

2012-V-022

Project Name: n/a

Applicant and/or Property Owner: Vance Baylot

Representative: n/a

Request: Variances to the following:

- (1) to reduce the corner side setback from 15' to 5' to accommodate a garage with upper deck; and
- (2) to reduce the corner side setback from 15 feet to 5 feet to accommodate an existing shed

(LDC 2.10.05.B.1, 2.10.04.C)

Zoning District: R1M (Mixed Residential Subdivision)

STAFF ANALYSIS

Variance 2012-V-022

I. Applicant:

Vance Baylot

II. Proposed Location:

1750 Galvez Drive, Gulf Breeze; on the east side of Galvez Drive, north of Gulf Breeze Parkway, east of Kell Road between Aqua Vista and Evergreen Drives in the Gulf Breeze Community (Parcel number 24-2S-28-1150-00900-0120)

III. Request:

Variances to the following:

- (1) to reduce the corner side setback from 15' to 5' to accommodate a garage with upper deck; and
- (2) to reduce the corner side setback from 15 feet to 5 feet to accommodate an existing shed

IV. Land Development Code Criteria:

2.10.04 Side Yard Modifications

C. Corner Lots – A corner lot shall have a side street setback equal to fifteen (15) feet or as specified by the zoning district requirement. However, if the side street is a collector road or an arterial road, as described in Section 4.04.03(D), then the side street setback shall be either twenty-five (25) feet for a collector road or fifty (50) feet for an arterial road. The side street shall be determined by the location of the front yard.

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:

1. Any accessory structure closer than ten (10) feet to the main building shall be construed as part of the main building and shall observe all setbacks required for the main building (refer to Sections 2.10.00, 6.05.00, 6.08.00 and 12.01.02).

STAFF ANALYSIS

V. **2.04.00 SPECIAL EXCEPTIONS AND VARIANCES:** The Zoning Board 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?

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 applicants are seeking two requests which require relief from the Ordinance regulating corner side setbacks. The first request is to reduce the corner side building setback from 15 feet to 5 feet to accommodate a garage with an upper deck. The proposed garage will be located 5 feet from the northern property line which abuts a platted right-of-way.

The second request is to reduce the corner side setback from 15 feet to 5 feet to accommodate an existing shed on the property. The existing shed has been placed within the corner side setback of the same platted right-of-way along the north side of the property.

STAFF ANALYSIS

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?

Staff Analysis: These Variance requests are not necessary for the preservation and enjoyment of a substantial property right and serve merely as 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?

Staff Analysis: The authorization of this Variance will not impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public's safety.

It is unknown whether the authorization of this Variance will 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?

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

Is this criterion met?

Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to

(continued on next page)

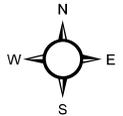
STAFF ANALYSIS

impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

the access management standards which would affect the safety or operation of the roadway.

Additionally, variances from access management connection standards may be granted where the effect of the variance would be to enhance the safety or operation of the roadway.

