

2015-V-046

Project Name: n/a

**Applicant and/or
Property Owner:** Richard B. Stewart & Christine Cross

Representative: n/a

Request: Variance to increase the maximum
allowable fence height within the front
setback from 4 feet to 6 feet.
(LDC 6.04.16.A, & 7.01.10.A,)

Zoning District: R1 (Single Family Residential)

Variance 2015-V-046

General Information:

Applicant:	Richard B. Stewart & Christine Cross
Representative:	n/a
Project Location:	4850 Crowder St., Pace
Parcel Number:	11-1N-29-3100-00600-0030
Request:	Variance to increase the maximum allowable fence height within the front setback from 4 feet to 6 feet.
Current Conditions:	Single Family Residence This is a code compliance case.

Land Development Code Criteria:

6.04.16 **Fences and Walls:** The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted in RR-1, R-1, R-1A, and R-1M zoning districts only as follows:

- A. Walls and fences on rear and side property lines shall be permitted to a maximum height of six (6) feet.

7.01.10 **Fences and Walls:** The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted only as follows:

- A. Walls and fences on rear and side property lines in residential zones shall be permitted to a maximum height of six (6) feet; in commercial zones walls and fences on rear and side property lines shall be permitted to a maximum height of eight (8) feet. In all industrial areas (M-1 and M-2 districts) walls and fences shall be permitted to a height not to exceed ten (10) feet. Agriculture districts are exempt from this provision.

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 applicants are seeking relief from the Ordinance which regulates fence height within the front setback. There is currently a partially completed 6 foot privacy fence that is in front of a 4 foot privacy fence. This is a code compliance case.

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? Unknown

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.

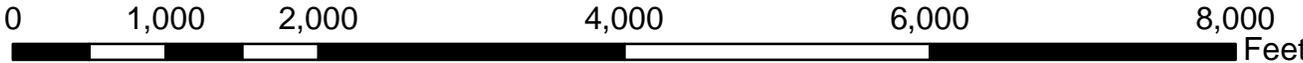
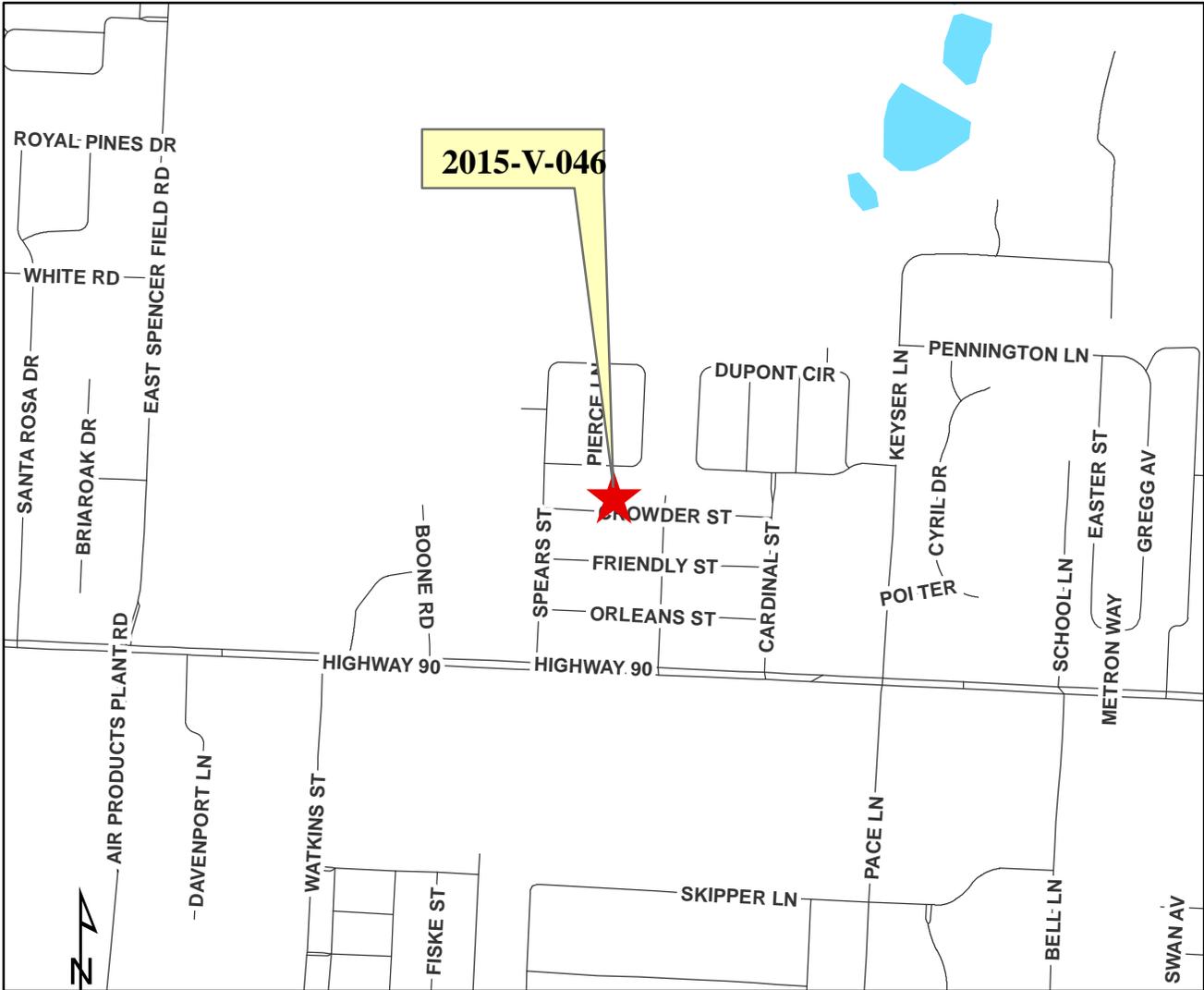
Is this criterion met? N/A

