

2015-V-026

Project Name: n/a

**Applicant and/or
Property Owner:** Martin Bickford

Representative: n/a

Request: Variance to reduce the rear setback
from 5 feet to 1.3 feet to accommodate
a 30'x60' accessory structure

(LDC 2.10.05.B.2)

Zoning District: RR1 (Rural Residential Single Family)

Variance 2015-V-026

General Information:

Applicant: Martin Bickford

Representative: n/a

Project Location: 5480 Pine Barron Road, Milton

Parcel Number: 30-2N-28-0000-00301-0000

Request: Variance to reduce the west side setback from 5 feet to 1.3 feet to accommodate a 30'x60' 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 unknown if 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? 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

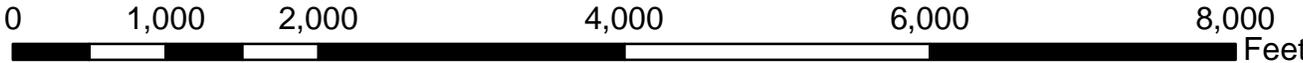
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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-026

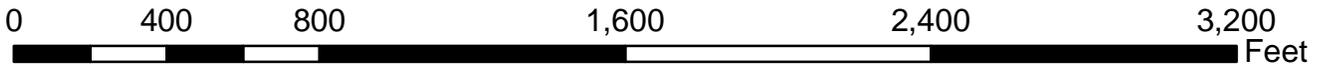
Location



Legend

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2015-V-026 Zoning



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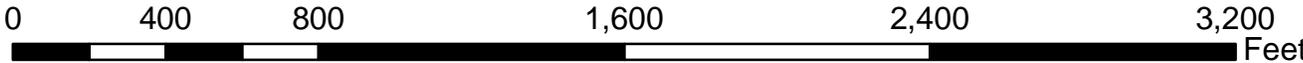
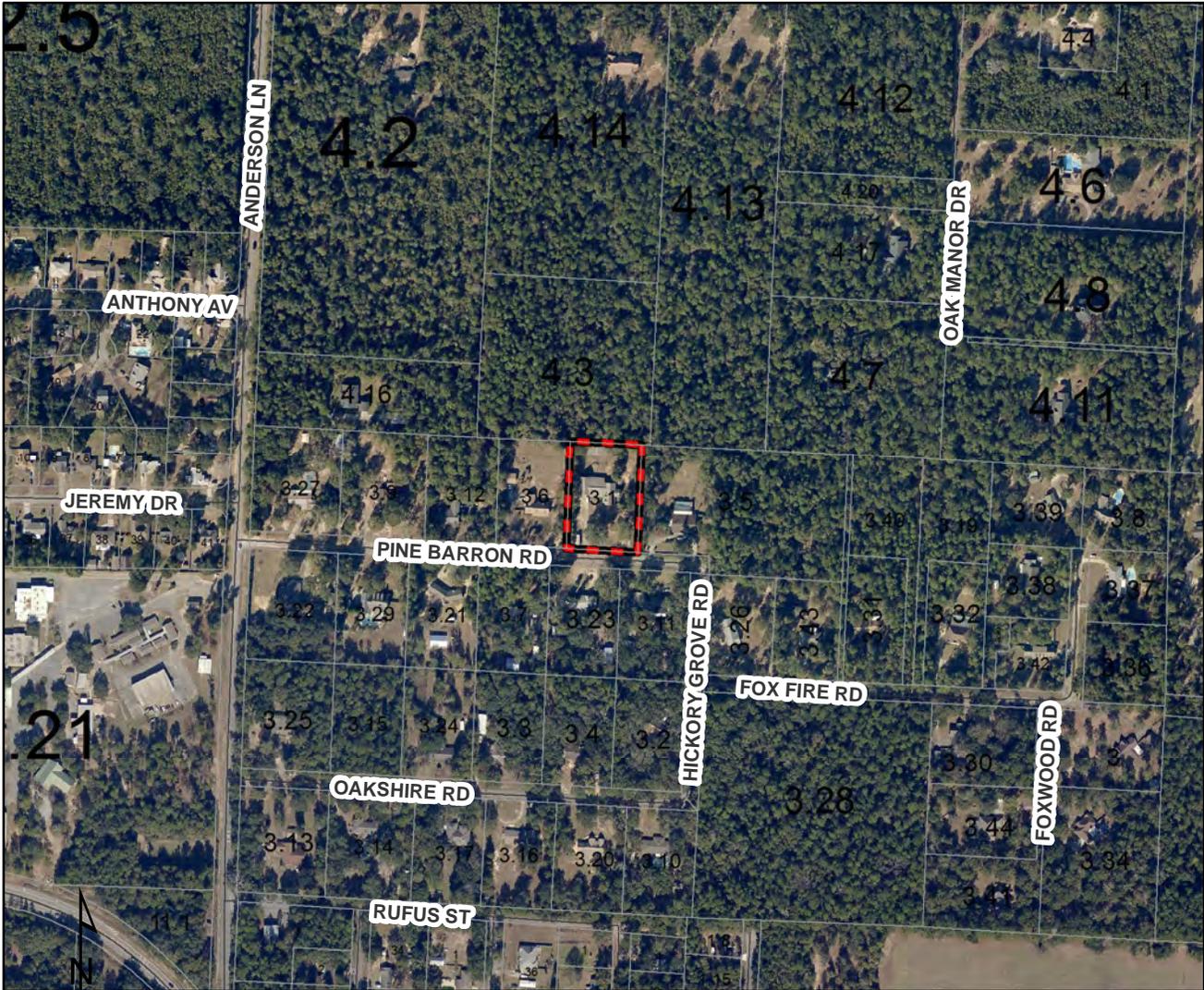
Pending ZB April	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)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

