

2015-V-048

Project Name: n/a

**Applicant and/or
Property Owner:** William & Carol Andersen

Representative: n/a

Request: Variance to increase the maximum allowable fence height from 6 feet to 8 feet and from 6 feet to 10 feet along the east property line, specifically 140 feet length of 8 foot privacy fence and then go up to 10 feet for 78 feet. (LDC 6.04.16.A, & 7.01.10.A,)

Zoning District: R1 (Single Family Residential)

Variance 2015-V-048

General Information:

Applicant:	William & Carol Andersen
Representative:	n/a
Project Location:	3025 Clopton Cir., Holley
Parcel Number:	05-2S-26-0000-02308-0000 & 05-2S-26-0000-02312-0000
Request:	Variance to increase the maximum allowable fence height from 6 feet to 8 and from 6 feet to 10 feet along the east property line, specifically 140 feet of 8 foot privacy fence then go up to 10 feet for 78 feet.
Current Conditions:	Single Family Residence

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 along the property lines. The applicant is requesting to increase the allowable fence height from 6 feet to 8 feet for 140 feet then increase the allowable fence height from 6 feet to 10 feet for another 78 feet.

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.

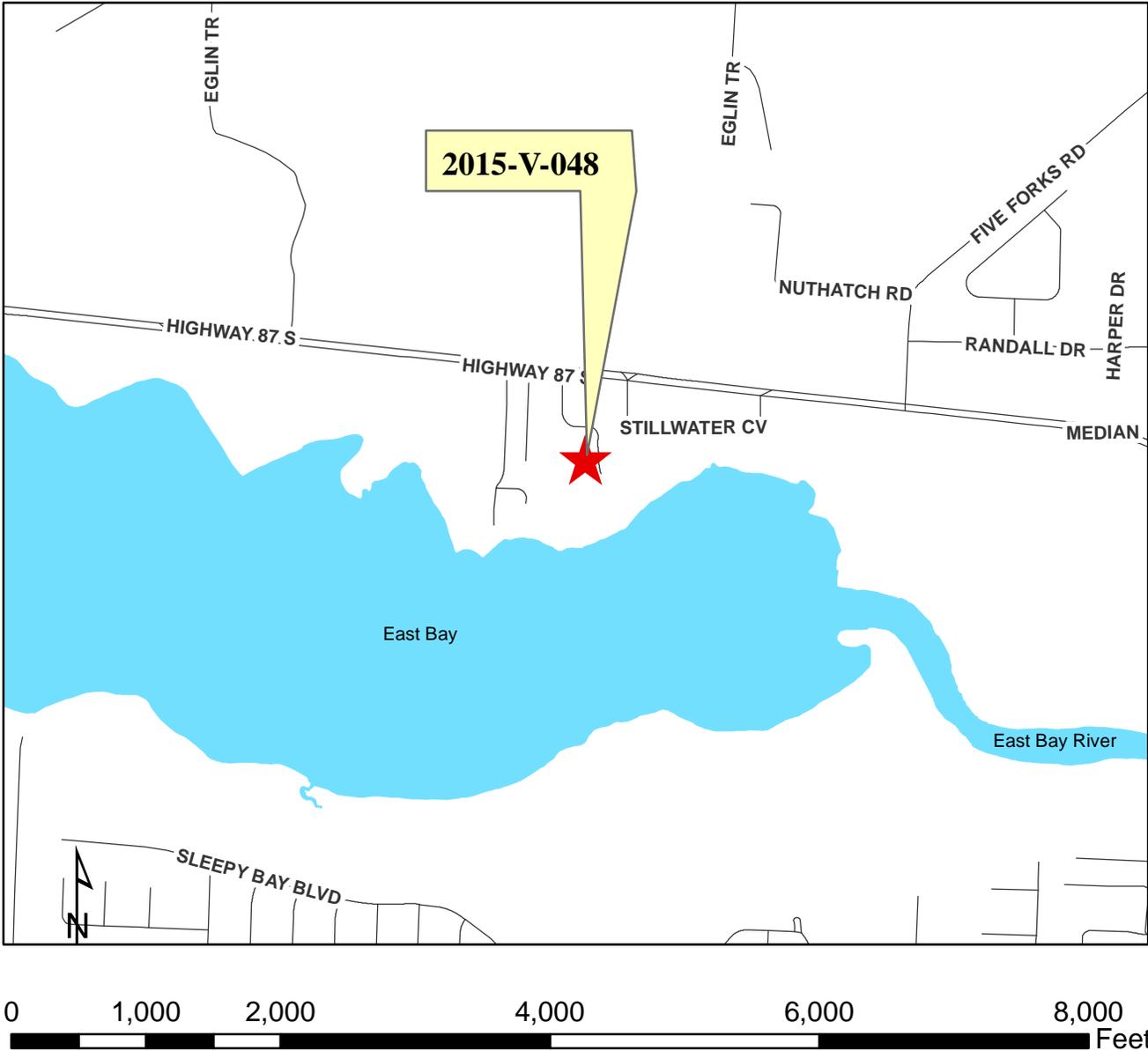
Is this criterion met? N/A

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.

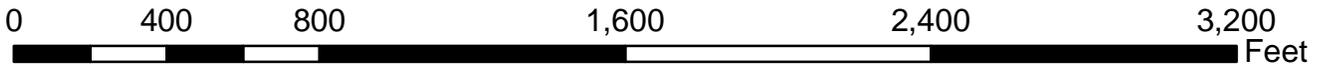
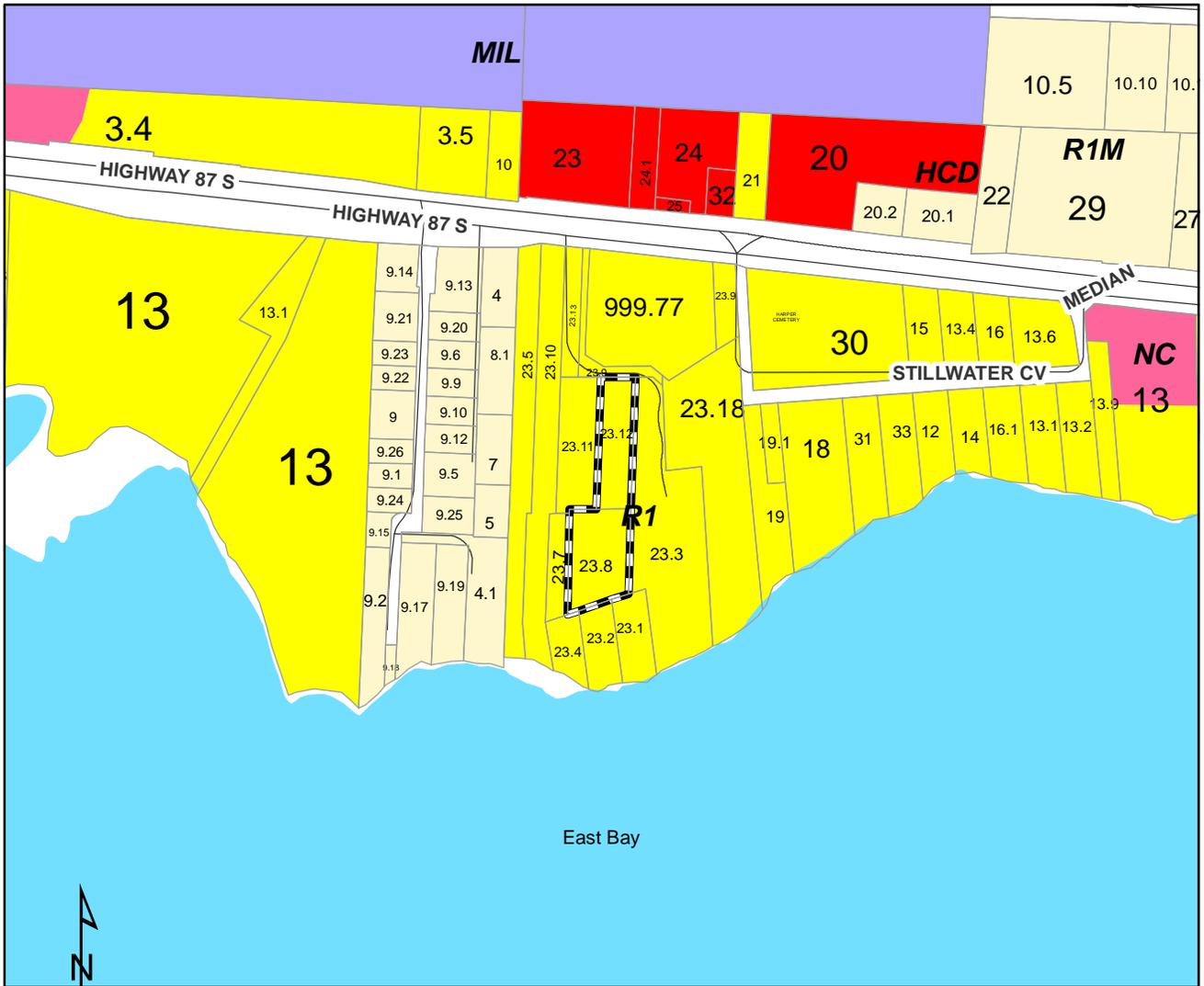
**2015-V-048
Location**



