

2015-V-058

Project Name: n/a

**Applicant and/or
Property Owner:** Wesley Wayne Sinnen

Representative: n/a

Request: Variance to reduce the rear setback
from 25 feet to 5 feet to accommodate
an accessory structure

(LDC 2.10.05.B.3)

Zoning District: R1 (Single Family Residential)

Variance 2015-V-058

General Information:

Applicant: Wesley Sinnen

Representative: n/a

Project Location: 3341 El Portal St., Gulf Breeze

Parcel Number: 29-2S-28-3905-00E00-0030

Request: Variance to reduce the rear setback from 25 feet to 5 feet to accommodate an 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:

3. Whenever a lot line is also a street line, the required yard for accessory buildings shall be the same for main buildings (refer to Sections 2.10.00, 6.05.00, 6.08.00 and 12.01.02.A)

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 regulates the placement of an accessory structure on residential lots. There is an existing septic tank and pool that limits the position of an accessory structure.

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 expected to 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? Yes

Staff Analysis: If authorized, a Variance with special circumstances would not 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.

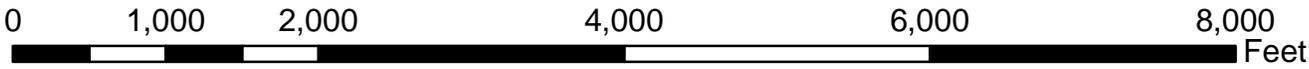
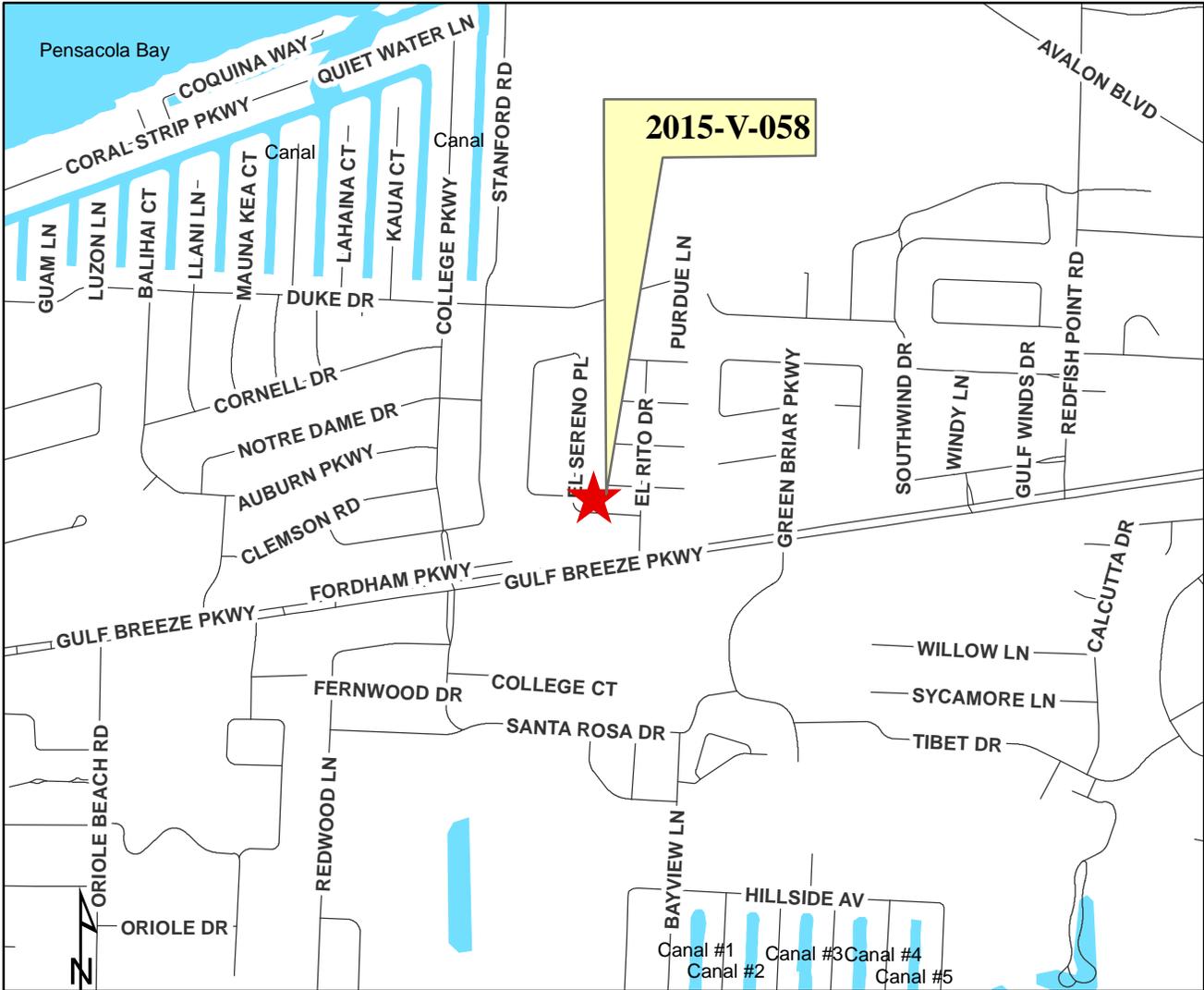
Is this criterion met? N/A

