

2015-V-032

Project Name: n/a

**Applicant and/or
Property Owner:** Ronald Westmoreland

Representative: n/a

Request: Variance to allow an accessory structure which is not subordinate in size to the primary residence
(**Note:** The proposed accessory structure is 2,640 square feet and the primary residence is 1,527.6 square feet.)

(LDC 3.00.01)

Zoning District: M1 (Restricted Industrial)

Variance 2015-V-032

General Information:

Applicant: Ronald Westmoreland

Representative: n/a

Project Location: 2948 Westfield Rd., Gulf Breeze

Parcel Number: 31-2S-28-0000-00119-0000

Request: Variance to construct an accessory structure that is not subordinate in size to the primary residence. (NOTE: The proposed accessory structure is 2,640 square feet and the primary residence is 1,527.6 square feet.)

Current Conditions: Existing Single Family Residence

Land Development Code Criteria:

3.00.01 For the purpose of this ordinance, certain terms and words are defined as follows:

ACCESSORY STRUCTURE, USE OR FACILITY: A structure or use or facility that is customarily associated with and is appropriately incidental and subordinate to a principle use or structure and located on the same lot. The accessory structure, use, or facility shall always be subordinate in area, extent or purpose to the principle use served.

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? Yes

Staff Analysis: Staff has determined that there are special circumstances regarding the land or building in question, and that this parcel does 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 defines accessory structures as being subordinate in size to the principle structure. The applicant's residence is approximately 1,527.6 sq. ft. and the proposed accessory structure is 2,640 sq. ft. The subject site is currently utilized as a single family residence that is located within an M1 (Restricted Industrial) zoning district. On either side of the subject site there are metal buildings that are of the same type as what is being proposed in the back of the single family residence.

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

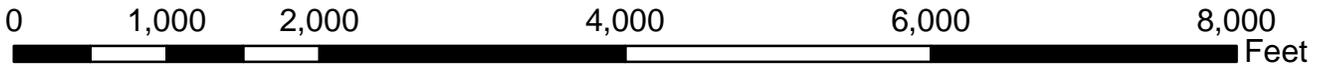
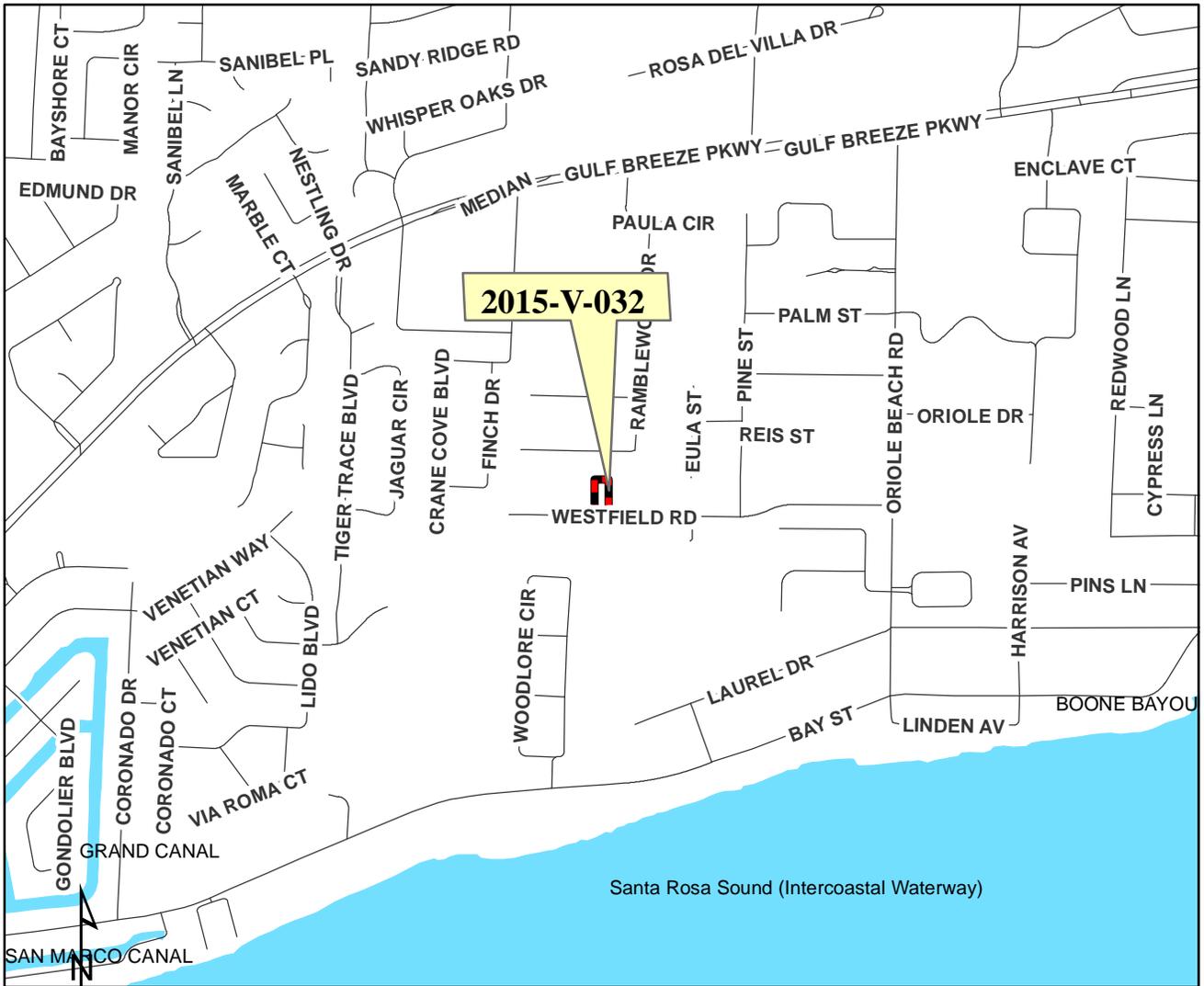
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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

