

**2015-V-051**

**Project Name:** n/a

**Applicant and/or  
Property Owner:** Tommy & Anneliese Ballard

**Representative:** n/a

**Request 1:** Variance request to reduce the rear setback from 25 feet to 15 feet to accommodate a single family residence.

**Request 2:** Variance request to reduce the side setbacks from 13 feet 6 inches to 10 feet to accommodate a single family residence.

(LDC 6.05.05.I.3 &6.05.05.I.4)

**Zoning District:** R1 (Single Family Residential)



## Variance 2015-V-051

### General Information:

<b>Applicant:</b>	Tommy & Annaliese Ballard
<b>Representative:</b>	N/A
<b>Project Location:</b>	7174 Australian St., Navarre
<b>Parcel Number:</b>	11-2S-27-1925-00200-0010
<b>Request 1:</b>	Variance request to reduce the rear setback from 25 feet to 15 feet to accommodate a single family residence.
<b>Request 2:</b>	Variance request to reduce the side setbacks from 13 feet 6 inches to 10 feet to accommodate a single family residence.
<b>Current Conditions:</b>	The lot is currently vacant.

### Land Development Code Criteria:

#### 6.05.05 R-1 - Single Family Residential District

- I. Minimum Required Setbacks:
3. Side Setback: There shall be a side building setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side building setback of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Modifications to this requirement shall be in accordance with Section 2.10.04. Lot widths shall be determined at the minimum front setback line.
4. Rear Setback There shall be a rear building setback on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.03.

**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 structures on the lot. The applicant is requesting to reduce the side and rear setbacks to accommodate a 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 not anticipated that 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.**

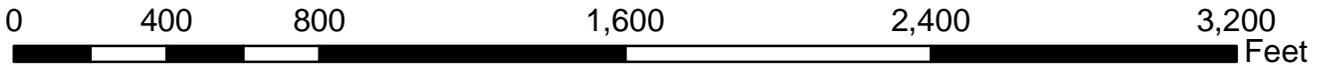
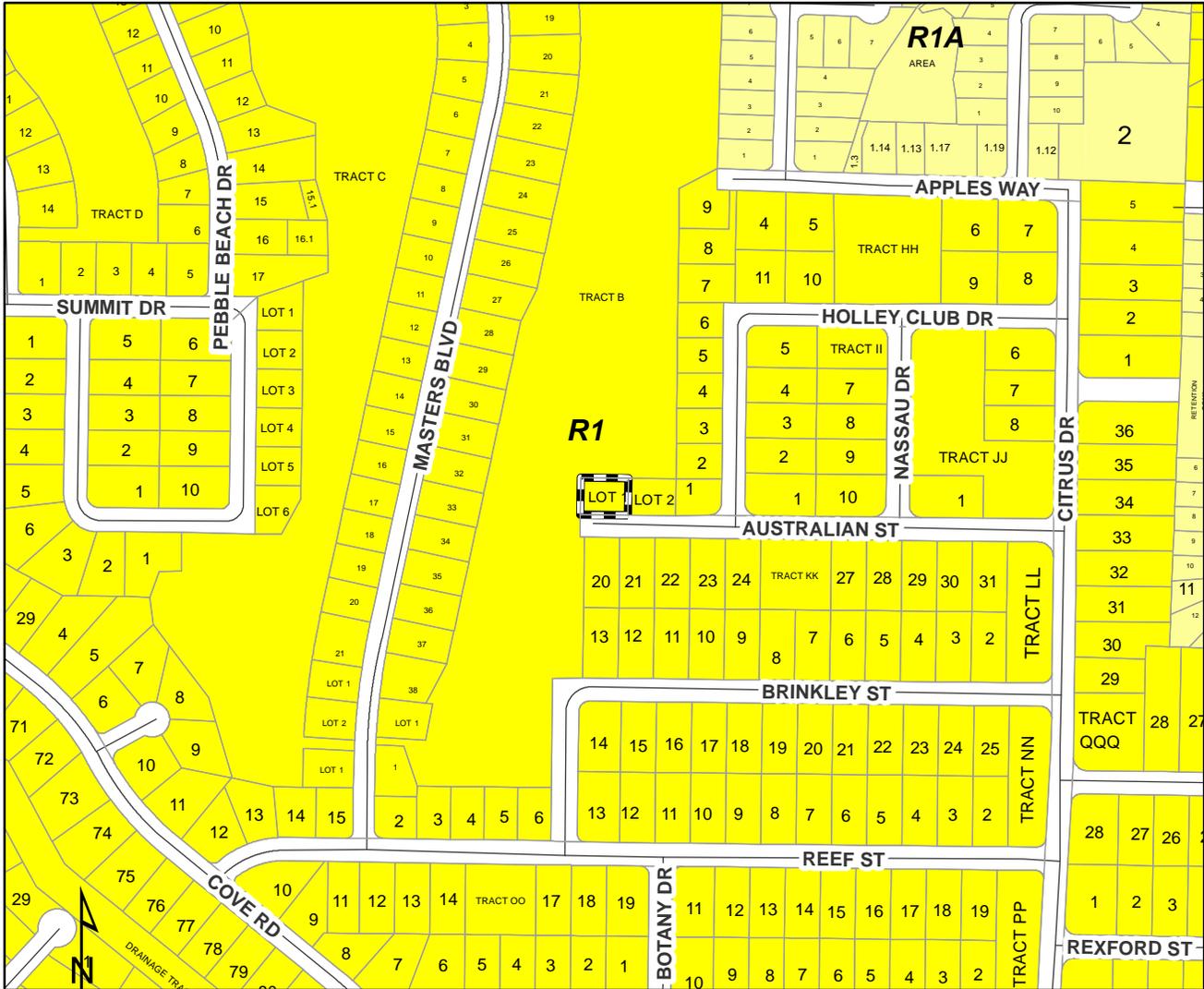
**If the Variance is approved, are there any potential building code issues?**