Legend

Disclaimer:
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2015-V-048 Zoning



Legend

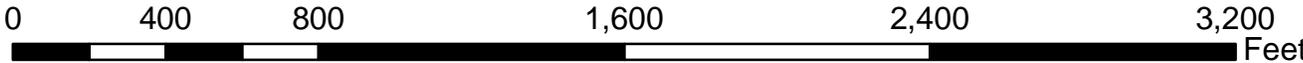
Pending ZB/June	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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
Passive Park (P-1)	P1 within the Heart of Navarre (P1-HON)	R2 within the Heart of Navarre (R2-HON)	Right of Ways (ROAD)	Military (MIL)
Highway Commercial Development (HCD)	Active Park (P-2)	Medium Density Mixed Residential (R-2M)	Water	Municipal Boundaries (CITY)
HCD within an Accident Potential Zone (HCD-APZ)	P2 within an Accident Potential Zone (P2-APZ)	R2M within an Accident Potential Zone (R2M-APZ)		
HCD within the Heart of Navarre (HCD-HON)	P2 within the Heart of Navarre (P2-HON)	R2M-HON		
HCD with the Navarre Town Center (HCD-NTC)	Planned Business District (PBD)	Medium High Density Residential (R-3)		
Historical/Single Family (HR-1)	Planned Unit Development (PUD)	Rural Residential Single Family (RR-1)		
Historical/Multiple Family (HR-2)	Single Family Residential (R-1)	RR1 within an Accident Potential Zone (RR1-APZ)		
Restricted Industrial (M-1)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 1 (TC1)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within the Heart of Navarre (R1-HON)	Navarre Town Center 2 (TC2)		
M1 within the Heart of Navarre (M1-HON)		Navarre Beach - Commercial (NB-C)		

