

**2015-V-059**

**Project Name:** n/a

**Applicant and/or  
Property Owner:** Jonathan Hurley

**Representative:** n/a

**Request:** Variance to allow the construction of  
an accessory structure prior to the  
construction of the primary residence.

(LDC 2.10.05.A)

**Zoning District:** AG(Agriculture/Rural Residential)

**Variance 2015-V-059**

**General Information:**

**Applicant:** Jonathan Hurley  
**Representative:** n/a  
**Project Location:** 3605 Juniper Creek Rd., Jay  
**Parcel Number:** 06-4N-28-2850-00000-0080  
**Request:** Variance to allow the construction of an accessory structure prior to the construction of the primary residence.  
**Current Conditions:** Vacant

**Land Development Code Criteria:**

2.10.05      Accessory Buildings and Structures

A. Timing of Construction and Use - No accessory building or structure shall be constructed upon a lot until the construction of a main building has been commenced, or in the case of a lot two (2) acres or greater in size, until the construction permit for a main building has been issued. Buildings used solely for agriculture purposes (such as for livestock or for storage of farm equipment) on those parcels located in Agriculture zoning districts shall be allowed to be constructed before the construction of the main dwelling.

**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 order in which structures are constructed on a lot .**

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**

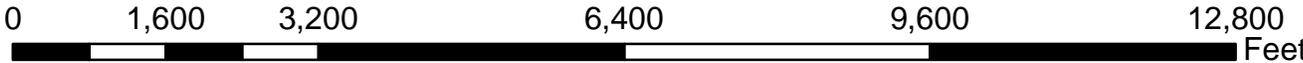
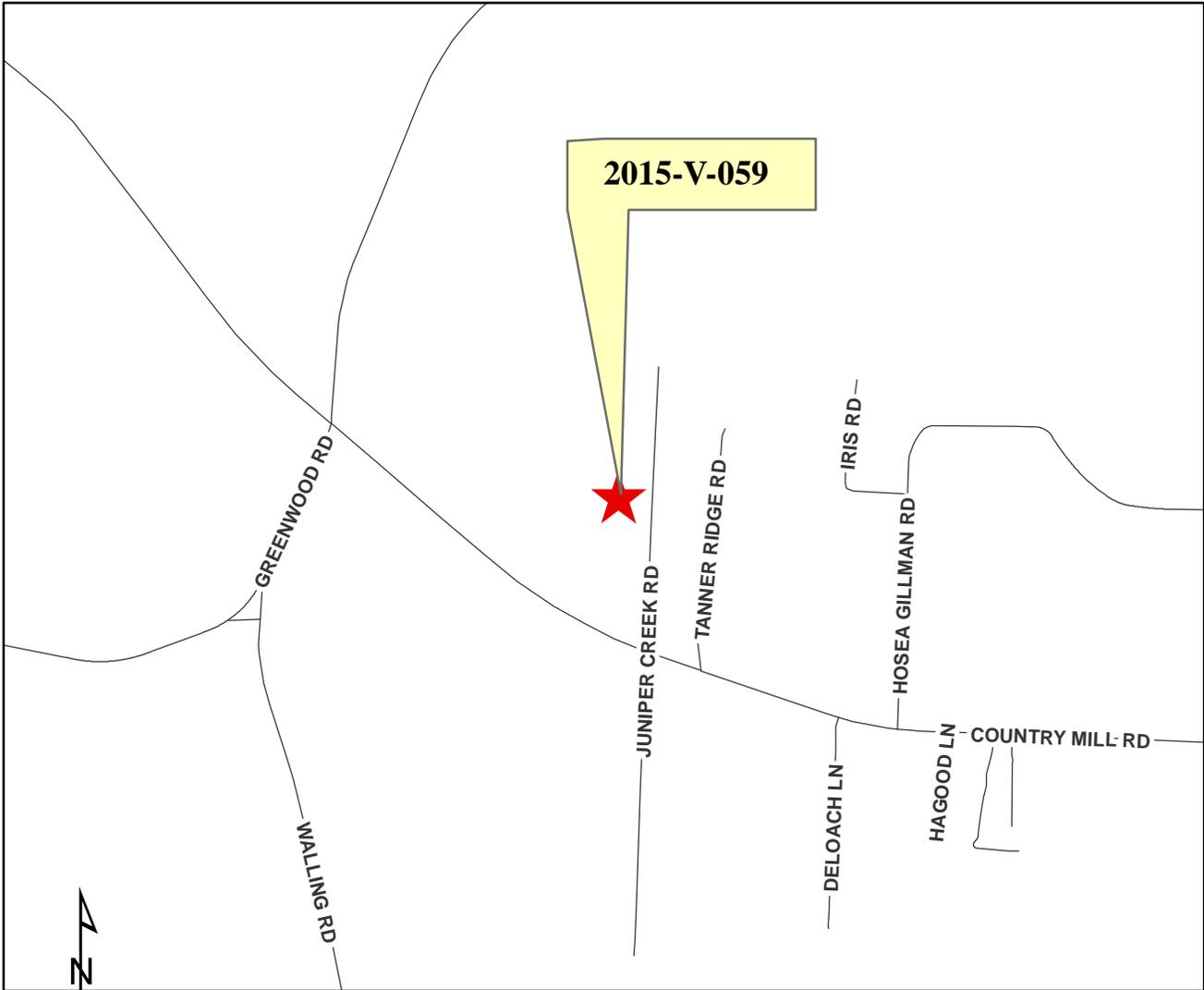
**management standards which would affect the safety or operation of the roadway.**

