

2024-0314 (AD-24-24)

LOCATION: 0 Benedict Road

REAL ESTATE NUMBER: 086181-0005

DEVIATION SOUGHT:

1. Reduce the required lot width from 60 feet to 40 feet.

PRESENT ZONING: RLD-60

CURRENT LAND USES: LDR

PLANNING DISTRICT: 5

COUNCIL DISTRICT: 10

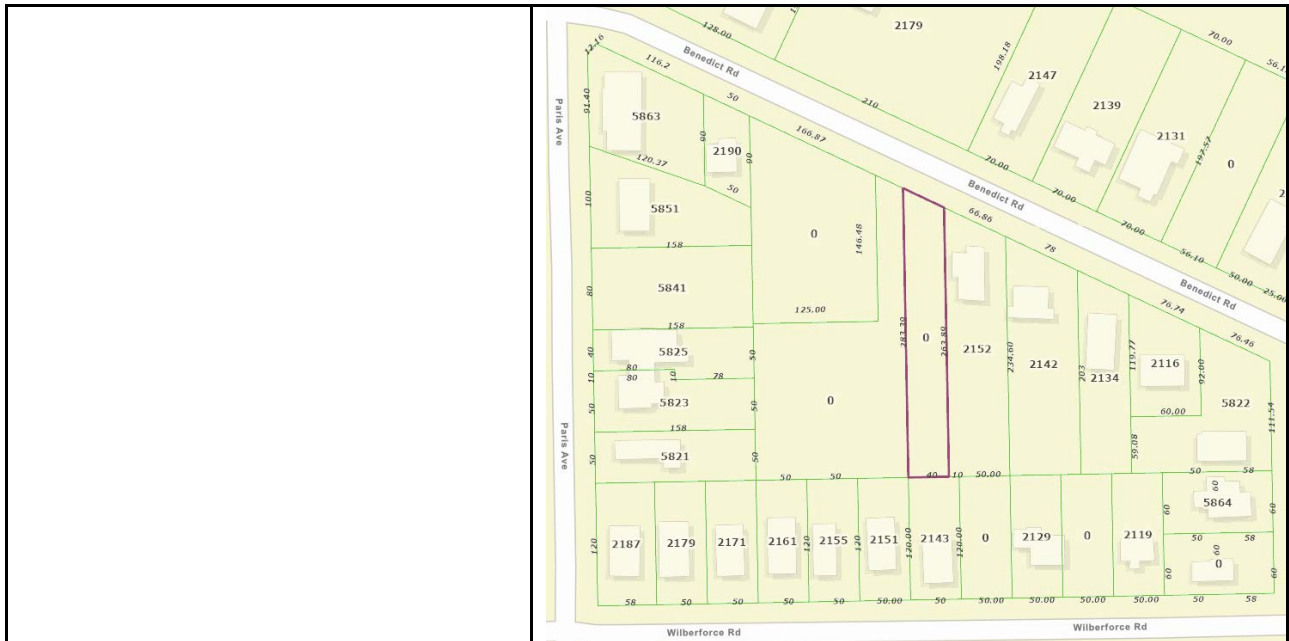
SIGNS POSTED: 1

OWNER/APPLICANT:

Habitat for Humanity
Scott Dittmer
40 E. Adams Street, Suite 200
Jacksonville, FL 32202

STANDARDS, CRITERIA AND FINDINGS

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| <p>1. Is this situation unique or similar to other properties in the neighborhood?</p> | <p><u>Recommendation:</u></p> <p>Similar. The subject property is a 0.26-acre parcel located at the southern side of Benedict Road. The subject property is located within the Residential Low Density-60 (RLD-60) zoning district, which allows for residential single-family dwellings. The applicant, Habitat for Humanity of Jacksonville, is seeking to reduce the required lot width from 60 feet to 40 feet.</p> <p>Additionally, there is a companion wavier of road frontage application (2024-0313/WRF-24-07) to reduce the required road frontage from 48 feet to 40 feet.</p> <p>There are other properties in the immediate vicinity that have less than the required 60 feet of lot width, including 5825 Paris Avenue, 5823 Paris Avenue, 5821 Paris Avenue, 2134 Benedict Road, and most of the properties along Wilberforce Road between Paris Avenue and Spelman Road, as seen below.</p> |
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Findings:

2. There are practical or economic difficulties in carrying out the strict letter of the regulation in that...

Recommendation:

Yes. There are practical and economic difficulties associated with carrying out the strict letter of the regulation as the dimensions of the lot are less than the requirements listed in the Residential Low Density (RLD-60) zoning district.

Findings:

3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.

Recommendation:

Yes. The request is not based upon a desire to reduce the cost of developing the site. Rather, granting the deviation would allow the owner of the property to have a newly constructed single-family dwelling that is compliant with the zoning code on the property.

Findings:

4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...

Recommendation:

Yes. Staff finds no evidence that the proposed deviation is likely to diminish property values in the surrounding area or alter the essential character of the area, given that there are multiple properties in the vicinity that do not have the required lot width for the Residential Low Density-60 (RLD-60) zoning district.