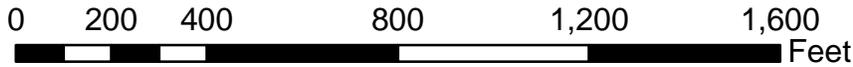
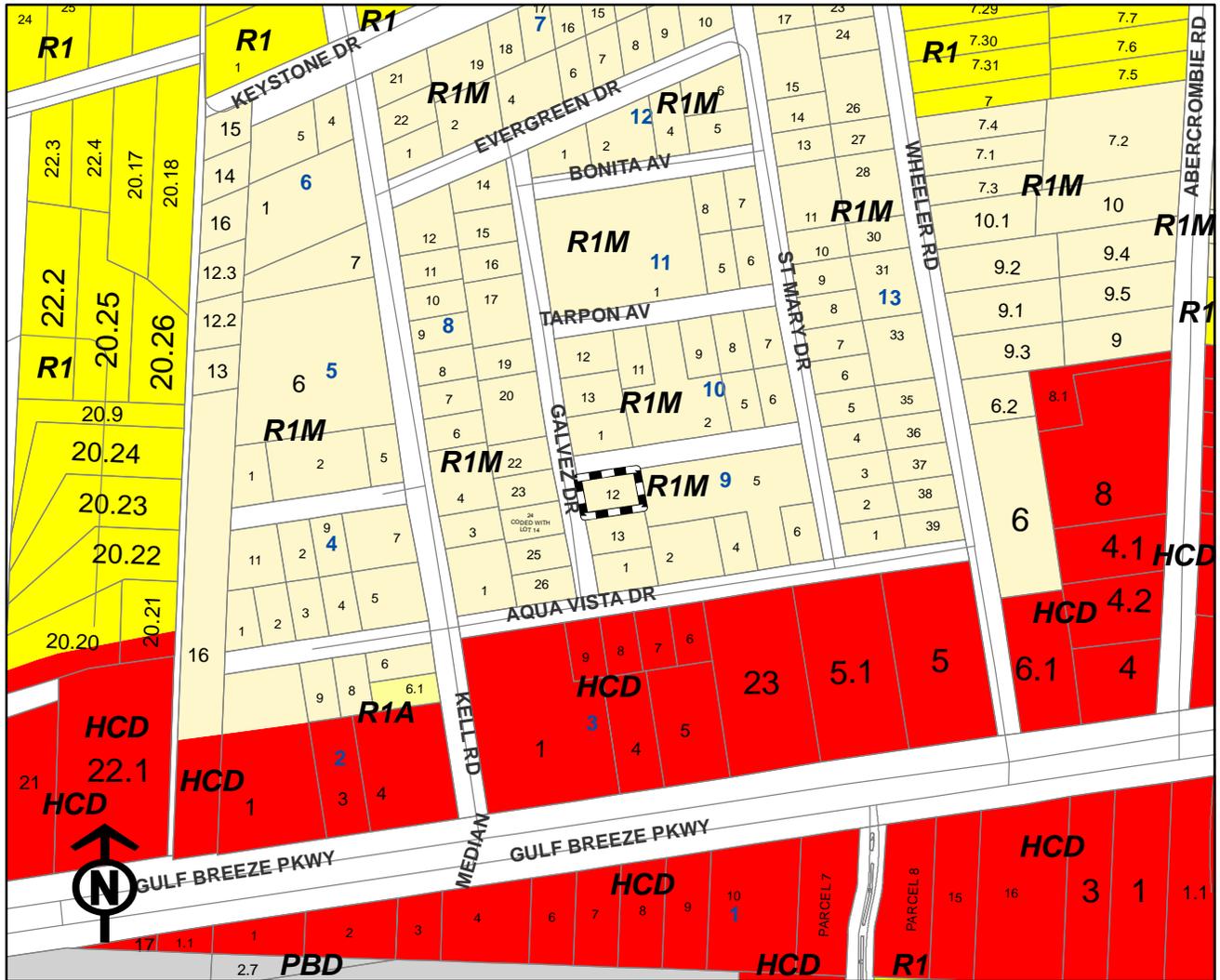
2012-V-022 Location Map



