

**2015-V-036**

**Project Name:** n/a

**Applicant and/or  
Property Owner:** Anthony & Tara Canevari

**Representative:** n/a

**Request:** Variance to reduce the rear setback  
from 5 feet to 3 feet to accommodate  
an accessory structure

(LDC 2.10.05.B.2)

**Zoning District:** RR1 (Rural Residential Single Family)



**Variance 2015-V-036**

**General Information:**

**Applicant:** Anthony & Tara Canevari  
**Representative:** n/a  
**Project Location:** 6254 Verls Ln, Pace  
**Parcel Number:** 24-2N-30-0000-00303-0000  
**Request:** Variance to reduce the west side setback from 5 feet to 3 feet to accommodate an accessory structure  
**Current Conditions:** Existing home

**Land Development Code Criteria:**

**2.10.00 MODIFICATIONS AND ADJUSTMENTS OF DISTRICT REGULATIONS:**

**2.10.05 Accessory Buildings and Structures**

B. Encroachment of Yards in lots located in Recorded Subdivisions or lots less than one (1) acre in size - Accessory buildings or structures on lots in recorded subdivisions in residentially zoned districts or less than one (1) acre in size may be located within all yards and must observe the following conditions:

2. Any accessory structure located over ten (10) feet from a main dwelling may be constructed no closer than five (5) feet of any interior side or rear lot line; provided, however, that such accessory buildings may not be located within the front setback. In addition, where the parcel is located on Navarre Beach or is located within the Shoreline Protection Zone, Sections 6.08.00 and 12.01.02 shall prevail. An accessory building used for living quarters (guest house or guest cottage) shall have a front setback of 60 feet from the front property line and shall maintain the same side and rear setbacks for the principle dwelling (refer to Sections 2.10.00, 6.05.00, 6.08.00 and 12.01.02)

**2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:**

The BOA shall have the following duties and powers:

- B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:

1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.

**Is this criterion met?            No**

**Staff Analysis: Staff has determined that there are no special circumstances regarding the land or building in question, and that this parcel does not possess unique qualities with respect to size or exceptional shallowness that are peculiar to such property and not to other lots within the area.**

**The applicant is seeking relief from the section of the Ordinance which regulates the placement of an accessory structure on residential lots. The accessory structure is proposed to be constructed on a previously existing concrete slab.**

2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

**Is this criterion met?            No**

**Staff Analysis: This Variance request is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.**

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

**Is this criterion met?            Yes**

**Staff Analysis: It is not anticipated that the authorization of this Variance will impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety.**

**It is not expected to unreasonably diminish or impair established property values within the surrounding area.**

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

**Is this criterion met?            No**

**Staff Analysis: If authorized, a Variance without special circumstances would impair the intent of the zoning ordinance.**

