



VARIANCE APPLICATION

City of Atlantic Beach

Community Development Division

800 Seminole Road Atlantic Beach, FL 32233

(P) 904-247-5800

FOR INTERNAL OFFICE USE ONLY

PERMIT# ZVARZ5-0038

☐ \$500.00 Application Fee

**Please submit form in person
or to building-dept@coab.us

APPLICANT INFORMATION

NAME SALT AIR HOMES INC EMAIL O.KRAUT@COMCAST.NET

ADDRESS 226 TALLWOOD RD CITY JAX Bch STATE FL ZIP CODE 32250

PROPERTY LOCATION +360 356 MAIN ST, ATLANTIC Bch PHONE # BLK 106 CELL # 904-333-6607

RE# 170873-0000 BLOCK# SEC H ATLANTIC Bch LOT# 3+4

LOT 3 50x102
LOT/PARCEL SIZE LOT 4 50x102 ZONING CODE ARG UTILITY PROVIDER C.O.A.B.

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION _____

PROVISION FROM WHICH VARIANCE IS REQUESTED RELIEF FROM ON-SITE FLOOD PLAIN

COMPENSATION

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. Accurate, to-scale boundary survey prepared by a registered land surveyor within one year of the date of submission that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not the owner, notarized written authorization from owner is required.

"In lieu of signed, sworn and notarized signatures of the property owner, agent and/or contractor, and under penalties of perjury, I declare that I have read and examined the foregoing application and that the facts stated in it are true and correct."

Oliver J. Kraut
SIGNATURE OF APPLICANT

OLIVER KRAUT
PRINT OR TYPE NAME OF APPLICANT

DEC 19-25
DATE

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 them 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.

This property is located within a floodplain that is connected to an infinite water body (i.e. the Intracoastal Waterway). For this reason, placing fill within the flood zone on this property will not have an adverse impact on the storage capacity of the floodplain.

- ☐ 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.

- ☐ 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.

LEGEND

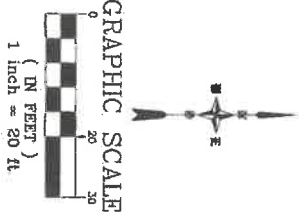
- SITE BENCHMARK
- 1/2" DIA. IRON ROD 1981/139
- FOUND 1/2" IRON PIPE YELLOW-CAPPED
- FOUND 1/2" IRON PIPE YELLOW-CAPPED WITH NO IDENTIFICATION
- FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- POWER POLE
- ELECTRIC BOX
- WATER METER
- CLEAN OUT
- CATCH BASIN
- EXISTING WELL
- 6" WOOD FENCE
- 6" PLASTIC FENCE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING GROUND ELEVATIONS
- EXISTING DRAINAGE FLOW
- EXISTING TREE

SURVEYOR'S NOTES:

1. Large Description has been furnished by client and/or high/low points.
2. The location of Station or Station Affecting the line or boundary to the survey has been determined by the surveyor.
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20. The location of Station or Station Affecting the line or boundary to the survey has been determined by the surveyor.

- AIR CONDITIONER ON PAD
- FINISHED FLOOR ELEVATION
- STOVE
- DISPOSABLE ELECTRIC APPLIANCE
- EXISTING RESTRICTION LINE (SETBACK) LINE
- RIGHT-OF-WAY LINE
- BACK OF CURB
- EDGE OF PAVEMENT
- PROFESSIONAL SURVEYOR AND MAPPER
- PARKER KALIN NAIL SET
- NAIL AND DISK SET
- LICENSED SURVEY BUSINESS
- REFERENCE BEARING LINE
- PLAY CALL
- FIELD MEASURED VALUE
- DUNE FLOOD ELEVATION
- PROPOSED CONCRETE
- PROPOSED COVERED
- PROPOSED PAVERS
- EXISTING SHED
- ZONING REGULATION
- APPRAISER'S WEBSITE
- FRONT
- REAR
- 20'