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





# 2015-V-051 Zoning



**Legend**

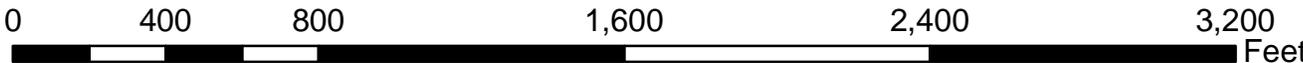
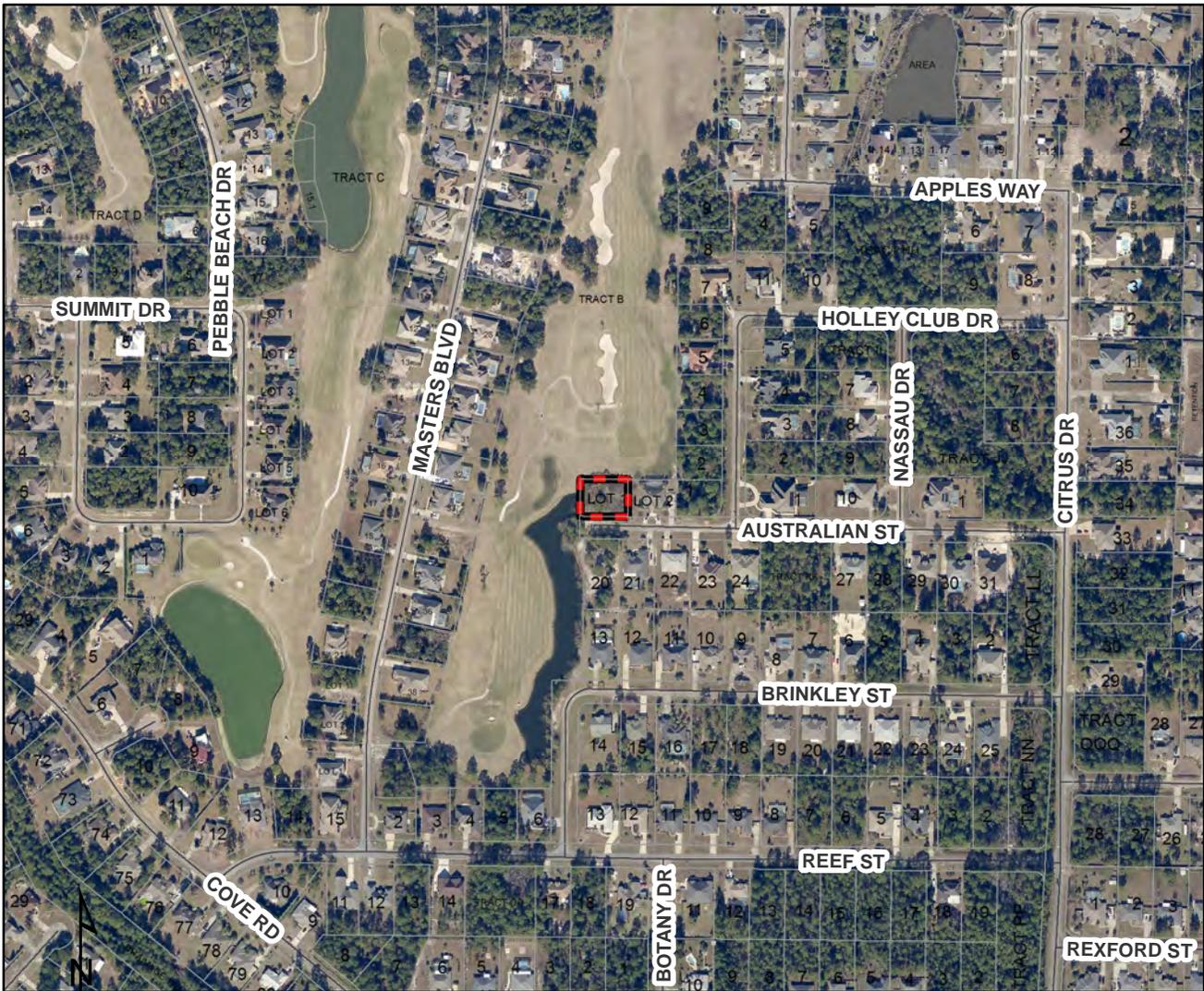
Pending ZB June	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	Planned Industrial Development (PID)	Mixed Residential Subdivision (R-1M)	R1M within an Accident Potential Zone (R1M-APZ)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