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

**Is this criterion met?            N/A**

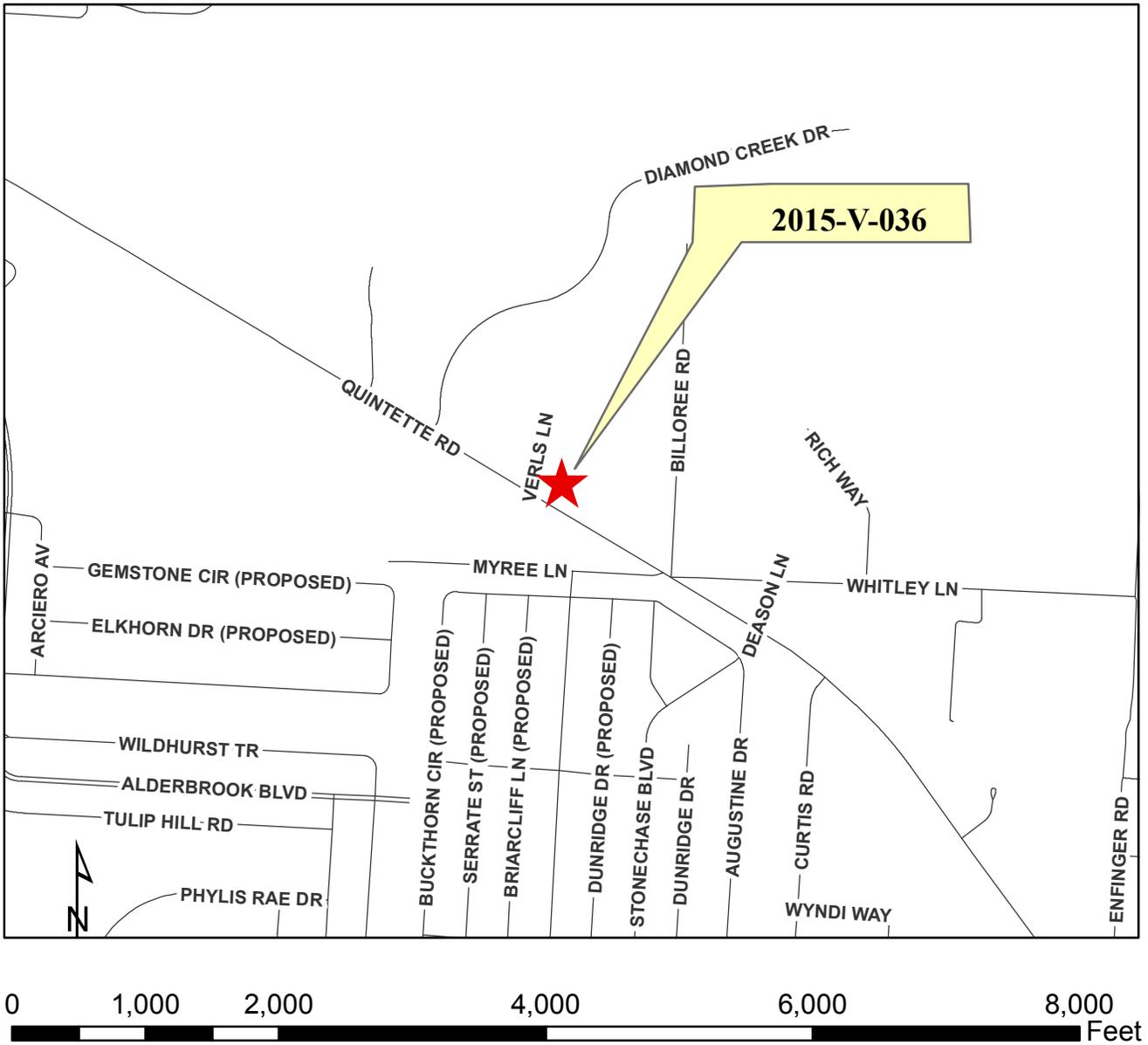
**Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.**

**If the Variance is approved, are there any potential building code issues?**

If approved the applicant would have to obtain the appropriate building permits.



# 2015-V-036 Location



## Legend

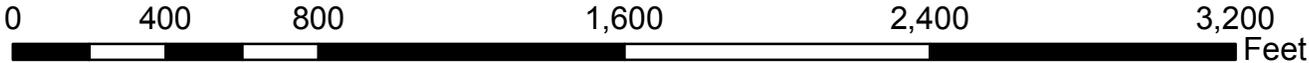
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2015-V-036

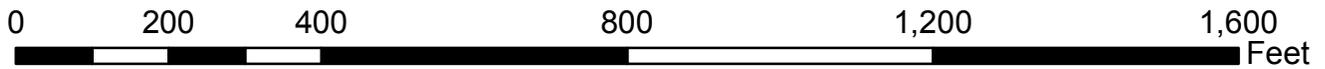
Aerial



**Legend**  
 PendingZBMay

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2015-V-036  
Close Up Aerial