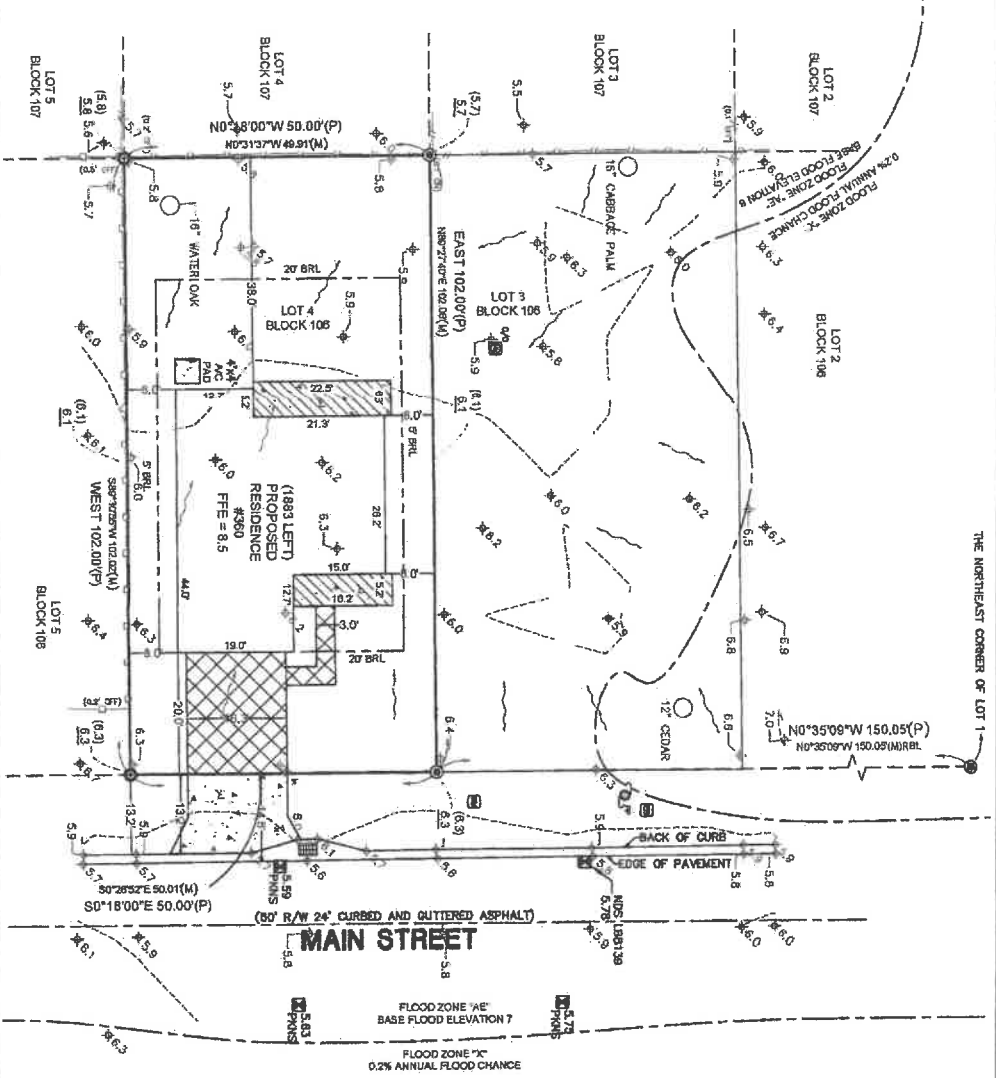
LOT	LOT AREA (S.F.)
LOT 1	5097.84
LOT 2	1421.81
LOT 3	171.28
LOT 4	171.28
LOT 5	171.28
LOT 6	171.28
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LOT 96	171.28
LOT 97	171.28
LOT 98	171.28
LOT 99	171.28
LOT 100	171.28



LEGAL DESCRIPTION

LOTS 4 BLOCK 106, SECTION 74 ATLANTIC BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 34 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PLOT PLAN SHOWING BOUNDARY SURVEY AND TOPOGRAPHIC AND TREE



IME CIVIL & SURVEYING, LLC
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-428-7784

FOR: AMERICAN CLASSIC HOMES, LLC
360 MAIN STREET
ATLANTIC BEACH, FL 32233

Drawn By: [Name]
Field Survey Date: 02/25/2025
18/76
Scale 1" = 20 Feet
Drawing/Title # 022025.3
Additional Information/Certification: XXXXX

License Survey Business #8139
Certificate of Authorization #33026
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ADDITIONAL COMMENTS:

- SEE APPROVAL FOR VARIANCE FOR 850 BEGONIA ST.
AND APPROVAL FOR VARIANCE FOR 590 JASMINE ST.