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.

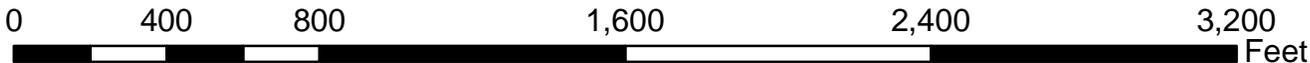
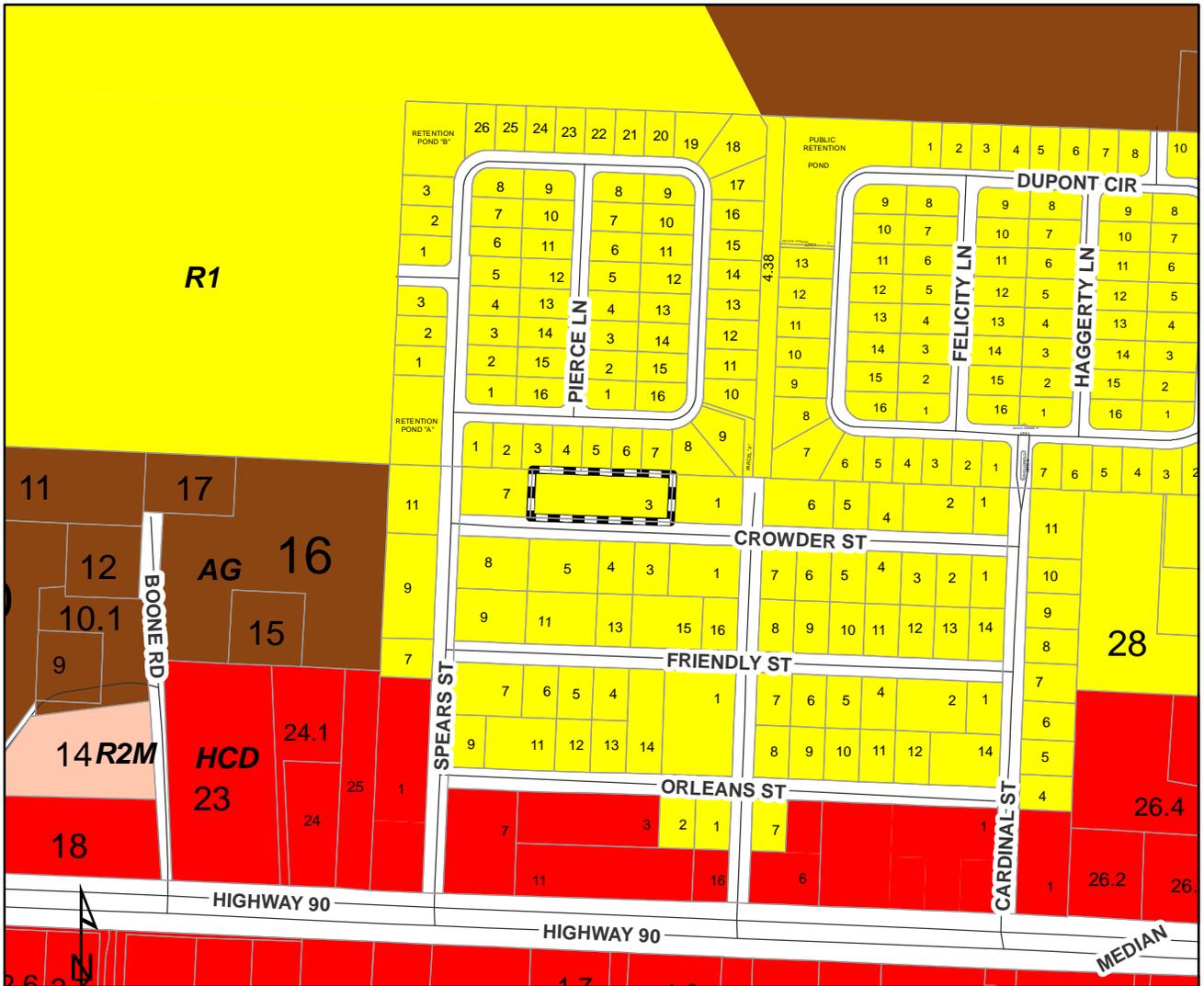
2015-V-046
Location