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-058 Location

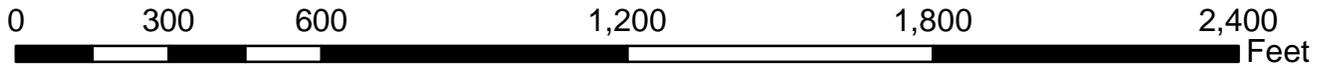
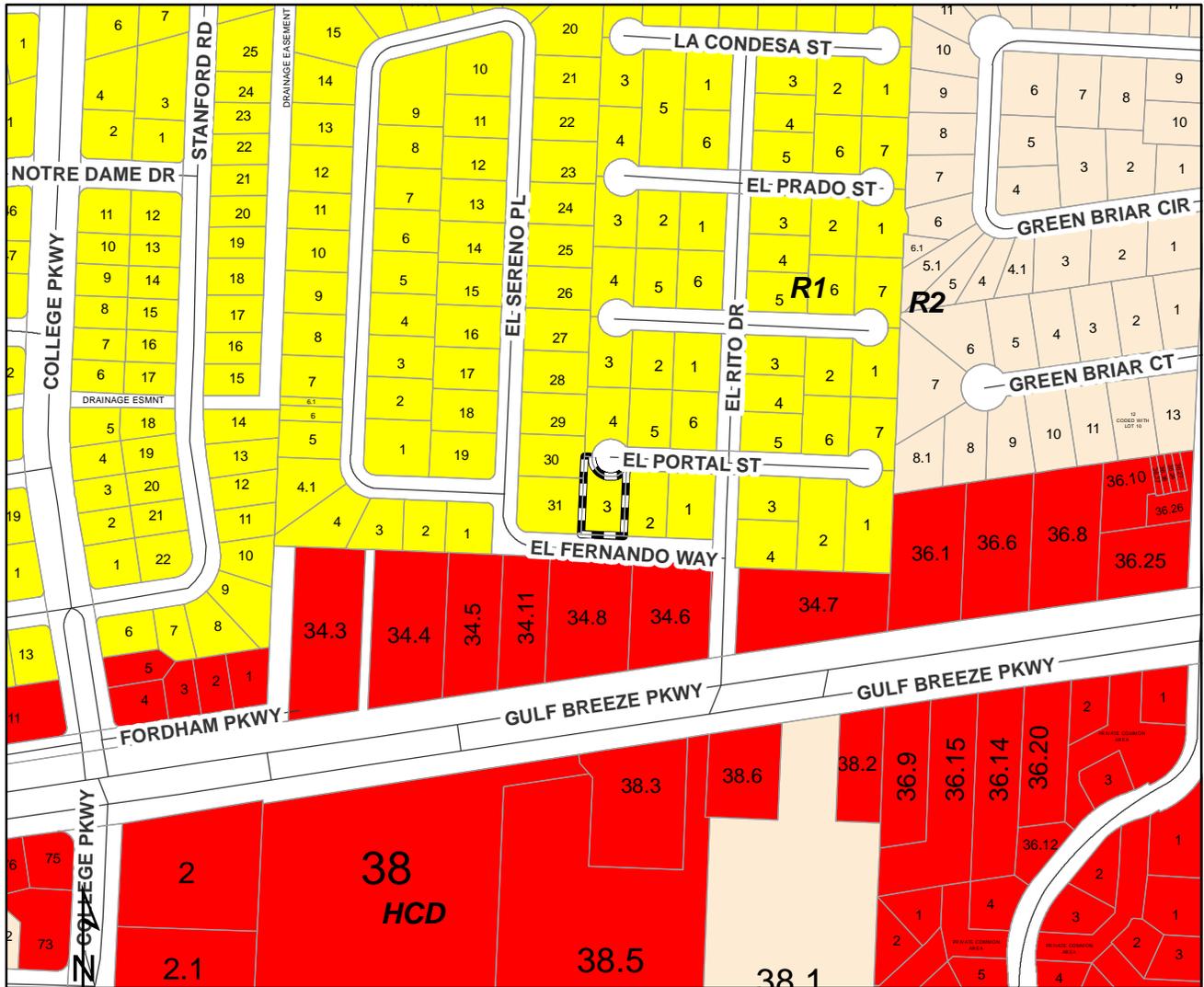