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2015-V-051

Aerial

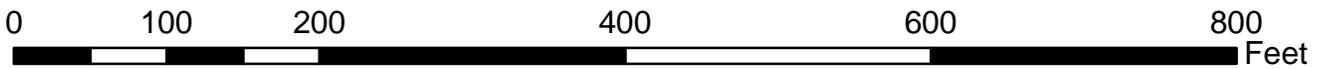


Legend

 PendingZBJune

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2015-V-051  
Close Up Aerial



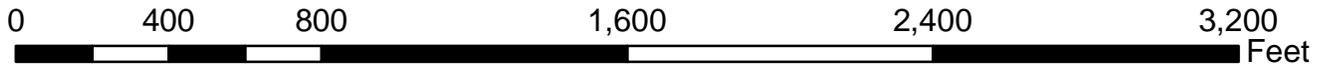
**Legend**

 PendingZBJune

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# 2015-V-051 Existing Land Use

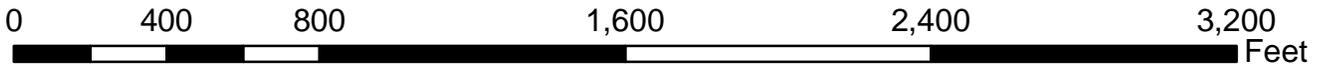


## Legend

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

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**2015-V-051**  
**Potential Wetlands**  
**as indicated by the National Wetlands Inventory**



**Legend**

- Pending ZB June
- LACUSTRINE
- PALUSTRINE
- Potential Wetlands**
- RIVERINE
- DESCRIPT**
- ESTUARINE
- MARINE

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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-051</u>	Date Received: <u>5-4-15</u>
Review Fee: <u>\$235 + 10.11</u>	Receipt No.: <u>154</u>
Zoning District: <u>R1</u>	FLUM Designation: <u>SFR</u>

± 0.328 VD# 4  
**Property Owner** Property Owner Name: Ballard Tommy R & ANNE LISE G.  
 Address: 3829 SAINT Andrews Loop E  
Mobile, AL 36693  
 Phone: (251) 545-5378 Fax: \_\_\_\_\_  
 Email: tomballord4@aol.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): 11-25-27-1925-00200-0010  
 -OR-  
 Street Address of property for which the Variance is requested:  
7174 Australian St, Navarre FL 32566  
(7176)

**Variance Request**

What is the present use of the property? Vacant Lot - R1

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

Requesting a variance from the county requiring a 25ft rear set-back to 15ft and side the set-backs from 13'6" to 10'. There no neighbors to the rear of this parcel, the back and west side line of this lot borders Hidden Creek golf course.

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

The lot is only 106 ft. deep which make it difficult to place a house large enough for the HOA requirements.

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 lot is only 106 ft. deep which make it difficult to place a house large enough to meet the HOA requirements. In developing our Blue Prints & engineering we were conscientious to followed the set-back guidelines in Hidden Creek Estates "Property Rights and Restrictions and By-Law" which plainly shows on page 16 paragraph 7.33 (2) & (3) rear set-backs at 15ft. and side set-backs at 10'.

