



VARIANCE APPLICATION
City of Atlantic Beach
 Community Development Department
 800 Seminole Road Atlantic Beach, FL 32233
 (P) 904-247-5800

FOR INTERNAL OFFICE USE ONLY
 PERMIT# ZVAR22-0015

APPLICANT INFORMATION

NAME Paul West - Viridian Builders Corporation EMAIL paulwest1@comcast.net
 ADDRESS 593 Margaret Street CITY Neptune Beach STATE FL ZIP CODE 32266
 PROPERTY LOCATION 720 Bonita road, Atlantic Beach PHONE # _____ CELL # 904-826-9090
 RE# 171093-0000 BLOCK # 1 LOT # 3
 LOT/PARCEL SIZE 81' x 93' ZONING CODE RS-1 UTILITY PROVIDER JEA
 COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION _____
 PROVISION FROM WHICH VARIANCE IS REQUESTED BRL from Plat vs. RS-1 zoning

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)

Statement of facts and site plan related to requested Variance, which demonstrates compliance with Section 24-65 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.

PROVIDE ALL OF THE FOLLOWING INFORMATION

(all information must be provided before an application is scheduled for any public hearing):

1. Proof of ownership: deed or certificate by lawyer or abstract or title company that verifies record owner as above.
2. If the applicant is not the owner: provide a letter of authorization from the owner(s) for applicant to represent the owner(s) for all purposes related to this application.
3. Survey and legal description of property for which Variance is sought.
4. Required number of copies: One (1) digital copy - additional paper copy is optional.
5. Application fee of \$300.00.

I HEREBY CERTIFY THAT ALL INFORMATION PROVIDED IS CORRECT: Signature of Property Owner(s) or Authorized Agent

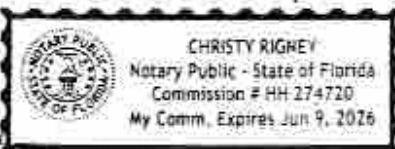
Paul West Paul West 8-30-22
 SIGNATURE OF APPLICANT PRINT OR TYPE NAME DATE

 SIGNATURE OF APPLICANT (2) PRINT OR TYPE NAME DATE

Signed and sworn before me on this 30th day of August 2022 by State of Florida
 County of Duval

Identification verified: known personally

Oath Sworn: Yes No



Christy Rigney
 Notary Signature
 My Commission expires 6-9-2026

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.

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.

The BRL from the old plat shows 25' front set back, when the architect contacted the City, they were told it is RS-1 zoning and it was a 20' front yard set back. Requesting for variance to use current zoning for RS-1 on prop.

5. Irregular shape of the property warranting special consideration.

6. Substandard size of a Lot or Record warranting a Variance in order to provide for the reasonable use of the property.

- a. 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.
- b. 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.
- c. Nearby Nonconformity. Nonconforming characteristics of nearby Lands, Structures or Buildings shall not be grounds for approval of a Variance.
- d. 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.
- e. 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.
- f. 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:

PLOT PLAN OF

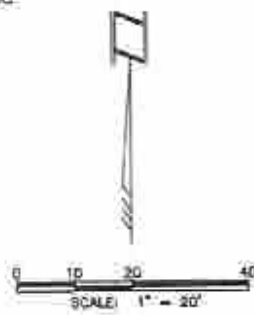
LOT 3, BLOCK 1, ROYAL PALMS UNIT ONE AS RECORDED IN PLAT BOOK 30, PAGES 60 & 60A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



BENCHMARK:
SET MAG NAIL & DISK (LB 3672)
NEAR EDGE OF PAVEMENT
ELEVATION=12.33 (N.A.V.D. 1988)

IMPERVIOUS AREA	(SQ. FEET/PERCENT SQUARE FEET)
LOT AREA	= 7,500 S.F.
HOUSE AREA	= 1,166 S.F.
CARPORIT	= 161 S.F.
COVERED PORCH	= 83 S.F.
CONCRETE DRIVE	= 378 S.F.
CONCRETE PATIO	= 276 S.F.
VINYL SHED	= 55 S.F.
A/C PAD	= 9 S.F.
WOOD DECKS	= 393 S.F.
WOOD SHED ON BLOCKS	= 105 S.F.
TOTAL IMPERVIOUS AREA	= 2,632 S.F.
	= 35.1%

PROPOSED IMPERVIOUS AREA	(SQ. FEET/PERCENT SQUARE FEET)
LOT AREA	= 7,500 S.F.
HOUSE AREA	= 2,025 S.F.
COVERED ENTRY	= 148 S.F.
COVERED PATIO	= 441 S.F.
CONCRETE DRIVE	= 327 S.F.
OUTDOOR SHOWER	= 17 S.F.
VINYL SHED	= 55 S.F.
A/C PAD	= 9 S.F.
WOOD SHED ON BLOCKS	= 105 S.F.
TOTAL IMPERVIOUS AREA	= 3,127 S.F.
	= 41.7%



- NOTES**
1. THIS IS A PLOT PLAN.
 2. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 3, BLOCK 1 BEING SOUTH 85°20'02" EAST, AS PER PLAT.
 3. SURVEY DATA TAKEN FROM PREVIOUS SURVEY BY THIS FIRM UNDER NO. 2022-0681, DATED JUNE 9, 2022.
 4. 25' BUILDING RESTRICTION LINES AS PER PLAT.
 5. EASEMENTS SHOWN AS PER PLAT.
 6. F.F.E. DENOTES FINISHED FLOOR ELEVATION.
 8. SETBACK LINES AS SHOWN HEREON, PROVIDED BY CLIENT.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0408J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

THIS PLOT PLAN IS CERTIFIED TO:
DANE JEFFREYS

Jason D. Boatwright
JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3872

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CHECKED BY:
DRAWN BY: ADT
FILE: 2022-0681-2

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA (904)241-8550

DATE: JUNE 14, 2022
SHEET 1 OF 1

To Whom It May Concern:

My name is Dane Jefferys and my wife and two children live at 720 Bonita Road. We are in need of expanding our home to accommodate our growing family. We have enlisted Paul West with Viridian Builders Corporation to assist us with the building improvements. I hired an Architect, Wallace Brown to do our plans. He contacted the City to check on setbacks and any other restrictions and was told that it is zoned RS-1 with a 20' front yard set back. When Paul submitted the building permit it was denied by Public Works because there is an old BRL, (Building restriction line) on the plat that shows a 25' yard set back. We were not aware of that, nor was our architect.

We are requesting a variance to assist us with this hardship regarding the difference between BRL and current zoning. We understand that this has been granted for other owners in Atlantic Beach and respectfully request the same consideration.

Paul West will be assisting us with the variance application, process and any required meetings or other requirements. He is submitting the variance application for us as I am out of town on business.

Thank you for your time and consideration.

Best regards,

DocuSigned by:

8286260F-79C6-4392-94F3-55A3F919A0A2
Dane Jefferys

8/30/2022

Date