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| | <u>Findings:</u> |
| 5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that... | <u>Recommendation:</u> Yes. The proposed deviation is unlikely to have a detrimental effect on the public health, safety or welfare, nor create a public expense or potential nuisance. Rather, reducing the required lot width will allow the applicant to build a single-family dwelling on the property while being compliant with the zoning code. <u>Findings:</u> |
| 6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code. | <u>Recommendation:</u> Yes. The proposed deviation is in harmony with the spirit and intent of the Zoning Code, which seeks promote the health, safety and general welfare of the public as outlined in the 2045 Comprehensive Plan. <u>Findings:</u> |
| 7. The City landscape architect has/has not recommended the proposed deviation. | N/A |
| 8. The existing violation was not created by the applicant with an intent to violate the Zoning Code. | N/A |

PLANNER RECOMMENDATION: APPROVE

DATE OF REPORT: 6/4/2024

ZONING ADMINISTRATORS DECISION:

DATE:



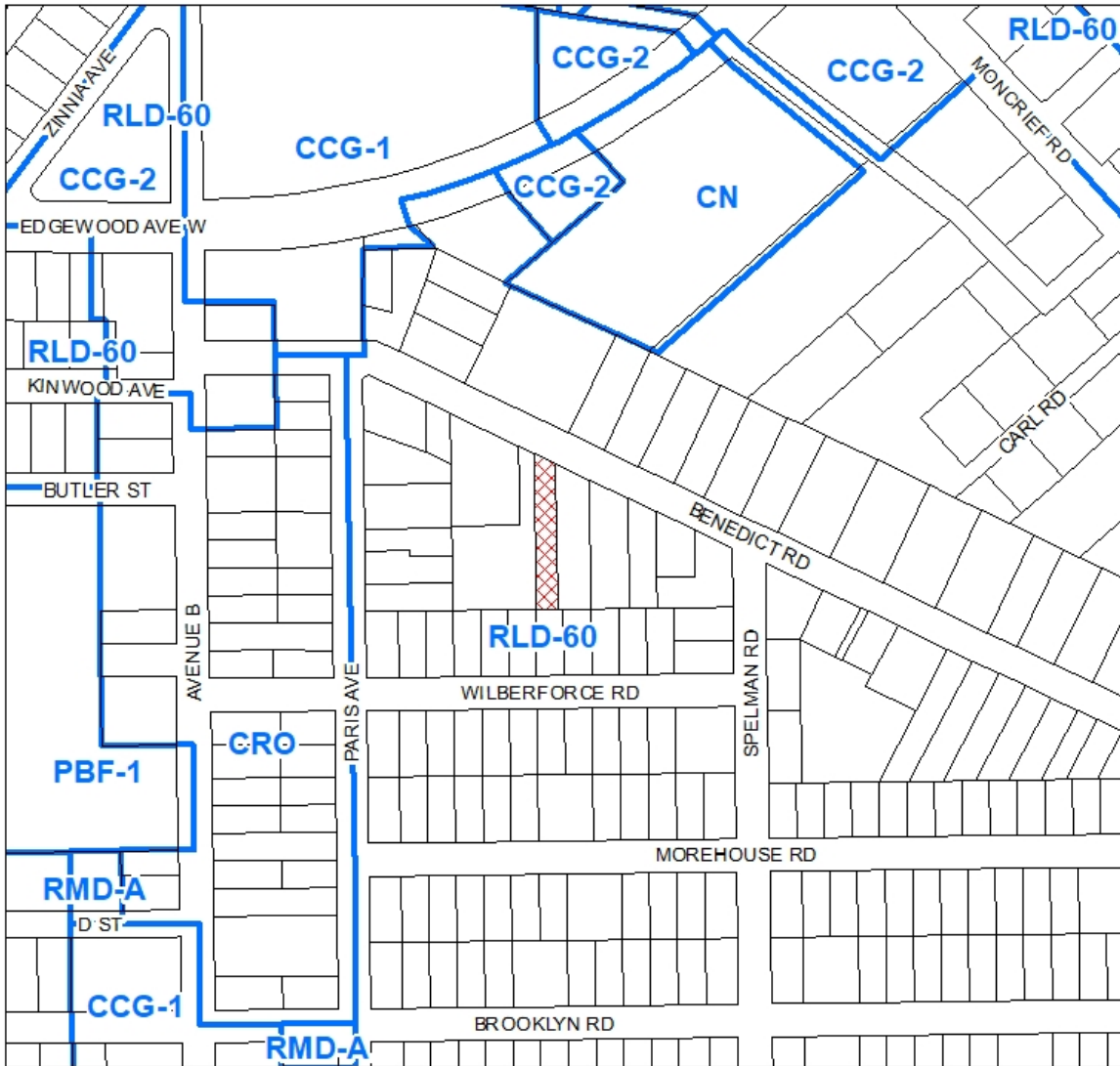
The Notice of Public Hearing sign was posted on May 7th, 2024.



Aerial view of the subject site
Source: JaxGIS, 05/8/2024

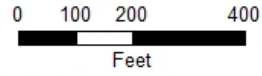
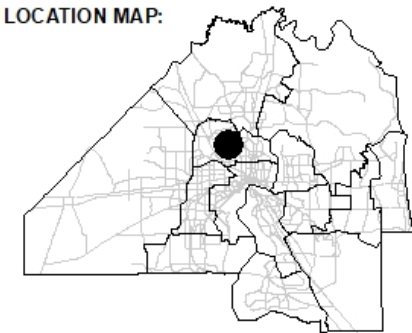


View of the subject property from Benedict Road
Source: Planning & Development Dept, 05/8/2024



REQUEST SOUGHT:

 REDUCING REQUIRED WIDTH
 FROM 60 TO 40.



COUNCIL DISTRICT:
 10

TRACKING NUMBER
 T-2023-5071

EXHIBIT 2
PAGE 1 OF 1

Legal Map