**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.

Tommy R. BALLARD  
Applicant Name (Type or Print)

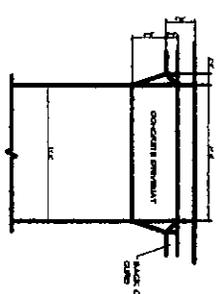
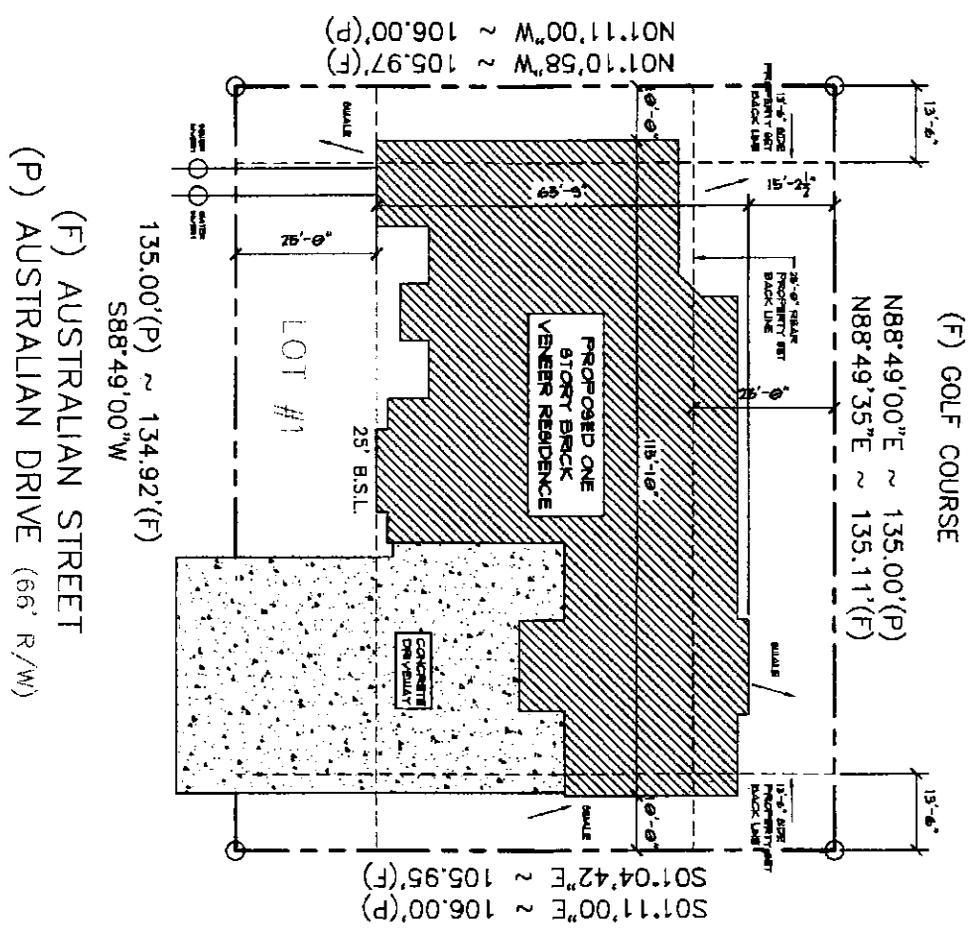
[Signature]  
Applicant Signature

CWO4 (RET) USCG  
Title (if applicable)

5-1-2015  
Date

# THE BALLARD RESIDENCE SITE PLAN

1116 AUSTRALIAN STREET NAVARRA, FL 32566



### DRIVEWAY CONSTRUCTION LAYBACK CURB

### NOTES:

- LOT AND HOUSE LOCATION TO BE VERIFIED BY OWNER/ CONTRACTOR
- VERIFY ALL SETBACKS WITH BUILDING DEPARTMENT AND ZONING
- SEPTIC TANK OR SEWER INVERT TO BE VERIFIED WITH HEALTH DEPARTMENT.
- ALL DIMENSIONS ON SITE PLAN TO BE VERIFIED WITH OWNER/BUILDER/REGISTERED SURVEYOR IN CONJUNCTION WITH SURVEY AND LEGAL DESCRIPTION.
- ALL DRIVEWAYS AND SIDEWALKS TO BE VERIFIED BY OWNER/CONTRACTOR.