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2015-V-026

Aerial

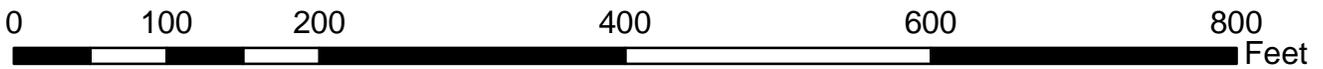


Legend

 PendingZBApril

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2015-V-026
Close Up Aerial



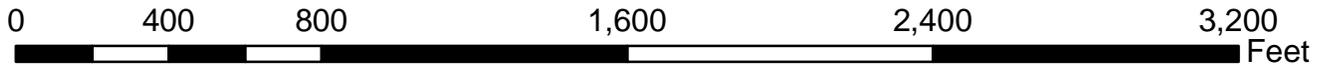
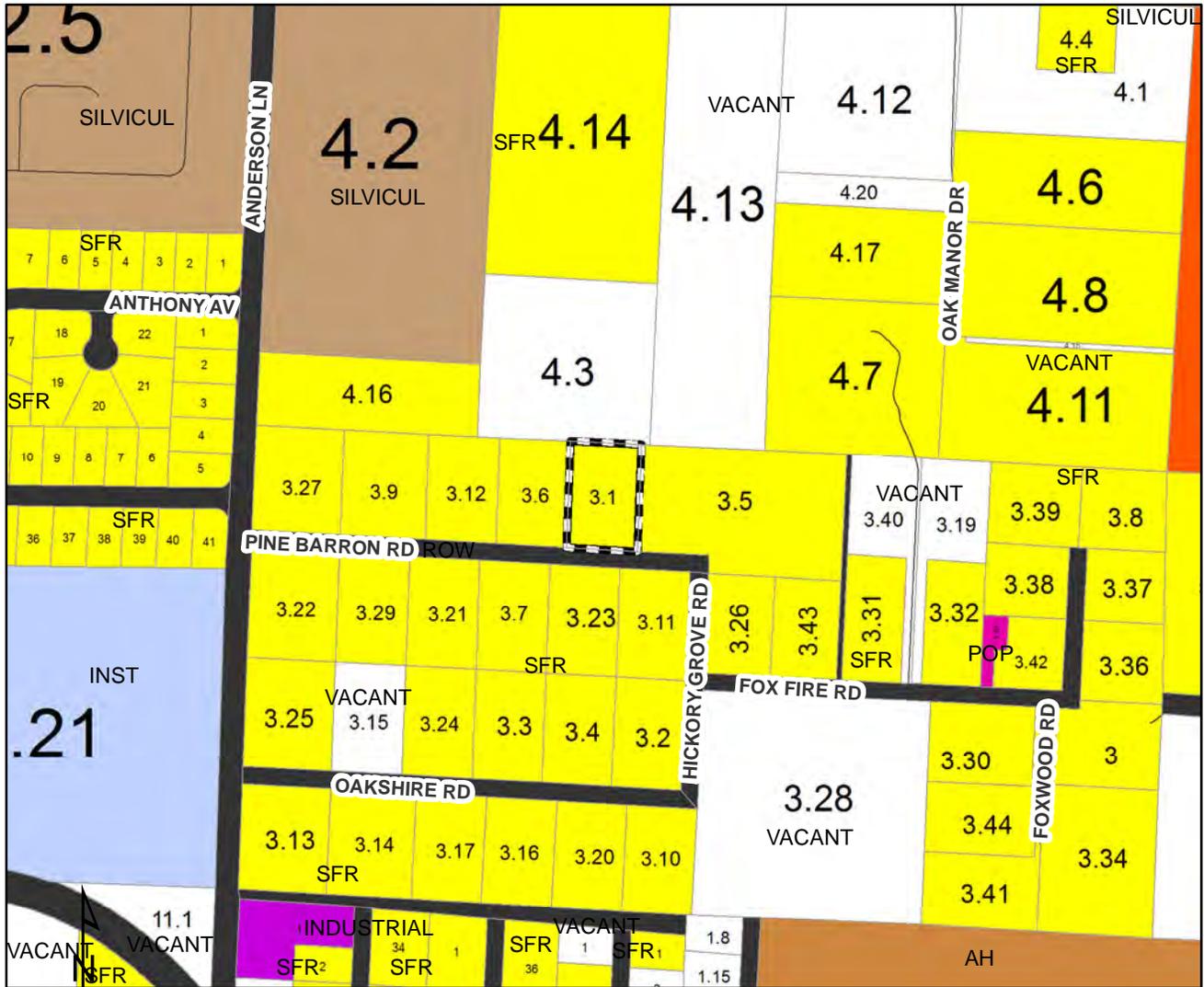
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 PendingZBApril

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2015-V-026 Existing Land Use



Legend

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

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Santa Rosa County Development Services

Deadline
Feb 26th



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Rhonda C. Royals
Building Official

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015 -V- 026</u>	Date Received: <u>2/18/15</u>
Review Fee: <u>\$235 + 12.53</u>	Receipt No.: <u>75</u>
Zoning District: <u>RR1</u>	FLUM Designation: <u>SFR</u>

+ 1.38 VD #3

Property Owner Property Owner Name: Martin -L. Bickford
 Address: 5480 Pine Barron Rd.
Milton, FL 32570
 Phone: 850 983-8960 Fax: _____
 Email: m.bickford@mchsi.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): 30-2N-28-0000-00301-0000
 -OR-
 Street Address of property for which the Variance is requested:
5480 Pine Barron Rd. Milton, 32570

Variance Request

What is the present use of the property? Single family home + Storage Shed / work Shop

Please describe the requested variance, including exact dimensions and purpose of the variance.
Request to reduce the rear setback from 5' to 1.3' to accommodate a 30' x 60' accessory structure

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.
Storage/workshop building on poured slab, with water, sewer, elec was "Grandfathered" under code, Prior to 1980. Building unsafe due to termite damage was torn down. To rebuild on slab cost effective.

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.
To comply with current code, makes existing slab unusable, resulting in high cost to homeowner to replace building

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.