It is not anticipated that there will be any potential building code issues.

2015-V-032

Location



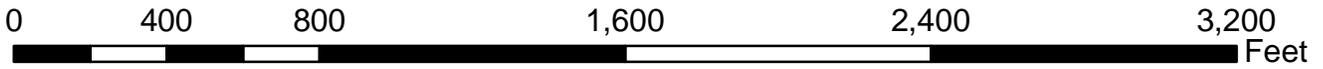
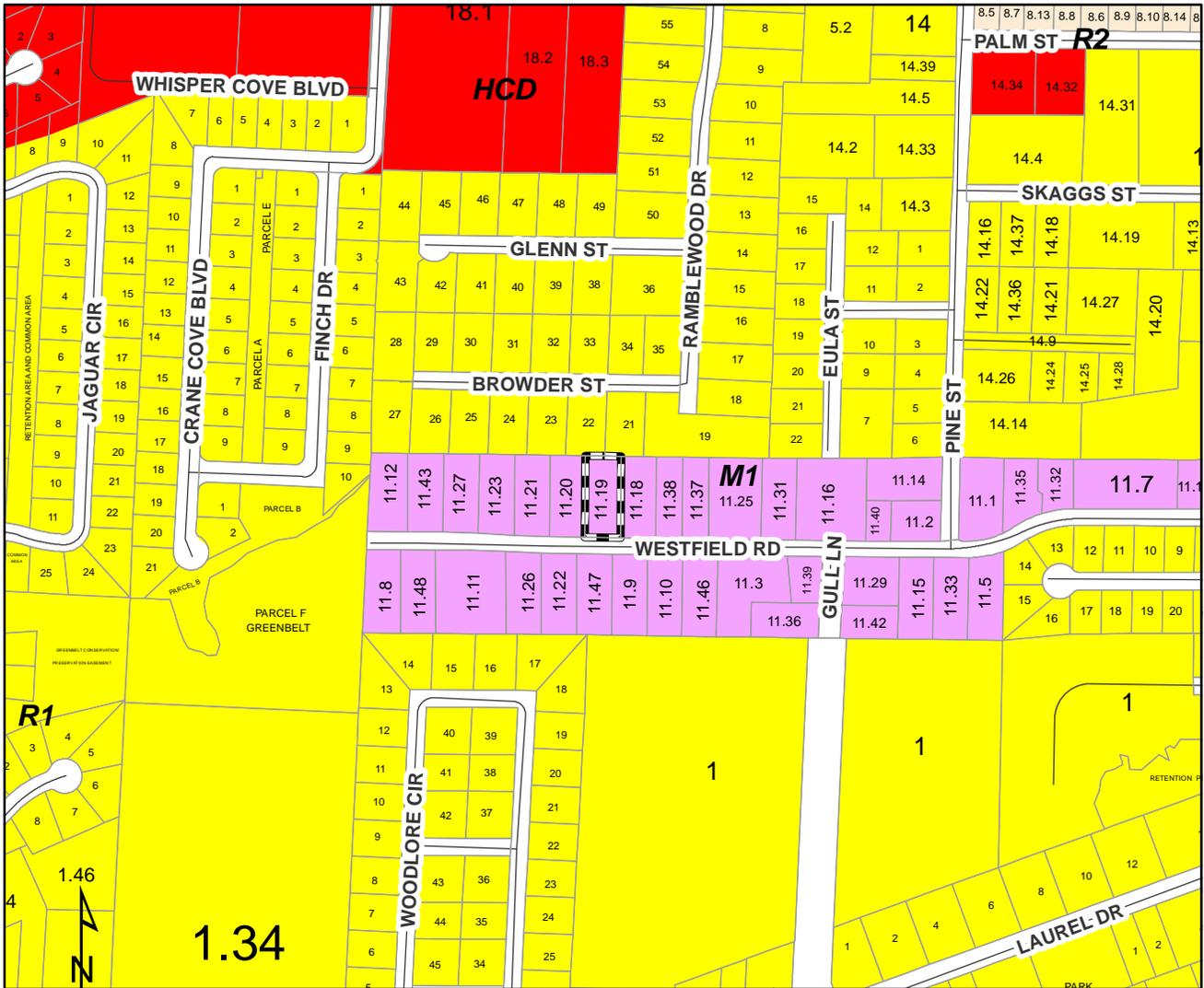
Legend