**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-059**

**Location**



**Legend**

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# 2015-V-059

## Zoning



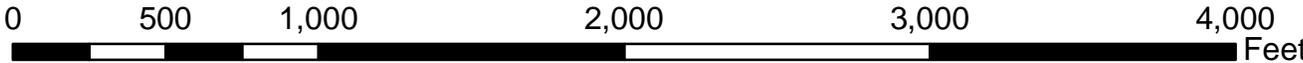
### Legend


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2015-V-059

Aerial

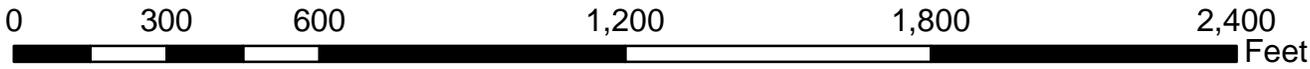


Legend

 Pending ZBAugust

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2015-V-059  
Close Up Aerial

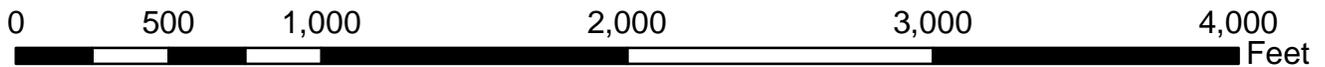
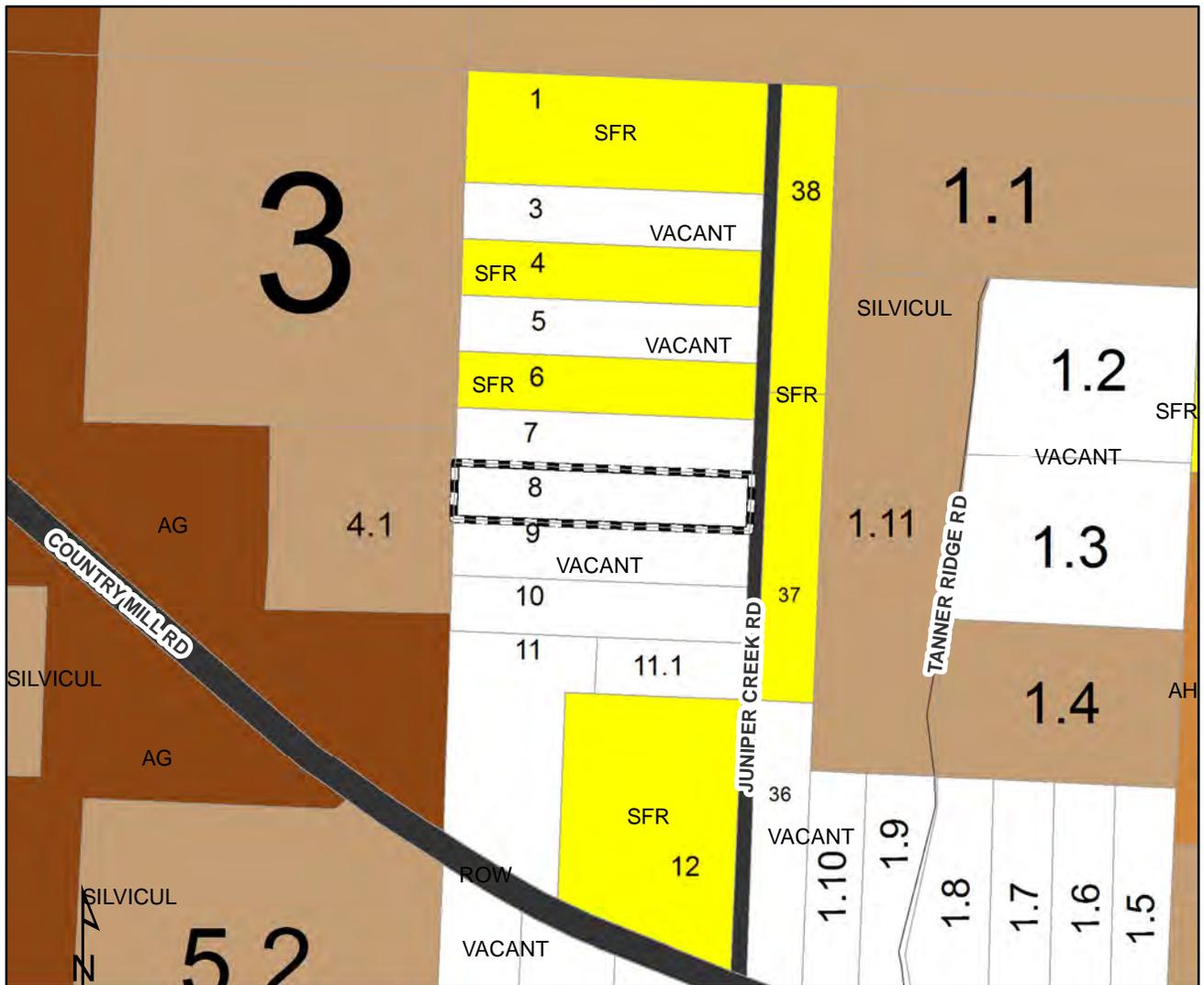