Legend

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2015-V-058

Zoning



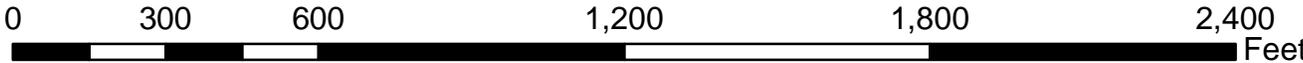
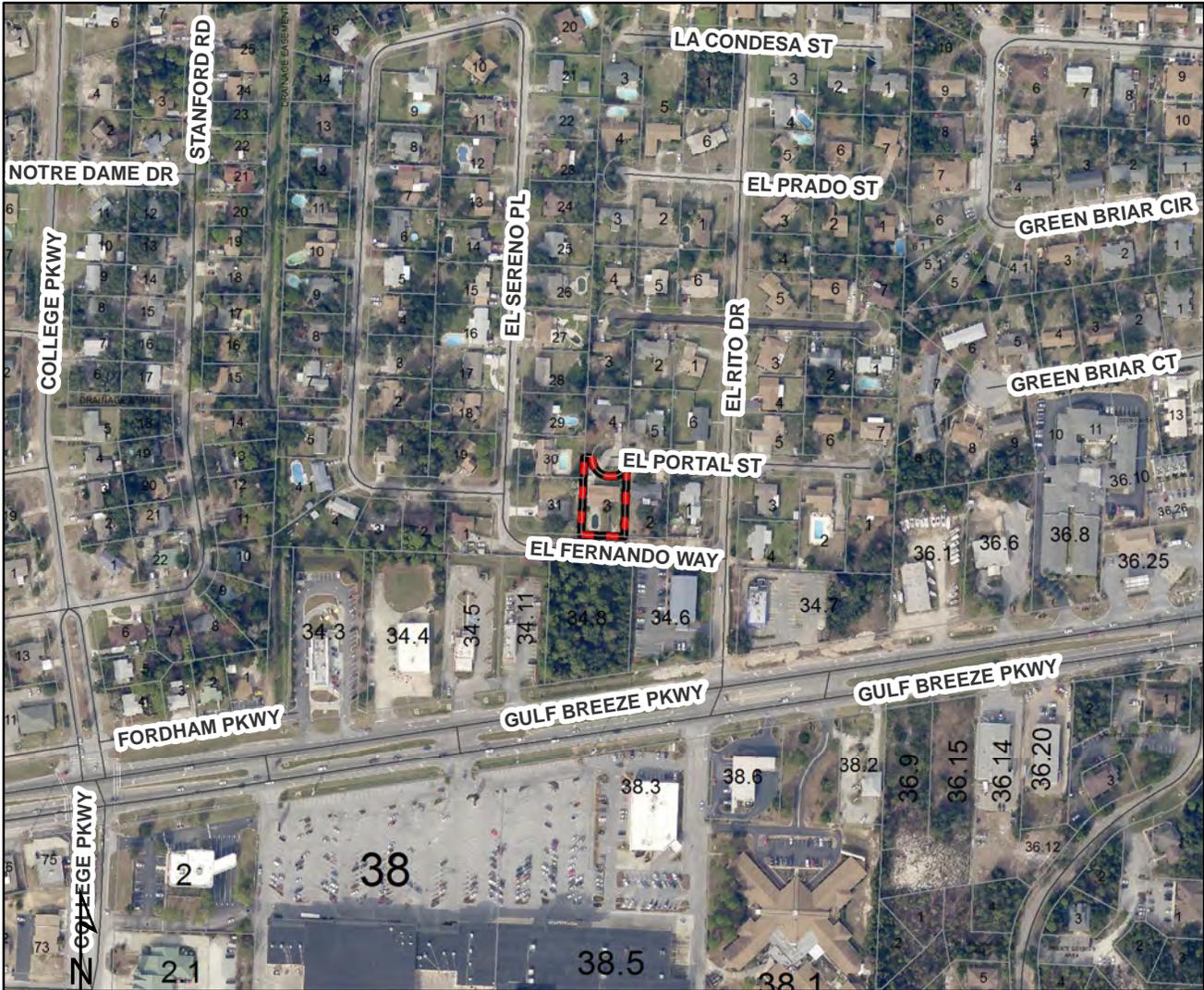
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2015-V-058