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2015-V-048

Aerial

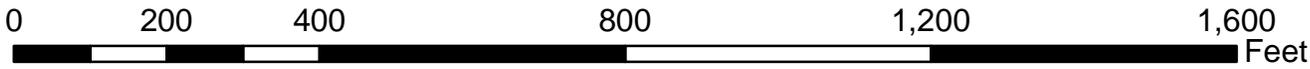


Legend

 PendingZBJune

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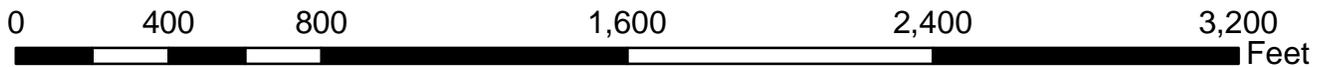
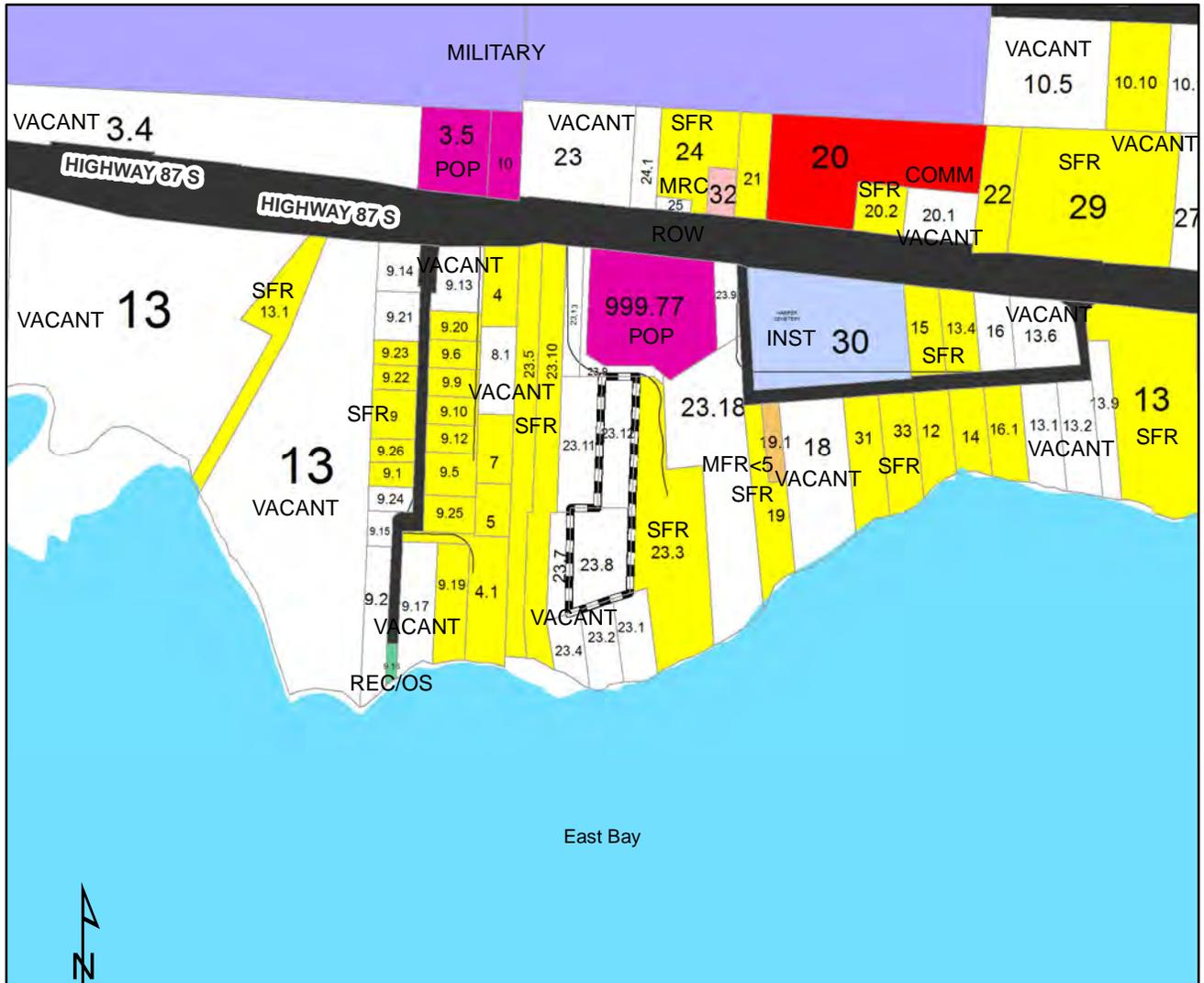
2015-V-048 Close Up Aerial



Legend
 PendingZBJune

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2015-V-048 Existing Land Use



Legend

Pending ZB June	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

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015 -V- 048</u>	Date Received: <u>4/30/15</u>
Review Fee: <u>\$235 + 8.95</u>	Receipt No.: <u>148, 167</u>
Zoning District: <u>R1</u>	FLUM Designation: <u>SFR</u>

± 1.976

VO # 4

Property Owner

Property Owner Name: Andersen, William and Carol

Address: 3025 Cloptons Circle

NAVARRE, FL 32566

Phone: 850-496-6006

Fax: _____

Email: andersenca@hotmail.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): (1.131) 05-2S-26-0000-02308-0000 and 05-2S-26-0000-0231
(0.845) -OR- 02312

Street Address of property for which the Variance is requested:

3000 block of Clifton Circle, Navarre, FL 32566

Variance Request

What is the present use of the property? Vacant land used for recreation

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

8 ft privacy fence on eastern edge of above listed lots directly across from neighbor's backyard (3016 Cloptons Circle) and 10 foot privacy fence on eastern edge of above lots directly across from neighbor's side entrance and windows. On attached survey, from point identified as S 73 34' 08" W, 140 ft of 8 ft privacy fence followed by 78 ft of 10' privacy fence running on east side of above property

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

Neighbor's home was built post hurricane and on a 3-4 ft raised fill dirt mound. A 6 ft privacy fence in this area provides only 2-3 ft of actual privacy and a 10 ft privacy fence provides 6 ft of privacy from the neighbor's windows, doors and patio where they routinely sit outside with their dogs. These dogs are allowed to continually bark at us. A 6 ft privacy fence will not provide privacy or quiet right of enjoyment.

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.

Due to the Neighbors elevated house/yard a 6 ft privacy fence will not provide quiet right of enjoyment of our property. Please see attached photos showing how little privacy 6 ft fence boards will provide from neighbors doors, windows and patio.