Legend

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2012-V-022 Current Zoning



Legend

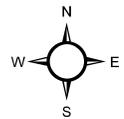
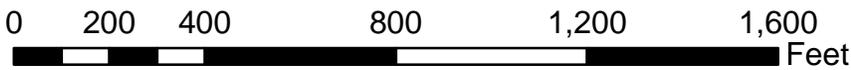
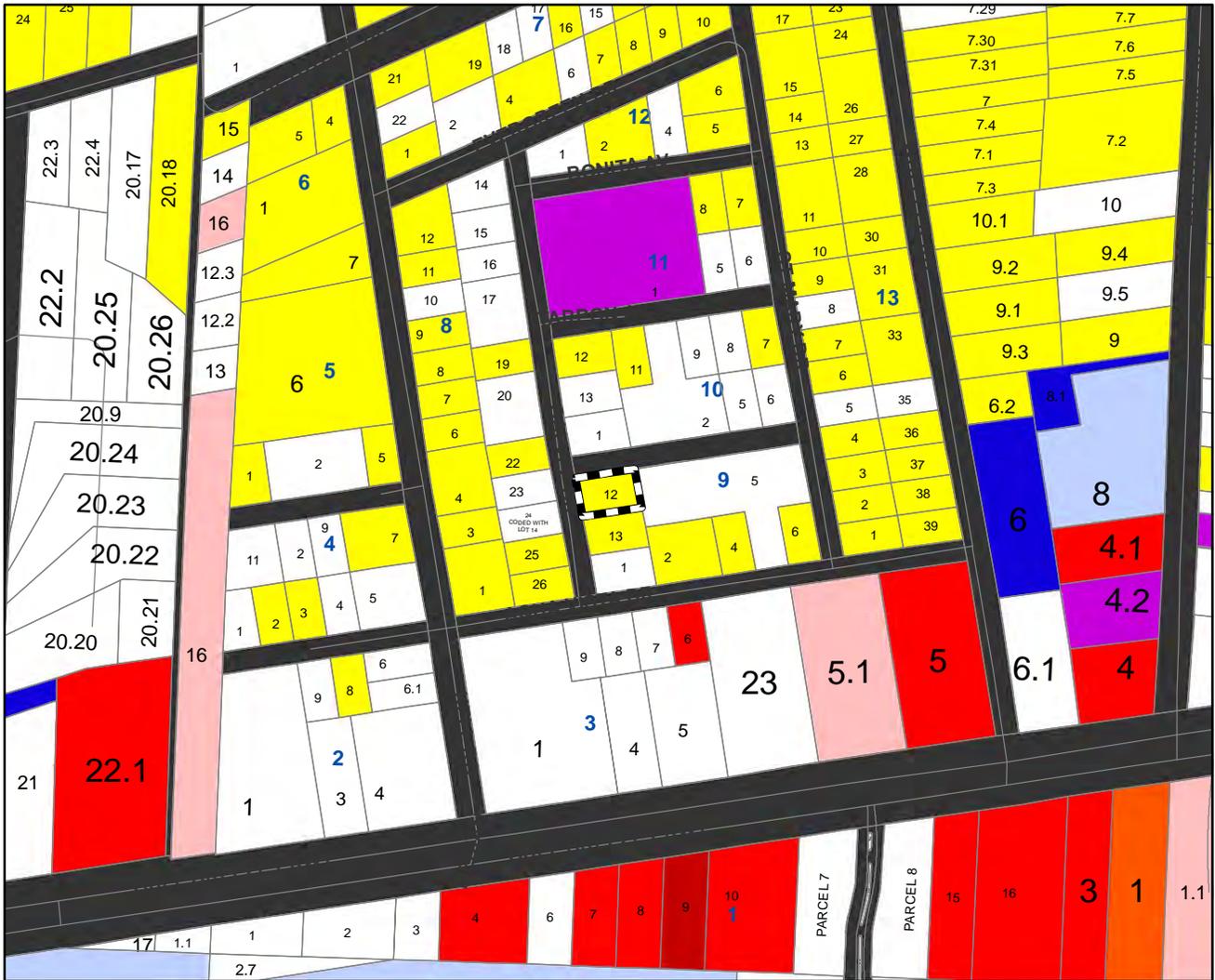
Pending BOA	M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial
Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Medium Density
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Planned Mixed Use Development
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Single Family
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Medium High Density
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Utilities
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)	State
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M within the Navarre Town Center (R2M-NTC)	State within an Accident Potential Zone (STATE-APZ)
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)	RAIL
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)	Right of Ways
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)	Military
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)	Water
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)	Municipal Boundaries

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2012-V-022

Existing Land Use



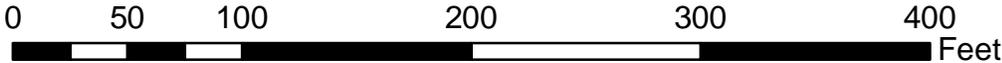
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Pending BOA	Institutional (INST)	Recreation/Open Space (REC/OS)
Existing Land Use	Multi-Family Residential <5 (MFR<5)	Right of Way (ROW)
CATEGORY	Multi-Family Residential >5 (MFR>5)	Single Family Residential (SFR)
Agriculture (AG)	Military	Silviculture (SILVICUL)
Agriculture, Homestead (AH)	Mixed Residential/Commercial (MRC)	Uncategorized (UNCAT)
Condo's/Townhomes (C/T)	Office	Utilities
City	Public Owned Property (POP)	Vacant
Commercial (COMM)	Rail	Water
Industrial	Recreation/Commercial (REC/COMM)	

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2012-V-022
Aerial



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PendingBOA

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Santa Rosa County Development Services



Beckle Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

2012 APR 27 PM 2 56

John T. "Tim" Tolbert
Building and Fire Official

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2012 -V- 022</u>	Date Received: <u>4/27/2012</u>
Review Fee: <u>\$255.80</u>	Receipt No.: <u>79</u>
Zoning District: <u>R1M</u>	FLUM Designation: <u>SFR</u>

Comm Dist # 5

Property Owner Property Owner Name: Vance Baylot
Address: 1750 Galvez dr

Phone: 850.982.4550 Fax: _____

Email: theskibuff@yahoo.com

Applicant Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue variance approvals.

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): 2429 2811 50 00900 0120
-OR-

Street Address of property for which the Variance is requested:
1750 Galvez dr

What is the present use of the property? Private Residence

Variance Request

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

The variance requested is to build 13' x 23' Accessory Building on North side of Existing Property 5' from property line. CURRENT ZONING REQUIRES 15'

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

Culvert & existing driveway infrastructure is located on North side of existing residential dwelling. Existing septic is located on South side of dwelling.

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

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

The county right of way is a wet land. The garage proposed will be located where current driveway & culvert were installed during original construction

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.

Vance Baylot
Applicant Name (Type or Print)

Property Owner
Title (if applicable)

Vance Baylot
Applicant Signature

4/27/12
Date



GALVEZ DR

