Applications for a Variance may be obtained from the Community Development Department. A Variance shall not reduce minimum Lot Area, minimum Lot Width or Depth; and shall not increase maximum Height of Building or Impervious Surface Area as established for the various Zoning Districts. Further, a Variance shall not modify the Permitted Uses or any Use terms of a property.

- (a) Application. A request for a Variance shall be submitted on an application form as provided by the City and shall contain each of the following.
- (1) a complete legal description of the property for which the Variance is requested.
 - (2) a reasonable statement describing the reasons for the Variance.
 - (3) a survey or Lot diagram indicating setbacks; existing and proposed construction, as well as other significant features existing on the Lot.
 - (4) the signature of the owner, or the signature of the owner's authorized agent. Written authorization by the Owner for the agent to act on the behalf of the property owner shall be provided with the application.
- (b) Public Hearing. Upon receipt of a complete and proper application, the Community Development Director shall within a reasonable period of time schedule the application for a public hearing before the Community Development Board following required public notice. At the public hearing, the applicant may appear in person or may be represented by an authorized agent.
- (c) Grounds for denial of a Variance. No Variance shall be granted if the Community Development Board, in its discretion, determines that the granting of the requested Variance shall have a materially adverse impact upon one or more of the following.
- (1) light and air to adjacent properties.
 - (2) congestion of Streets.
 - (3) public safety, including risk of fire, flood, crime or other threats to public safety.
 - (4) established property values.
 - (5) the aesthetic environment of the community.
 - (6) the natural environment of the community, including Environmentally Sensitive Areas, wildlife habitat, Protected Trees, or other significant environmental resources.
 - (7) the general health, welfare or beauty of the community.

Variances shall not be granted solely for personal comfort or convenience, for relief from financial circumstances or for relief from situations created by the property owner.

The following paragraph sets forth reasons for which a Variance may be approved. Please check the circumstances that apply to your request and briefly describe in the space provided.

(d) Grounds for approval of a Variance. A Variance may be granted, at the discretion of the Community Development Board, for the following reasons.

(1) exceptional topographic conditions of or near the property. _____

(2) surrounding conditions or circumstances impacting the property disparately from nearby properties. _____

(3) exceptional circumstances preventing the reasonable use of the property as compared to other properties in the area. _____

(4) onerous effect of regulations enacted after platting or after development of the property or after construction of improvements upon the property. *Single family home was built in 1948 on lot 22 prior to present side setback requirements. Home presently has 19' L. total side setback back 108' x 51' Requesting variance from total 15' setback*

(5) irregular shape of the property warranting special consideration. _____

(6) substandard size of a Lot of Record warranting a Variance in order to provide for the reasonable Use of the property. _____

(e) Approval of a Variance. To approve an application for a Variance, the Community Development Board shall find that the request is in accordance with the preceding terms and provisions of this Section and that the granting of the Variance will be in harmony with the Purpose and Intent of this Chapter.

(f) Approval of Lesser Variances. The Community Development Board shall have the authority to approve a lesser Variance than requested if a lesser Variance shall be more appropriately in accord with the terms and provisions of this Section and with the Purpose and Intent of this Chapter.

(g) Nearby Nonconformity. Nonconforming characteristics of nearby Lands, Structures or Buildings shall not be grounds for approval of a Variance.

(h) Waiting period for re-submittal. If an application for a Variance is denied by the Community Development Board, no further action on another application for substantially the same request on the same property shall be accepted for 365 days from the date of denial.

(i) Time period to implement Variance. Unless otherwise stipulated by the Community Development Board, the work to be performed pursuant to a Variance shall begin within six (6) months from the date of approval of the Variance. The Community Development Director, upon finding of good cause, may authorize a one time extension not to exceed an additional six (6) months, beyond which time the Variance shall become null and void.

(j) A Variance, which involves the Development of Land, shall be transferable and shall run with the title to the Property unless otherwise stipulated by the Community Development Board.

Additional comments: Mr. Loomis wishes to separate title on lots 22 and 24; sell lot 24 and maintain present structure on lot 22 as his homestead. Mr. Loomis has maintained homestead at this location from 5/24/1972.