Legend

 Pending ZBA August

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# 2015-V-059 Existing Land Use



## Legend



Pending ZBA August

### Existing Land Use

#### CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial

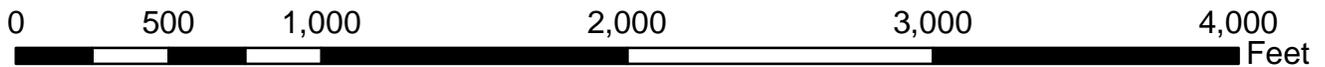
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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**2015-V-059**  
**Potential Wetlands**  
**as indicated by the National Wetlands Inventory**



**Legend**

 Pending ZBA August	<b>Potential Wetlands</b>	 PALUSTRINE
	<b>DESCRIPT</b>	 RIVERINE
	 ESTUARINE	 MARINE
	 LACUSTRINE	

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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-059</u>	Date Received:	<u>7/1/15</u>
Review Fee:	<u>235+16,72</u>	Receipt No.:	<u>233</u>
Zoning District:	<u>AG</u>	FLUM Designation:	<u>AG</u>

± 4.88 VD#3

**Property Owner** Property Owner Name: Jonathan Hurley  
 Address: 3745 Rockwood Dr.  
Pace FL 32571  
 Phone: 850-380-4507 Fax: \_\_\_\_\_  
 Email: hurleyfam3@yahoo.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): 064N2828500000000000  
 -OR-  
 Street Address of property for which the Variance is requested:  
3605 Juniper Creek Rd  
Milton FL 32570

Variance Request

What is the present use of the property? Plans for future homestead

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

The ability to construct an accessory prior to a primary dwelling

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

*Forsafe keeping* → Storage of tools and equipment for continued work on a future homestead.  
*Hardship: living far away having to load/unload + gas having to pull trailer back forth.*

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.

We live in Pace approx. 35-40 minutes away. Having to carry/load/unload/pull trailer/haul tractor extra gas will put a huge strain considering I am working alone.

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.

Jonathan Hurley  
Applicant Name (Type or Print)

Jon Hurley  
Applicant Signature

\_\_\_\_\_  
Title (if applicable)

6/30/15  
Date

Want To put up  
22x36 metal storage shed