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.

William Andersen Carol Andersen
Applicant Name (Type or Print)

WA de [Signature]
Applicant Signature

Title (if applicable)

4/29/15
Date

The following property owners are within 150 feet.

EDMUND & JUNE ANTENBERG
3016 CLOPTONS CIR
NAVARRE, FL 32566

Due to house
built on
elevated fill dirt
a 6 ft fence
Provides No
privacy



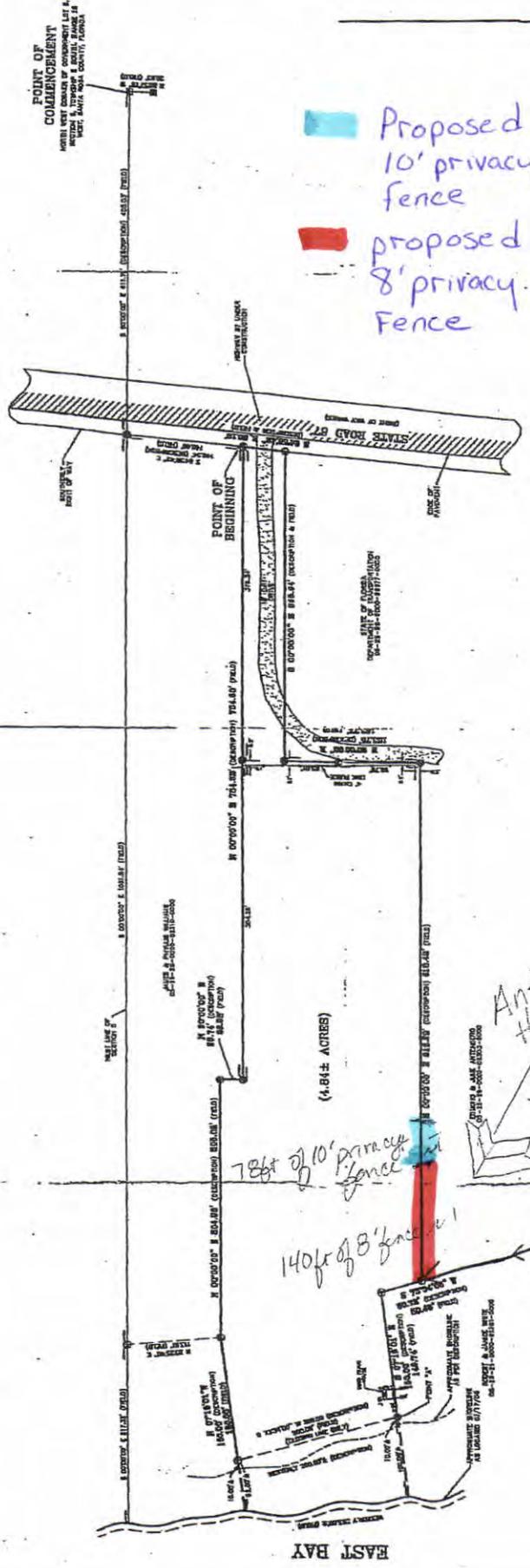
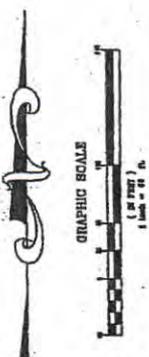
Due to house
built on
elevated fill dirt
a 6 ft fence
provides No
Privacy



Scale	1" = 40'
Date	03/21/08
Project	102
Page	71-78
Drawn by	TUC
Reviewed	

1 OF 1
Sheet
Project Number
08-046

A BOUNDARY SURVEY
OF A PORTION OF
SECTION 5, TOWNSHIP 2 SOUTH, RANGE 26 WEST,
SANTA ROSA COUNTY, FLORIDA



Proposed 10' privacy fence
Proposed 8' privacy fence

FLOOD STATEMENT:
THE PARCEL SHOWN HEREIN IS LOCATED IN FLOOD ZONE X, AND IS WITHIN THE FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP AS ADOPTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY DEVELOPMENT ADMINISTRATION, ON JANUARY 16, 2006.

THE CERTIFICATES OF THIS SURVEY IS CONTINGENT TO THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF SANTA ROSA COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I, SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM A MEMBER OF THE PROFESSIONAL SURVEYORS ASSOCIATION OF FLORIDA. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND I AM AWARE OF THE CONTENTS OF THIS SURVEY AND I AM NOT PROVIDING ANY INFORMATION HEREON TO ANY OTHER PARTY.