Aerial

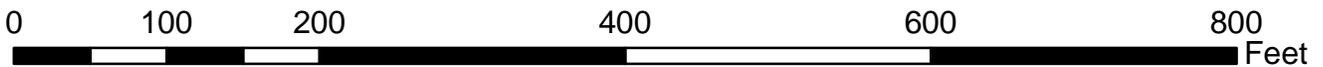


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 PendingZBAugust

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2015-V-058
Close Up Aerial



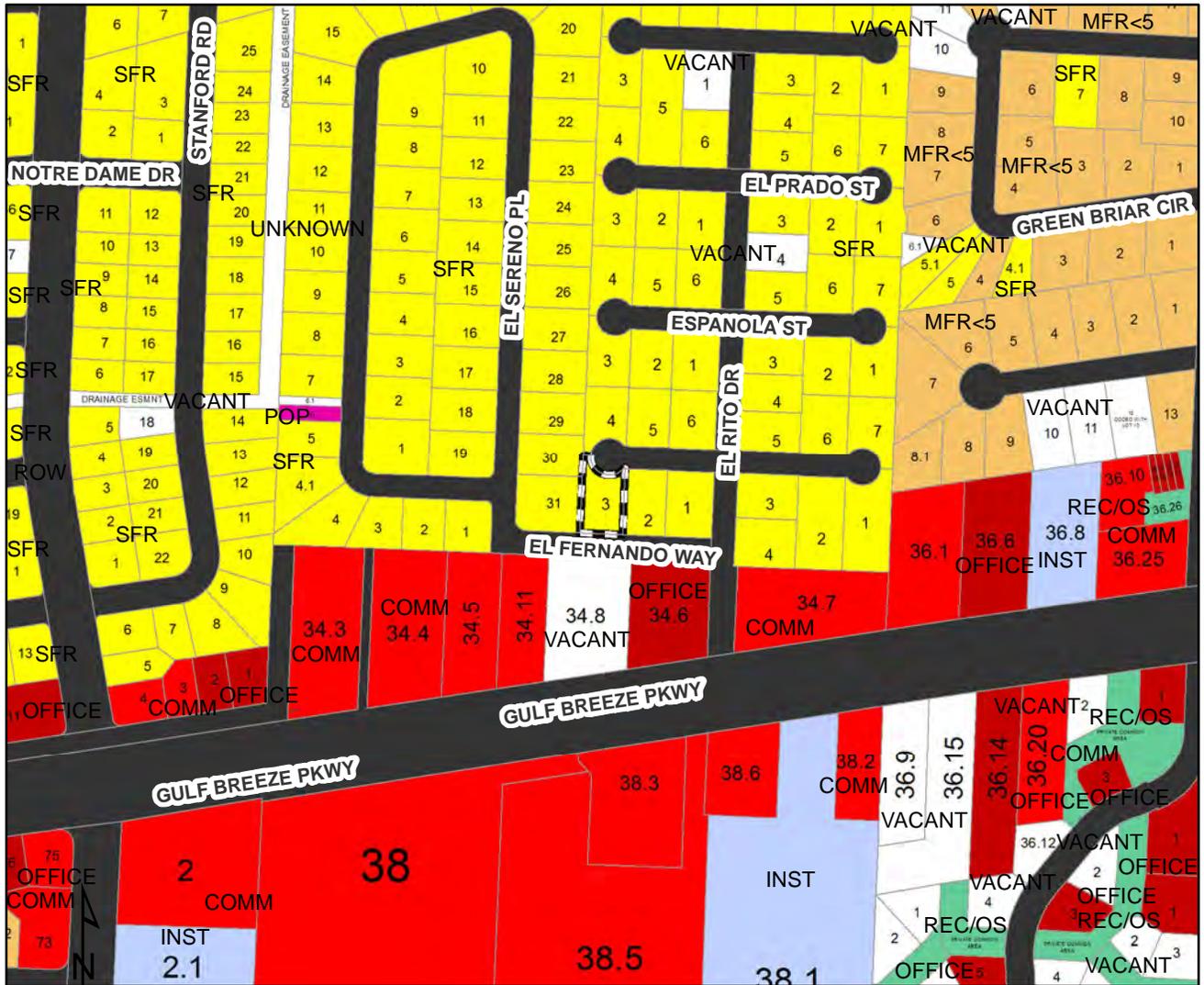
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2015-V-058 Existing Land Use



Legend

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

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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-058</u>	Date Received:	<u>6/30/15</u>
Review Fee:	<u>\$235+</u>	Receipt No.:	_____
Zoning District:	<u>R1</u>	FLUM Designation:	<u>SFR</u>

± 0.29

VD # 5

**Property
Owner**

Property Owner Name: Wesley Wayne Sinnen

Address: 3341 El Portal St, Gulf Breeze, FL 32563

Phone: 850-686-5796

Fax: _____

Email: wesley.sinnen@probuild.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): 29-28-28-3095-00E00-0030

-OR-

Street Address of property for which the Variance is requested:

3341 El Portal St, Gulf Breeze, FL 32563

Variance Request

What is the present use of the property? Primary Residence

Please describe the requested variance, including exact dimensions and purpose of the variance.
The property has dual road frontage. I would like use the rear road frontage frontage as access to new garage that will sit 5' from the rear property line.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.
Due to leech lines the garage can not be moved back. If moved back to the current set back the septic tank would have to be moved.

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

Pleas explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.
Moving the garage back to the 25' setback would require the septic tank to be moved to another location.

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.

Wesley Sinnen
Applicant Name (Type or Print)

Wesley Sinnen
Applicant Signature

Title (if applicable)

6/24/2015
Date