In addition, providing compensating floodplain storage volume for areas that are filled below the

Base Flood Elevation (100-year flood stage) is desirable in *riverine* Special Flood Hazard Areas (SFHA). This is due to the fact that fill in *riverine* flood hazard areas take up floodplain storage capacity and can eventually result in higher flood waters. In this case, the property is located in a SFHA that would be flooded due to inundation from the ICW and not from *riverine* upstream drainage. Minor quantities of fill associated with residential development in the floodplain adjacent to the ICW will not affect the 100-year flood stage.

of 1

SPACE FOR RECORDING ONLY F.S. §695.26

THE BANK OF NEW YORK MELLON

Plaintiff(s)

vs.
MARY HALL
LARRY E HALL
FLORIDA HOUSING FINANCE CORPORATION
UNKNOWN PARTIES IN POSSESSION 1
UNKNOWN PARTIES IN POSSESSION 2

Defendant(s)

FILED
APR 26 2022

DUVAL CLERK OF COURT

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on Apr 13, 2022 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Duval County, Florida:

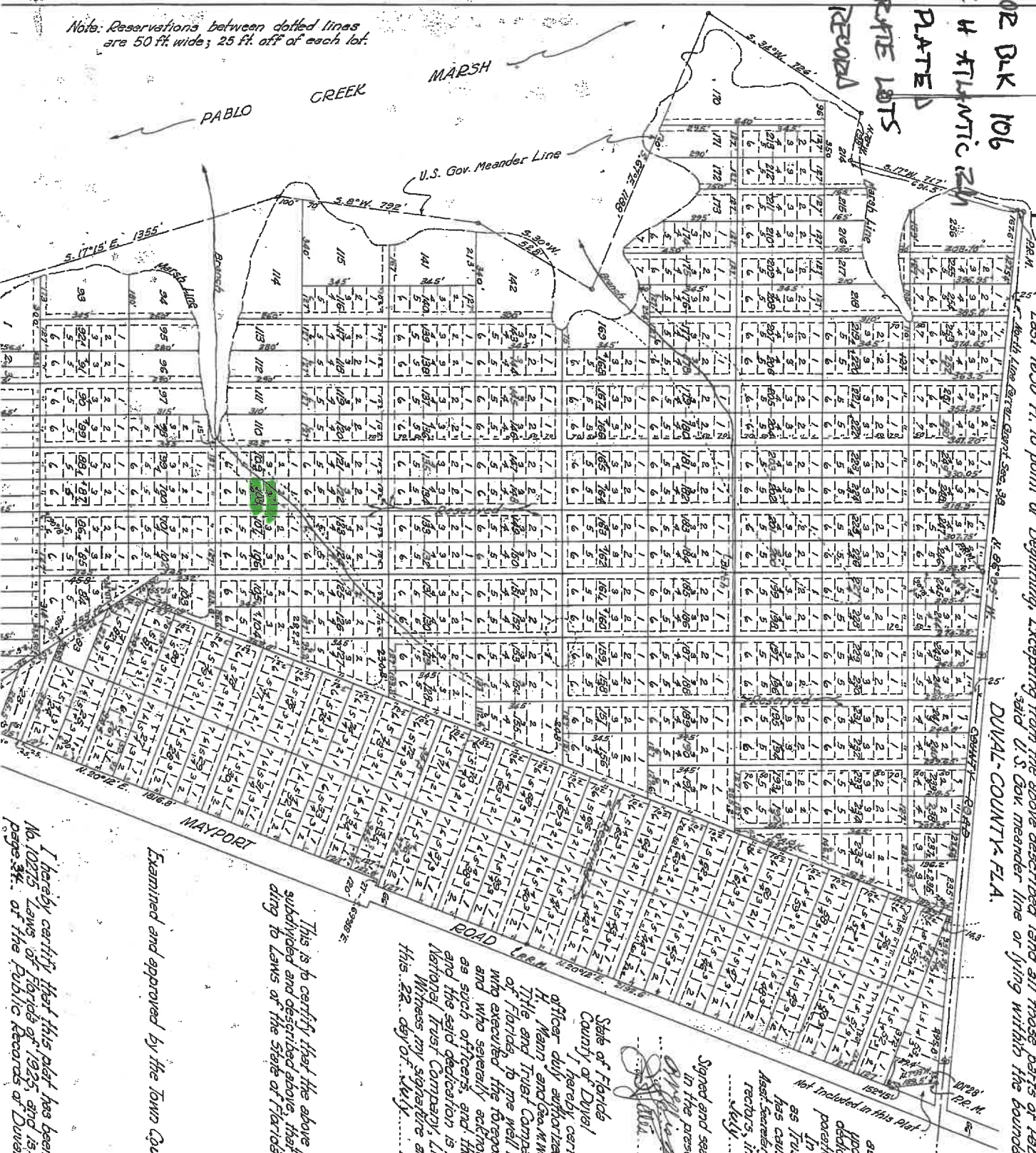
Property Address: 156 Main Street, Atlantic Beach, FL 32211
a. Legal Description: LOTS 3 & 4, BLOCK 106, SECTION 17, ATLANTIC BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 34 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
b. Parcel ID No. 170873-0000