 PendingZBApril

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2015-V-032 Zoning

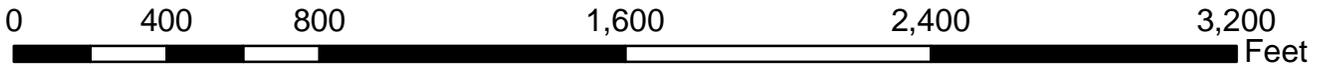
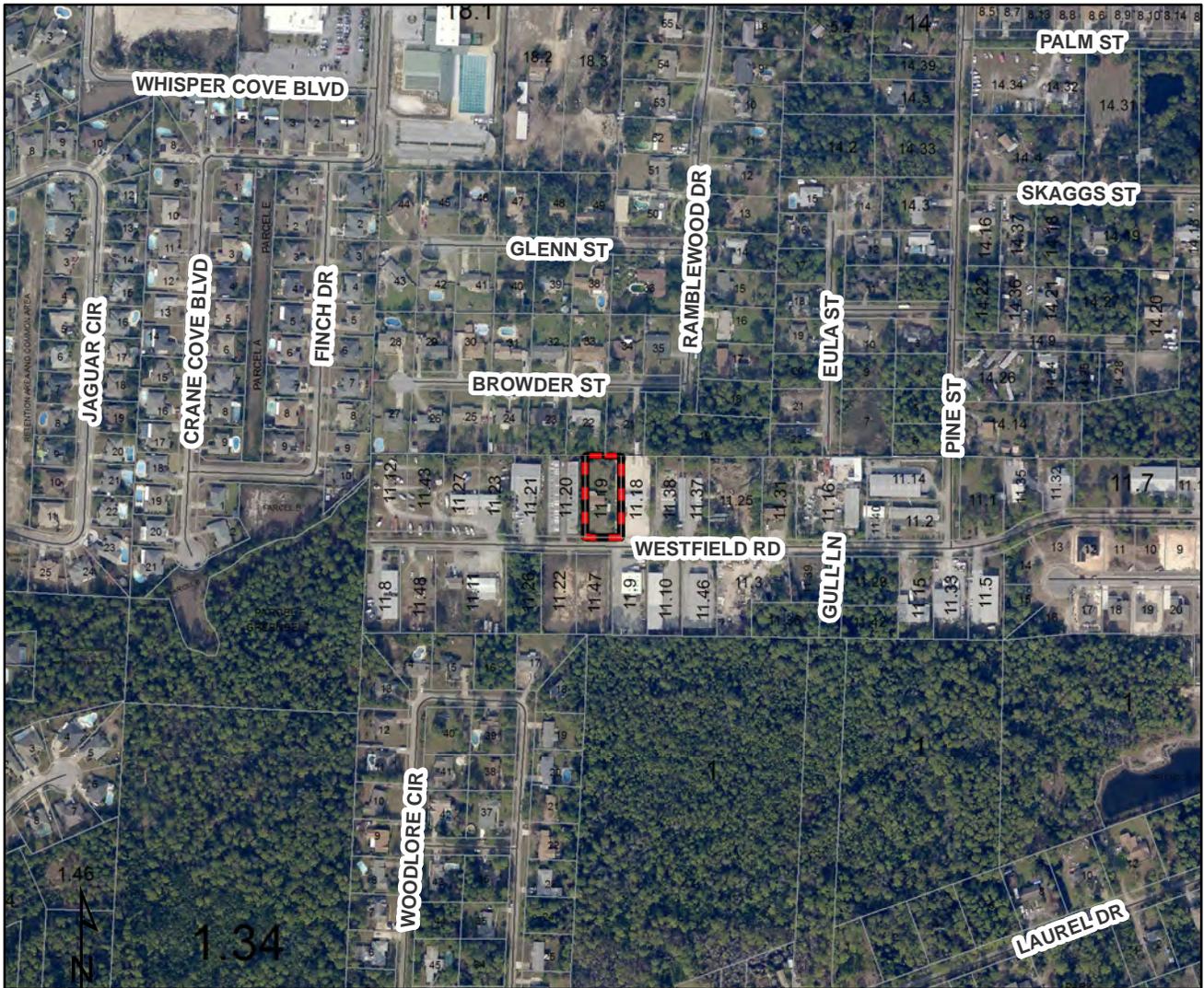


Legend			

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2015-V-032

Aerial



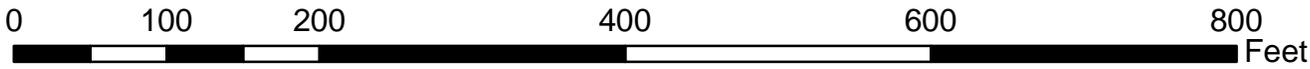
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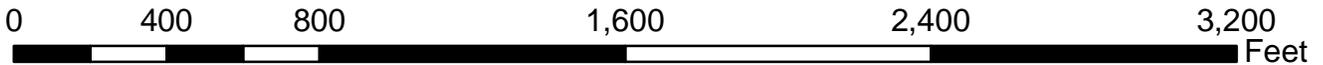
2015-V-032
Close Up Aerial



Legend
 PendingZBApril

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2015-V-032 Existing Land Use



Legend

Pending ZBA April	Existing Land Use	Institutional	Recreation/Open Space
CATEGORY		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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Santa Rosa County Development Services