DATE: 3/21/08
CORP. NO. 8062

- DESCRIPTION:**
- ① MONOTE 4"X4" CONCRETE MONUMENT WITH BRASS DISK NUMBER 8888 (ROUND)
 - ② MONOTE 4"X4" CONCRETE MONUMENT NO NUMBER (ROUND)
 - ③ MONOTE CAPTED IRON ROD NUMBER 2407 (ROUND)
 - ④ MONOTE CAPTED IRON ROD NUMBER 8888 (ROUND)
 - ⑤ MONOTE CAPTED IRON ROD NUMBER 8888 (ROUND)
 - ⑥ MONOTE CAPTED IRON ROD NUMBER 8888 (ROUND)
 - ⑦ MONOTE CAPTED IRON ROD NO NUMBER (ROUND)
 - ⑧ MONOTE IRON PPE (ROUND)

DESCRIPTION: (As furnished)

PORTION OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA, AS RECORDED IN PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, BOOK 10, PAGE 102. THE EXACTLY RIGHT OF WAY OF STATE ROAD 577 IS 40 FEET WIDE AND IS LOCATED TO THE EAST OF THE PARCEL SHOWN HEREIN. THE PARCEL SHOWN HEREIN IS 4.81± ACRES IN AREA AND IS BOUNDARY SURVEYED AS SHOWN ON THE PLAT OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA, AS RECORDED IN PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, BOOK 10, PAGE 102. THE PARCEL SHOWN HEREIN IS BOUNDARY SURVEYED AS SHOWN ON THE PLAT OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA, AS RECORDED IN PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, BOOK 10, PAGE 102.

- GENERAL NOTES:**
- 1) THE SURVEYOR HAS MADE NO INVESTIGATION OF THE ACCURACY OF ANY UNRECORDED INSTRUMENTS THAT MIGHT AFFECT THIS SURVEY.
 - 2) THE SURVEYOR HAS MADE NO INVESTIGATION OF THE ACCURACY OF ANY UNRECORDED INSTRUMENTS THAT MIGHT AFFECT THIS SURVEY.
 - 3) THE SURVEYOR HAS MADE NO INVESTIGATION OF THE ACCURACY OF ANY UNRECORDED INSTRUMENTS THAT MIGHT AFFECT THIS SURVEY.
 - 4) THE SURVEYOR HAS MADE NO INVESTIGATION OF THE ACCURACY OF ANY UNRECORDED INSTRUMENTS THAT MIGHT AFFECT THIS SURVEY.
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 - 6) THE SURVEYOR HAS MADE NO INVESTIGATION OF THE ACCURACY OF ANY UNRECORDED INSTRUMENTS THAT MIGHT AFFECT THIS SURVEY.
 - 7) THE SURVEYOR HAS MADE NO INVESTIGATION OF THE ACCURACY OF ANY UNRECORDED INSTRUMENTS THAT MIGHT AFFECT THIS SURVEY.
 - 8) THE SURVEYOR HAS MADE NO INVESTIGATION OF THE ACCURACY OF ANY UNRECORDED INSTRUMENTS THAT MIGHT AFFECT THIS SURVEY.
 - 9) THE SURVEYOR HAS MADE NO INVESTIGATION OF THE ACCURACY OF ANY UNRECORDED INSTRUMENTS THAT MIGHT AFFECT THIS SURVEY.
 - 10) THE SURVEYOR HAS MADE NO INVESTIGATION OF THE ACCURACY OF ANY UNRECORDED INSTRUMENTS THAT MIGHT AFFECT THIS SURVEY.

**CITIZENS
COMMENTS
2015-V-048**



Darliene Stanhope

From: bobmail02@bellsouth.net
Sent: Saturday, June 06, 2015 7:28 PM
To: Darliene Stanhope
Subject: Variance Application2015-V-048

Follow Up Flag: Follow Up
Due By: Saturday, June 06, 2015 7:48 PM
Flag Status: Flagged

Variance ID# 2015-V-048

White Robert T & Janice N
433 Cumberland Ave
Gulf Breeze, Fla

Thank you for informing us of the application for a variance (ID# 2015-V-048) regarding a fence for property adjacent to ours. We own parcel # 05-2S-26-0000-02301-0000. We are opposed to the application because 8ft and 10ft fence sections would be obtrusive and could effect the value of our property and/or our ability to sell our property. Therefore, we would like to see the current allowable fence height enforced.