Martin L. Bickford
Applicant Name (Type or Print)

Martin L. Bickford
Applicant Signature

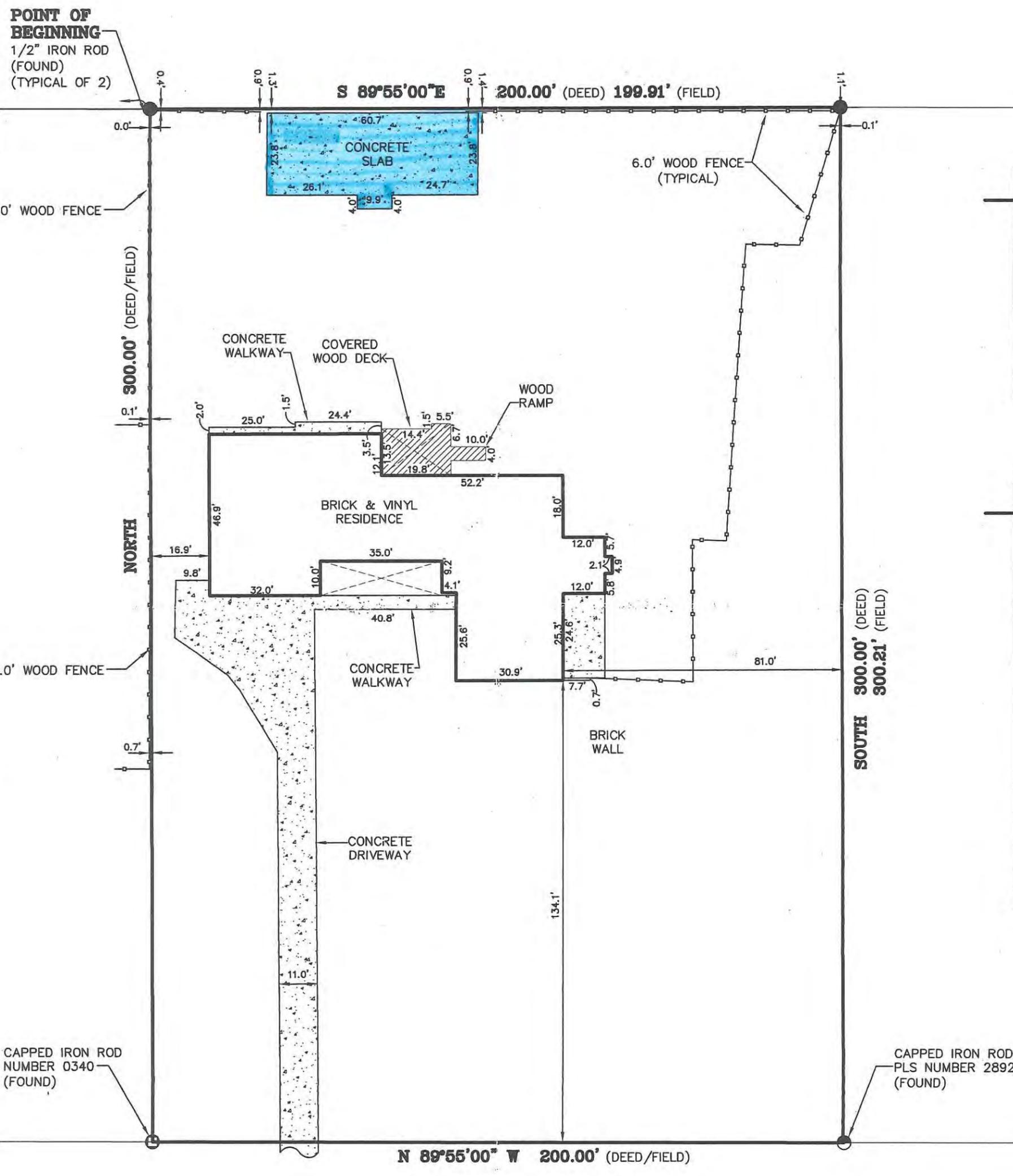
Title (if applicable)

Date

A BOUNDARY SURVEY

BEING A PORTION OF SECTION 30,
TOWNSHIP 2 NORTH, RANGE 28 WEST,
SANTA ROSA COUNTY, FLORIDA

SC
LA



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PINE BARRON ROAD

Proposed
Accessory
Structure Location
shown in blue

IN FLOOD ZONE X, AREAS
ANNUAL CHANCE FLOOD PLAIN,
FEDERAL EMERGENCY MANAGEMENT
1274 0313 G, DATED DECEMBER 19,