## SITE PLAN

SCALE: 1"=20'-0" @ 11X17

**HOUSE PLANS UNLIMITED**

SITE PLAN:

THIS DRAWING IS THE PROPERTY OF  
 LEE HARRIS & COMPANY AND HOME  
 PLANS UNLIMITED USA AND IS NOT  
 TO BE REPRODUCED OR COPIED IN  
 WHOLE OR IN PART. IT IS ONLY TO  
 BE USED FOR THE PROJECT AND  
 THIS SPECIFICALLY IDENTIFIED  
 HEREIN AND IS NOT TO BE USED ON  
 ANY OTHER PROJECT. IT IS TO BE  
 RETURNED TO: 8/20/2014

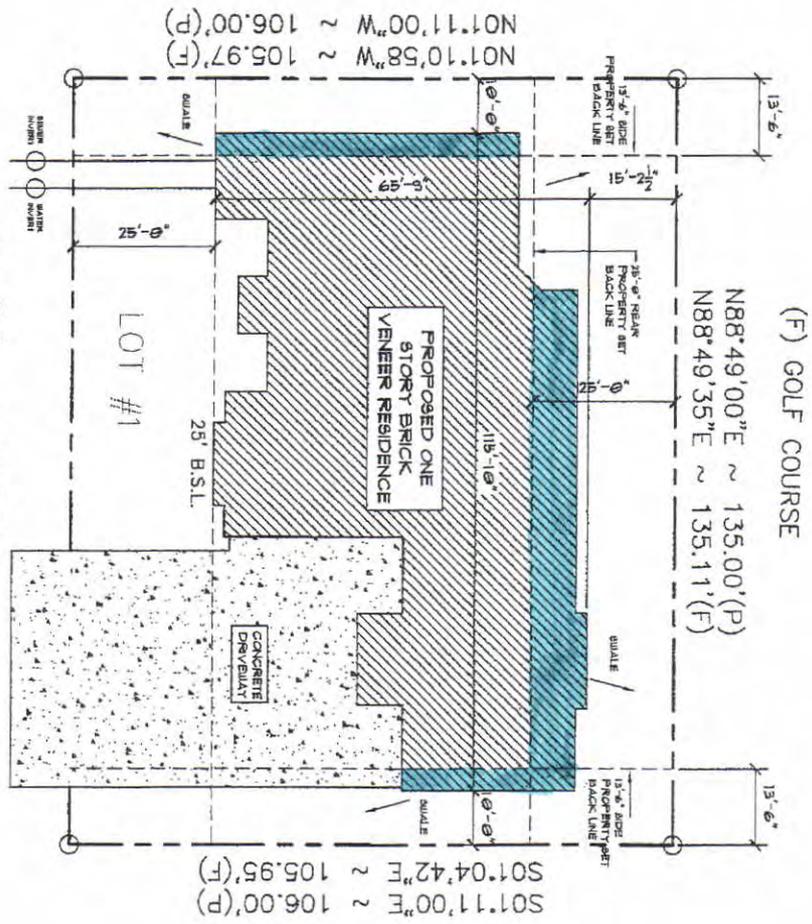
SHEET NO.

1

4400 BAYCO BLVD. SUITE 25-B PEMBACOLA, FL (850) 727-2940 (850) 411-2911 [HOUSEPLANSUNLIMITED.COM](http://HOUSEPLANSUNLIMITED.COM)

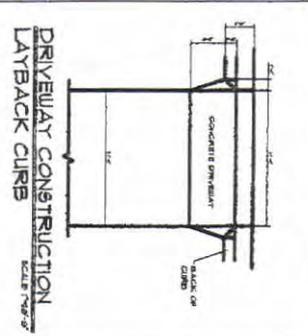
# THE BALLARD RESIDENCE SITE PLAN

1116 AUSTRALIAN STREET NAVARRE, FL 32566



Area of Proposed Single family Residence within minimum setbacks

(F) AUSTRALIAN STREET  
(P) AUSTRALIAN DRIVE (66' R/W)



**NOTES:**

LOT AND HOUSE LOCATION TO BE VERIFIED BY QUINER/ CONTRACTOR. VERIFY ALL SETBACKS WITH BUILDING DEPARTMENT AND ZONING. SEPTIC TANK OR SEWER INVERT TO BE VERIFIED WITH HEALTH DEPARTMENT.

ALL DIMENSIONS OF SITE PLAN TO BE VERIFIED WITH QUINER/BUILDER/REGISTERED SURVEYOR IN CONJUNCTION WITH SURVEY AND LEGAL DESCRIPTION.

ALL DRIVEWAYS AND SIDEWALKS TO BE VERIFIED BY QUINER/CONTRACTOR.

## SITE PLAN

SCALE: 1"=20'-0" @ 11X17