Warranty Deed

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OFFICIAL RECORDS.

THIS INDENTURE, Made this 24th day of May, A. D. 1972 BETWEEN
Lois L. Merendino and Cass C. Merendino, her husband,

grantor, and

Frederick Loomis and Jeannine B. Loomis, his wife,

Post office address: 541 East Coast Drive, Atlantic Beach, Florida, 32233 grantees.

WITNESSETH: That the said grantor, for and in consideration of the sum of \$ 10.00, to him in hand paid by the said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, his heirs and assigns forever, the following described land, situate, lying and being in the County of Duval State of Florida, to wit:

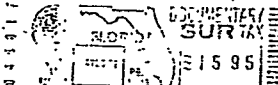
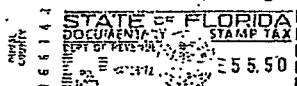
Lots 22 and 24, Block 13, SUBDIVISION "A", ATLANTIC BEACH, according to plat thereof recorded in Plat Book 5, page 69, of the current public records of Duval County, Florida.

(This deed is subject to and the grantees herein hereby assume and agree to pay the outstanding mortgage affecting subject premises in favor of Stokeson, Whitley, Davin & Company, dated March 1, 1955, and recorded in Mortgage Book 1701, page 493, said public records.)

(This deed is further subject to covenants and restrictions contained in Deed Book 252, page 484, Duval County Records.)

THIS INSTRUMENT WAS PREPARED BY
JESSE C. HORTON, JR., AT LAW
13 S. 2ND ST., JACKSONVILLE BEACH, FLA.

Return To
WILSON A. FORUM, INC.
277 Beach Blvd.
Jacksonville Beach, Florida



And the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

(Words used herein the terms "grantor" and "grantee" shall be construed to include, respectively, executor, administrator or personal or the decedent's personal or real estate trustee, successor or assigns.)

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Mary J. [Signature] Lois L. Merendino (SEAL)
[Signature] Cass C. Merendino (SEAL)

STATE OF FLORIDA
COUNTY OF Duval

Before me personally appeared Lois L. Merendino and Cass C. Merendino,
her husband, to me well known

and known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 24th day of May
in 1972, at Jacksonville Beach County and State aforesaid.

[Signature]
Notary Public in and for the County and State aforesaid.
My commission expires:



72-32802
May 26 11 30 AM '72

GRANT PUBLIC, STATE OF FLORIDA IN LARGE
BY COMMISSION EXPIRES APR. 13, 1974

LOOMIS FREDERICK
 345 10TH ST
 ATLANTIC BEACH, FL 32233-5529
LOOMIS JEANNINE

Primary Site Address
 345 10TH ST
 Atlantic Beach FL 32233

Official Record Book/Page
 03357-00124

Title #
 9416

345 10TH ST
 Property Detail

RE #	170079-0000
Tax District	USD3
Property Use	0100 SINGLE FAMILY
# of Buildings	1
Legal Desc.	16-2S-29E ATLANTIC BEACH
Subdivision	03101 ATLANTIC BEACH
Total Area	14979

Value Summary

	2012 Certified	2013 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$104,660.00	\$38,771.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$412,000.00	\$520,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$516,660.00	\$558,771.00
Assessed Value	\$180,731.00	\$183,803.00
Cap Diff/Portability Amt	\$335,929.00 / \$0.00	\$374,968.00 / \$0.00
Exemptions	\$50,500.00	See below
Taxable Value	\$130,231.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). Property values, exemptions and other information listed as 'In Progress' are subject to change. These numbers are part of the 2013 working tax roll and will not be certified until October. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value

Assessed Value	\$183,803.00
Homestead Exemption (HX)	- \$25,000.00
Amend 1 Homestead (HB)	- \$25,000.00
Tot &Perm General Disability (TP)	- \$500.00
Taxable Value	\$133,303.00

SJRWMD/FIND Taxable Value

Assessed Value	\$183,803.00
Homestead Exemption (HX)	- \$25,000.00
Amend 1 Homestead (HB)	- \$25,000.00
Tot &Perm General Disability (TP)	- \$500.00
Taxable Value	\$133,303.00