Legend

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

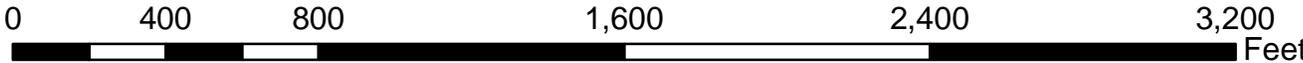
2015-V-046 Zoning



Legend			
		<	

2015-V-046

Aerial

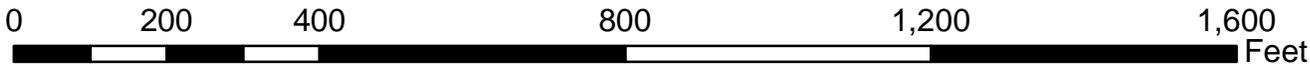


Legend

 PendingZBJune

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

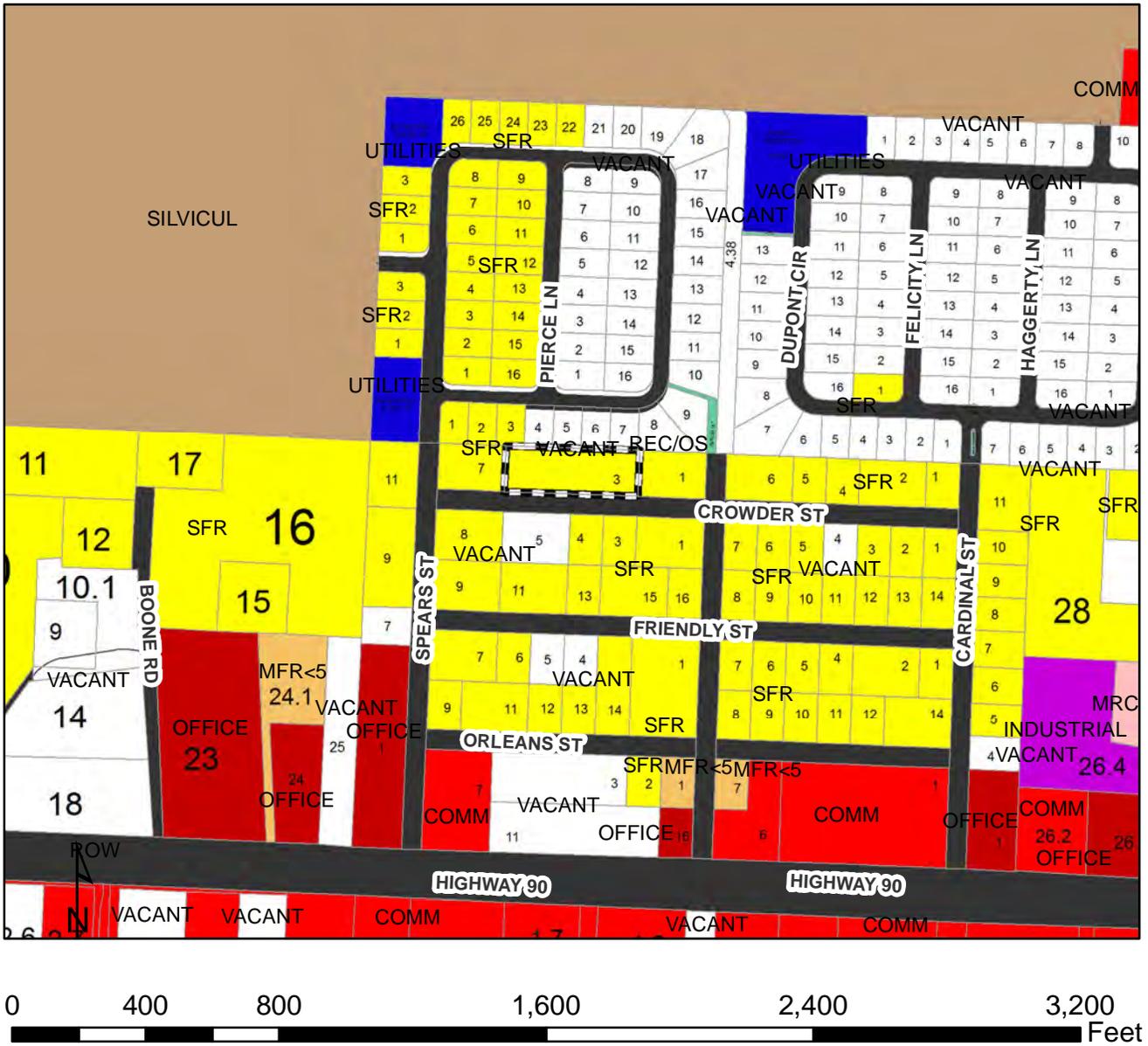
2015-V-046 Close Up Aerial



Legend
 PendingZBJune

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-V-046 Existing Land Use



Legend

Pending ZBJune	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		

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Variance Request

What is the present use of the property? Home: ALSO has a big garage that I keep my Antigue cars and parts

Please describe the requested variance, including exact dimensions and purpose of the variance. →
my Home and Garage are broke into. I have tried everything to keep them out. Alarms, lights and camera on my home.

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

I have Antigue cars and antigue car parts and tools that they continue to steal. They break into my home as well.

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

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

When they built the Wall-mart next door more traffic came to my neighbor hood and we have a crime boom here in my neighbor hood.

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.

Richard B. Stewart
Applicant Name (Type or Print)

Richard B. Stewart
Applicant Signature

Help me please
Title (if applicable)

April 20 - 2015
Date

16

PIERCE LN

1

16

SPEARS ST

2

3

4

5

6

7

8

7

3

partially
constructed
6' privacy
fence

CROWDER ST

5

4

3

11

12

15

Case Number 2015-ZV-126

Violation Information	
Case Number:	2015-ZV-126
Date Reported:	04/10/2015
Officer Assigned:	(13) Bobby Burkett

Violator Name / Address	