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

FEB 26 '15 PM 01:03

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015-V-032</u>	Date Received: <u>2/26/15</u>
Review Fee: <u>235 + 21.48</u>	Receipt No.: <u>47, 87</u>
Zoning District: <u>M1</u>	FLUM Designation: <u>INDUS</u>

+ 0.534

VO # 5

Property Owner

Property Owner Name: Ronald Westmoreland

Address: 1156 Bayview Lane

Gulf Breeze, FL 32563

Phone: 850-232-4110 Fax: 850-932-1807

Email: Ron@Baysidecollision.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): 31-28-28-0000-0119-0000

-OR-

Street Address of property for which the Variance is requested:

2948 Westfield Road Gulf Breeze FL 32563

Variance Request

What is the present use of the property? Single Family residence

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

Oversized storage building in the rear of property to store personal items.

Building size 66x40 large enough to store RV, personal cars and Boat

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

Our understanding is that the size of the storage building requires an approved variance as it is larger than our house.

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.

The house has been kept on the property to allow long term affordable rental.

The investment in the property was for us to be able to store our items and still provide a rental for the elderly tenet.

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.

Applicant Name (Type or Print)

Applicant Signature

Title (if applicable)

Date

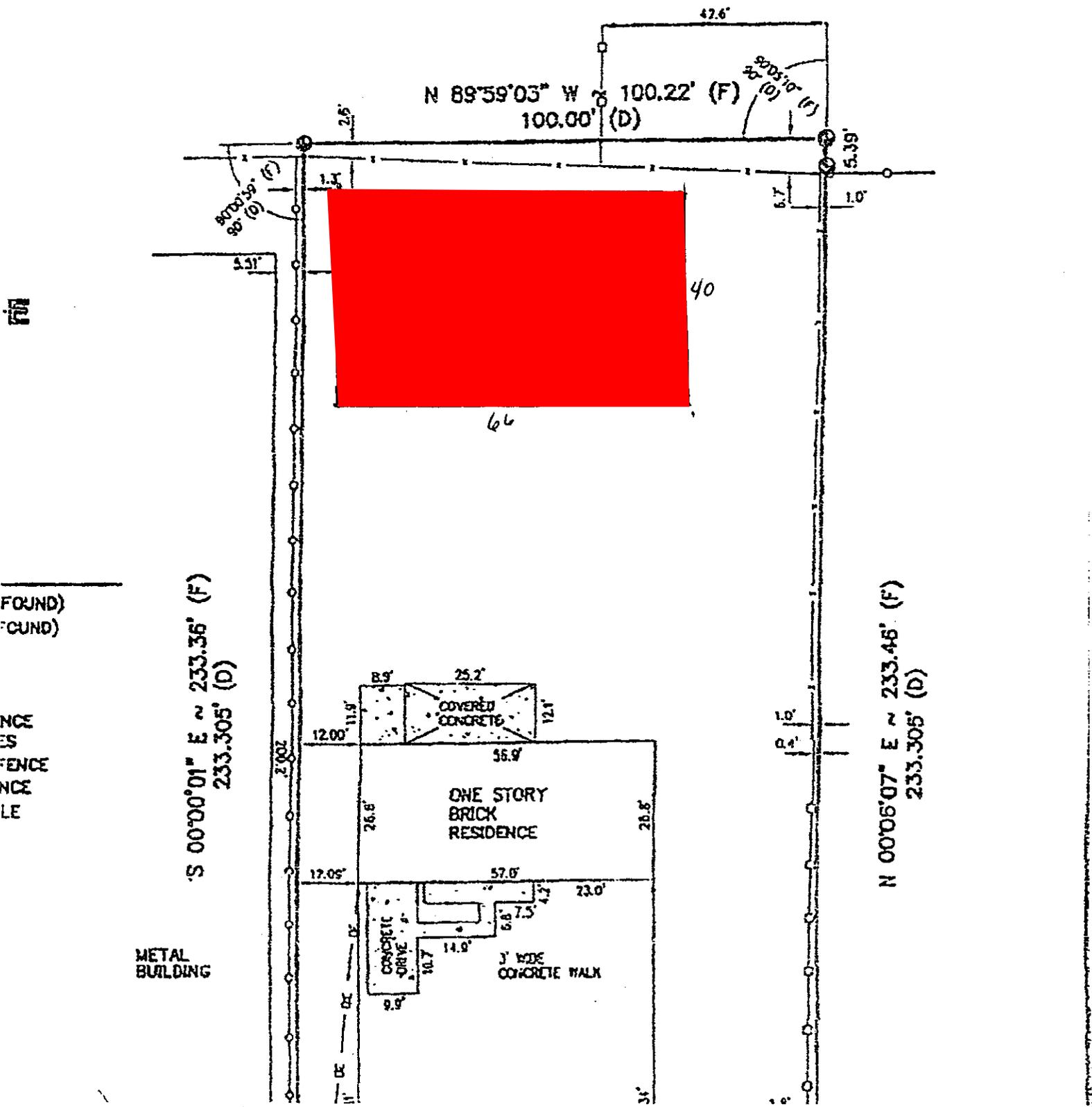
RILL PARKER SHAW, INC.