School Taxable Value

Assessed Value	\$183,803.00
Homestead Exemption (HX)	- \$25,000.00
Tot &Perm General Disability (TP)	- \$500.00
Taxable Value	\$158,303.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03357-00124	5/24/1972	\$18,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	ARS-2	100.00	150.00	Common	2.00	Lot	\$520,000.00

Legal

LN	Legal Description
1	16-2S-29E
2	ATLANTIC BEACH
3	LOTS 22,24 BLK 13
4	JEANNINE O/R BK 3357-124

Buildings

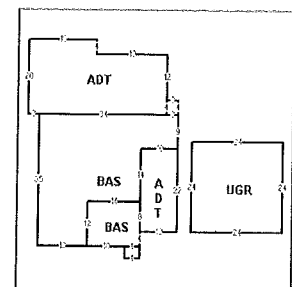
Building 1

Building 1 Site Address
 345 10TH ST
 Atlantic Beach FL 32233

Building Type	0101 - SFR 1 STORY
Year Built	1948
Building Value	\$38,771.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Garage	576	0	259
Base Area	867	867	867
	12	0	4

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roofing Structure	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shingle
Interior Wall	3	3 Plastered
Int Flooring	8	8 Sheet Vinyl
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Conditioning	3	3 Central



Element	Code	Detail

Finished Open Porch				Stories	1.000
Addition	220	220	198	Bedrooms	3.000
Finished Open Porch	12	0	4	Baths	2.000
Base Area	168	168	168	Rooms / Units	1.000
Addition	664	664	598		
Total	2519	1919	2098		

Traversing Data

UGR:44,27:=E24 S24 W24 N24 \$ BAS:3,55:=N35 E37 S9 W10 S14 W14 S12 W13 \$ FOP:40,16:=S4 W3 N4 E3 \$ ADT:40,29:=S22 W10 N22 E10 \$ FOP:30,55:=S3 W4 N3 E4 \$ BAS:30,43:=W14 S12 E14 N12 \$ ADT:3,20:=W3 N20 E18 S4 E19 S16 W34 \$.

Notice of Proposed Property Taxes (Truth in Millage Notice)

Data below is currently under revision and will be updated at the end of August.

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$180,731.00	\$50,500.00	\$130,231.00	\$842.85	\$878.36	\$904.36
Public Schools: By State Law	\$180,731.00	\$25,500.00	\$155,231.00	\$795.57	\$830.80	\$861.89
By Local Board	\$180,731.00	\$25,500.00	\$155,231.00	\$337.13	\$348.96	\$365.23
FL Inland Navigation Dist.	\$180,731.00	\$50,500.00	\$130,231.00	\$4.31	\$4.49	\$4.44
Atlantic Beach	\$180,731.00	\$50,500.00	\$130,231.00	\$415.95	\$449.95	\$449.95
Water Mgmt Dist. SJRWMD	\$180,731.00	\$50,500.00	\$130,231.00	\$41.40	\$43.15	\$44.76
Gen Gov Voted	\$180,731.00	\$50,500.00	\$130,231.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$180,731.00	\$25,500.00	\$155,231.00	\$0.00	\$0.00	\$0.00
Urban Service Dist3	\$180,731.00	\$50,500.00	\$130,231.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,437.21	\$2,555.71	\$2,630.63
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$554,933.00	\$175,467.00	\$50,500.00	\$124,967.00		
Current Year	\$516,660.00	\$180,731.00	\$50,500.00	\$130,231.00		

Property Record Card (PRC)

The Property Appraiser's Office (PAO) provides historical property record cards (PRCs) online for 1995-2005. The PAO no longer maintains a certified PRC file due to changes in appraisal software; therefore, there are no PRCs available online from 2006 forward. You may print this page which provides the current property record. (Sections not needed can be minimized.) To print the past-year cards below, set your browser's Page Set Up for printing to Landscape.
[2005](#) | [2004](#) | [2003](#) | [2002](#) | [2001](#) | [2000](#) | [1999](#) | [1998](#) | [1997](#) | [1996](#) | [1995](#)

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)