was sold to Salt Air Homes Inc,
whose address is: 226 Taltwood Road, Jacksonville Beach, FL 32250

WITNESS my hand and the seal of the court on Apr 26 2022, as Clerk of the Circuit Court.

PLATE MAP
 SHOWS LOT 3+4
 OF BACK 106
 SEC 4 ATLANTIC RM
 AND PLATED
 SEPARATE LOTS
 OF RECORD

Note: Reservations between dotted lines are 50 ft. wide; 25 ft. off of each lot.



A subdivision of that portion of the Castro Y. Ferrer Grant Section 38, T2S, R29E, lying north of the Atlantic Boulevard and west of the Mayport Road, more particularly described as: Beginning at the intersection of the north line of Atlantic Boulevard and the west line of Mayport Road, thence N. 20° 12' E. 186.8 ft., along west line of said road, thence S. 69° 48' E. 21 ft., thence N. 20° 12' E. 292.6 ft., thence N. 73° 5' W. 103.5 ft., thence N. 66° 05' W. parallel with the north line of said Sec. 38 and 25 ft.; thence from 3480.92 ft. to the U.S. Gov. meander line along Pablo Creek Marsh, thence along said meander line S. 17° 15' W. 691.5 ft., thence N. 78° 18' W. 198 ft., thence S. 34° W. 726 ft., thence S. 67° E. 1188 ft., thence S. 30° W. 528 ft., thence S. 8° W. 192 ft., S. 17° 15' E. 1353 ft. to the north line of Atlantic Boulevard, thence East 1650 ft. to point of Beginning, Excepting from the above described land all those parts of Pablo Creek Marsh lying east of said U.S. Gov. meander line or lying within the boundary line described above.

DUVAL COUNTY, FLA.

Adoption & Dedication
 This is to certify that the landowners of the above described plat made in accordance with said act the true and correct plat of said upon said plat are hereby previously dedicated to the Town of Atlantic Beach and its successors.
 In witness whereof the title and Trust as Trustee for National Trust Company, has caused these presents to be signed, Asst. Secretary, respectively, by and with authority, in its name, and its corporate seal duly.
 1930.

Signed and sealed
 in the presence of:
 [Signature]
 [Signature]
 witnesses

State of Florida
 County of Duval
 I hereby certify that on this day personally appeared [Signature] duly authorized to administer oaths and take acknowledgments, and Geo. N. Westcott, respectively, President and Title and Trust Company of Florida, a corporation under the laws of Florida, to me well known and known to me to be the who executed the foregoing dedication for the uses and purposes and who severally acknowledged the execution thereof to be as such officers, and that they affixed thereto the official seal and the said dedication is the act and deed of said corporate National Trust Company, Ltd., of Jamaica, Canada.
 Witness my signature and official seal at Jacksonville, FLA. this 22. day of July, 1930.

[Signature]
 Notary Public State of Florida
 My Commission expires: 1931.

Ellis, Curtis & Royster, Civil Engineers
 By: [Signature]

Examined and approved by the Town Council of Atlantic Beach, Fla. this 15.

I hereby certify that this plat has been examined and that it complies in No. 10273 Laws of Florida of 1925, and is filed for record and indexed at page 34. of the Public Records of Duval County, Florida, this 22. day of July, 1930.