PROFESSIONAL ENGINEERING & SURVEYING SERVICES PH. (850) 478-4923
 503 FAX. (850) 478-4924

MPS _____ JOB NO.: 4653
 MPS _____ DATE: 1/4/11

FIELD ROAD SCALE: 1" = 30'



SPLIT TABLE

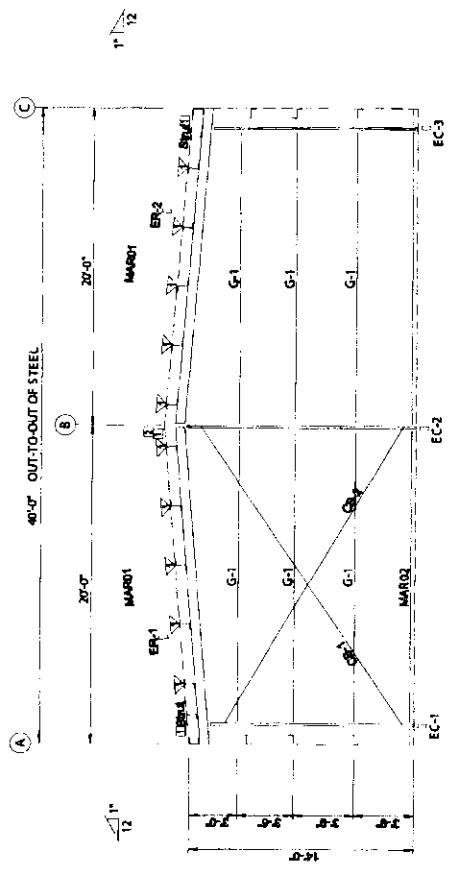
ITEM	QUANTITY	MARK	LENGTH
ER-1/ER-2	4	A325	17'
Columns/Raft	6	A325	17'
			7'

FLANGE BRACE TABLE

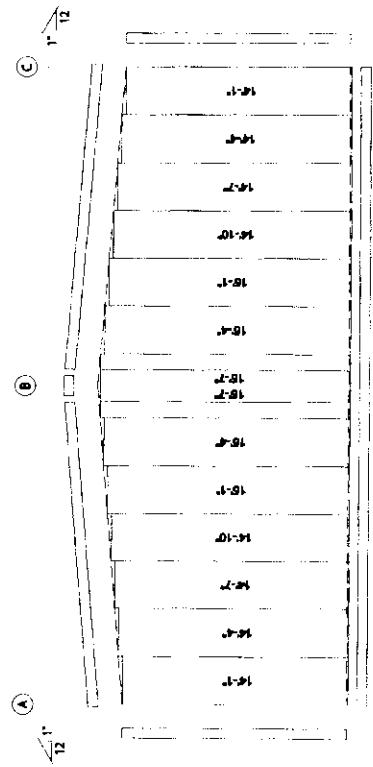
FRAME LINE	MARK	LENGTH
1	10	3'-1 1/2"
2	10	3'-1 1/2"