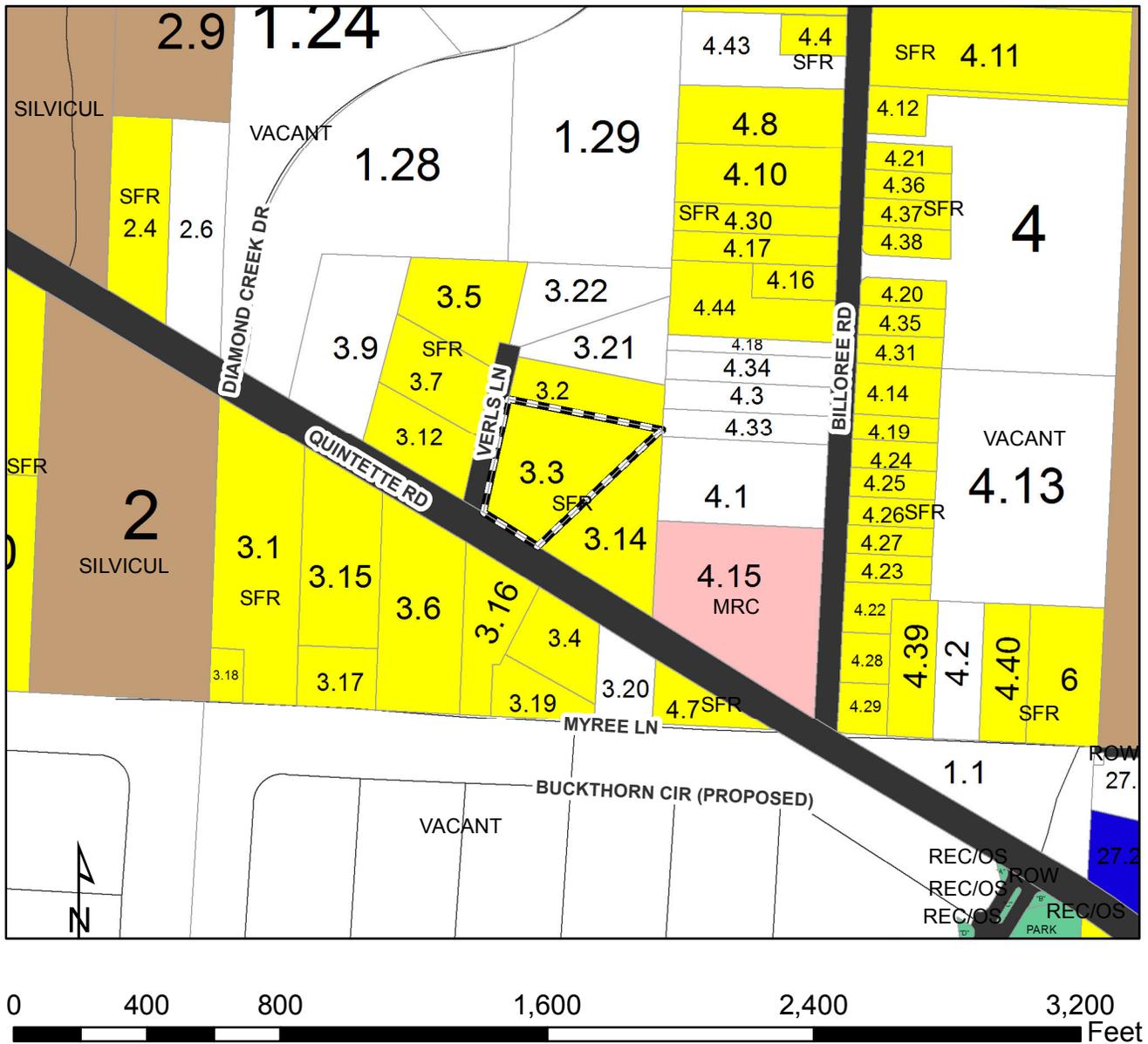
Legend

 PendingZBMay

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# 2015-V-036 Existing Land Use



### Legend

	Pending ZB May		Institutional		Recreation/Open Space
<b>Existing Land Use</b>			Multi-Family Residential <5		Right of Way
	Agriculture		Multi-Family Residential >5		Single Family Residential
	Agriculture, Homestead		Military		Silviculture
	Condo's/Townhomes		Mixed Residential/Commercial		Uncategorized
	City		Office		Utilities
	Commercial		Public Owned Property		Vacant
	Industrial		Rail		Water
			Recreation/Commercial		

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**Variance Request**

What is the present use of the property? residential

Please describe the requested variance, including exact dimensions and purpose of the variance.

reduce rear setback for accessory from 5' to 3' to allow accessory to be placed on an existing slab

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.

The slab is existing. The ability to use the slab as is would reduce costs + construction requirements

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes \_\_\_ No X

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

My existing Building used the whole slab, I have boats, tractors, tool and equipment that will need the whole area.

**Variance Provisions And Criteria**

Do you currently have a Code Enforcement Violation which pertains to this Variance request?

Yes  No

I understand that all decisions made by the Zoning Board of Adjustment are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

Yes  No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

Yes  No

I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.

Yes  No

**Certification and Authorization**

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Anthony N. Canevari  
Applicant Name (Type or Print)

Anthony N. Canevari  
Applicant Signature

\_\_\_\_\_  
Title (if applicable)

3-24-15  
Date



