

2024-65 (AD-23-111)

LOCATION: 0 Spearing Street

REAL ESTATE NUMBER: 122239-0000

DEVIATION SOUGHT:

- 1. Reduce the minimum lot width from 40 Feet to 30 Feet
- 2. Reduce front setback from 20 feet to 15 feet

PRESENT ZONING: RMD-B

CURRENT LAND USES: MDR

PLANNING DISTRICT: 1

COUNCIL DISTRICT: 7

SIGNS POSTED: 1

OWNER:

Ahmed Ettachfini
1923 Holly Oaks Ravine Drive
Jacksonville, Florida. 32225

AGENT:

Ahmed Ettachfini
1923 Holly Oaks Ravine Drive
Jacksonville, Florida. 32225

STANDARDS, CRITERIA AND FINDINGS

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| <p>1. Is this situation unique or similar to other properties in the neighborhood?</p> | <p>Recommendation: Similar. The subject parcel is located in an area where the lots have been subdivided into many different lot sizes. The parcel was once a lot of record, but was split in to the current configuration, which removed the lot of record status. The lot is similar in width and area to other lots in the immediate area.</p> <p>The lot does not meet the minimum road frontage requirement for the RMD-B Zoning District. A proposed Waiver of Road Frontage Application (2024-64) to reduce the minimum road frontage from 32 feet required to 30 feet. Staff is also recommending approval on the waiver application.</p> |
| <p>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</p> | <p>Recommendation: Yes. It is seen as a practical difficulty for carrying out the strict letter of the code. The surrounding area has lots of similar width and area. sharing the same zoning category are not developed to the residential makeup of the category.</p> |

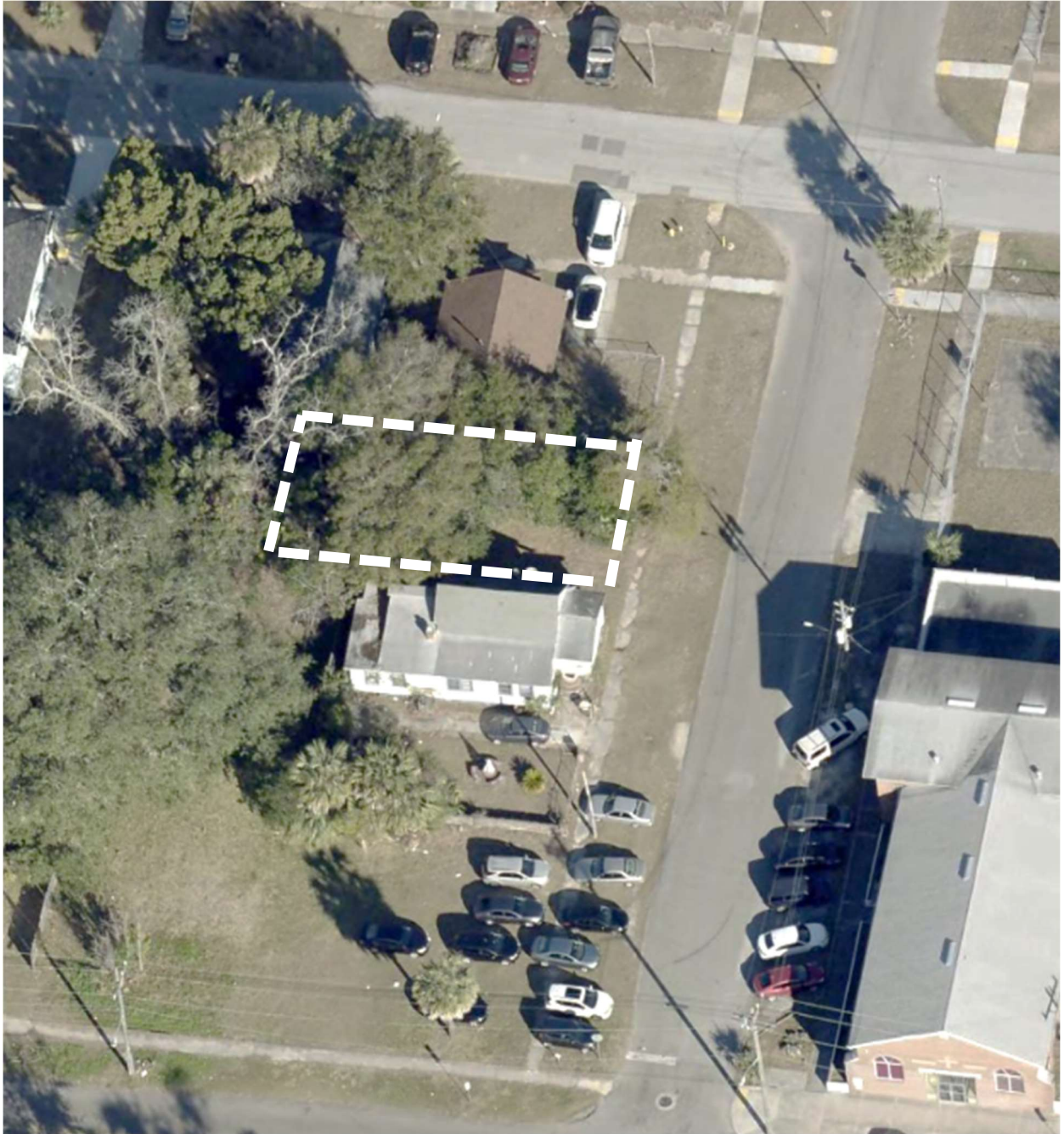
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| <p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</p> | <p>Recommendation: Yes. The request is not based upon a desire to reduce the cost of developing the site. Rather, granting of this deviation would accomplish a result in the public interest by allowing the applicant to construct a single family dwelling on the parcel.</p> |
| <p>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...</p> | <p>Recommendation: Yes. Staff finds that the proposed deviation is unlikely to diminish property values in the surrounding area or alter the essential character of the area. The subject parcel will have similar characteristics to other lots in the surrounding neighborhood.</p> |
| <p>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...</p> | <p>Recommendation: 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, the deviation would allow the construction of a single family dwelling.</p> |
| <p>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p> | <p>Recommendation: Yes. The intent of the Zoning Code is to promote the health and safety of the public, while allowing for deviations that are within the public’s best interest. The proposed deviation does not negatively affect the public’s health or safety and will result in a development that is within the public’s best interest.</p> |
| <p>7. The City landscape architect has/has not recommended the proposed deviation.</p> | <p>N/A</p> |
| <p>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</p> | <p>N/A</p> |

PLANNER RECOMMENDATION: APPROVE

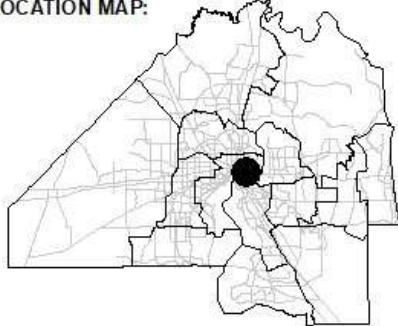


Upon visual inspection of the subject property on February 23, 2024, by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted.



View of subject property





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| <p>REQUEST SOUGHT:</p> <p>REDUCE LOT WIDTH FROM 40' TO 30'</p> <p>REDUCE REQUIRED FRONT YARD FROM 20' TO 15'</p> | <p>LOCATION MAP:</p>  |   <p>COUNCIL DISTRICT: 7</p> |
| <p>ORDINANCE NUMBER ORD-2024-0065</p> | <p>TRACKING NUMBER AD-23-111</p> | <p>EXHIBIT 2 PAGE 1 OF 1</p> |