CONNECTION PLATES

CONNECTION MARK	MARK	QUANTITY
1	EWAO1	1
2	NCR03	2



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. CW - Unfinished color A

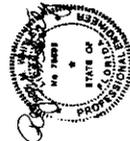
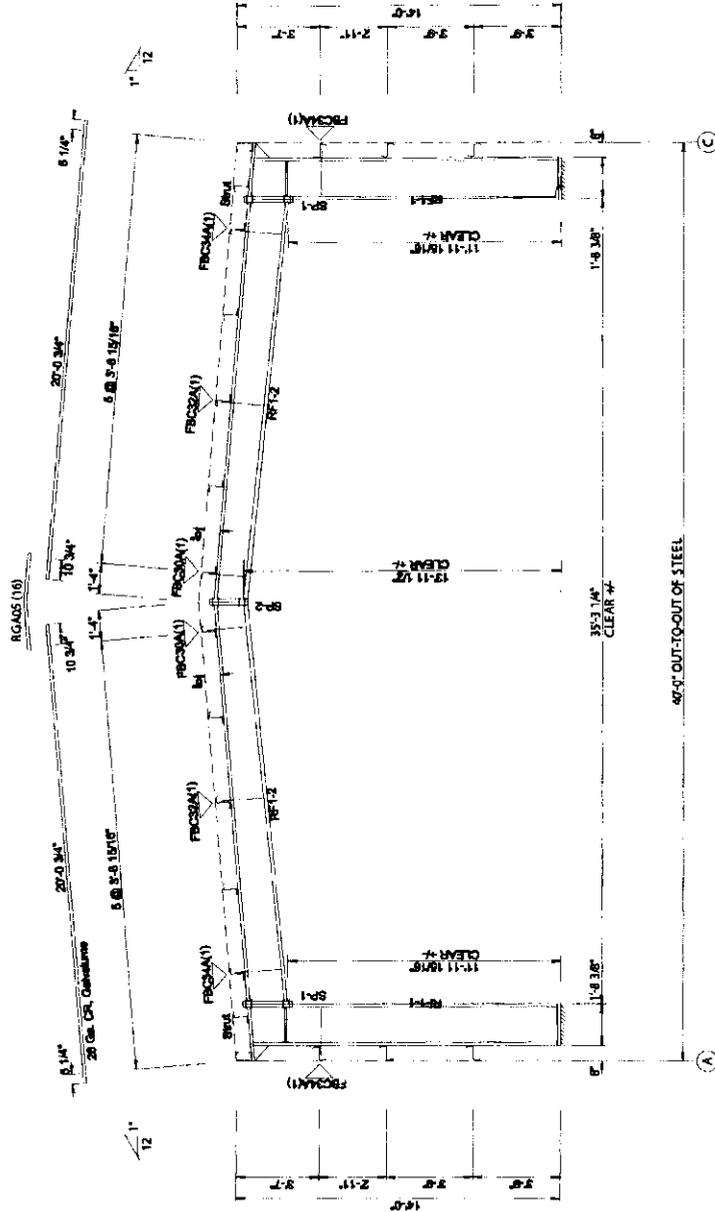


PROJECT ID	DBS01358	PHONE	
PROJECT ADDRESS		ENDWALL FRAMING	
		DESIGN: Designer	
		DATE: 12/01/05	SHEET
			OF

PBS

SPLICE PLATE & BOLT TABLE

Mark	Qty		Type	Dia	Length	Width	Thick
	Top	Bot					
SP-1	4	4	A325	0.500	2.00	5"	3/8"
SP-2	4	4	A325	0.500	2.00	5"	3/8"



RIGID FRAME ELEVATION: FRAME LINE 2 3

PROJECT: RIGID FRAME ELEVATION
 ID: DBS013558
 PROJECT ADDRESS: _____
 DESIGNER: Designer
 DATE: 1/28/15
 SHEET: _____ OF _____