Name (First, Last):	CHRISTINE CROSS
Address:	4850 CROWDER ST
City, St, ZIP:	PACE FL 32571
Contractor Number:	
Phone Number:	

Violation Location	
Parcel Number 1:	111N29310000006000030
Parcel Number 2:	
Zoning Area:	(PPR) Pace-Pea Ridge Area
City Zone 1:	R1
City Zone 2:	

Violator Business Name / Address	
Business Name:	
Physical Address:	
City, St, ZIP:	
Mailing Address:	
City, St, ZIP:	

Address of	4850 CROWDER ST
Violation:	
City, St, ZIP:	PACE, FL 32571
Side Street 1:	
Side Street 2:	

Ordinance / Articles	
Ordinance:	
Article 1:	Article 3:
Article 2:	Article 4:

Violations	
Code Description	
25 Fence violation	

Fees & Actions	
Date Served:	04/13/2015 Action Taken:
Comply by:	04/30/2015 04/13/15: COURTESY LETTER SENT TO

**OWNERS RE FENCE HEIGHT VIOLATION
(6' WITHIN FRONT SETBACKS).**

Amount: **0.00**

Citations

Property Owner Information

Business Name:

Name: CHRISTINE
CROSS &
RICHARD
STEWART

Mailing Address:

Physical Address: 4850 CROWDER
ST

City, St, ZIP PACE FL 32571

Phone Number:

Complaint Information

Name: ANONYMOUS

Address:

Phone Number:

Email:

Complaint made
by: Phone

Case Number 2015-ZV-126

Rechecks Scheduled:

#	Scheduled Date	Officer	Notes
1)	07/10/2015	13 - Bobby Burkett	

Rechecks Performed:

#	Scheduled Date	Recheck Date	Officer	Notes
1)	04/30/2015	05/05/2015	13 - Bobby Burkett	

Dates:

Opened: **04/10/2015**

Closed:

Reopened:

Status:

Status: **Active** Watch List?

Reason:

Comments:

04/10/15 - FENCE VIOLATION. Per complainant, owner has put a 6' privacy fence within the front setbacks.

04/10/15: On site. Talked with owner. Neighbors are stealing him blind and plans to ask for variance. Send CL w/15 to come into compliance. BB

05/05/15: Per Darliene Stanhope variance has been applied for, will R/C July. BB

Status & Transaction Change History:

IDNO	DATE	NOTES
------	------	-------

