

## STAFF ANALYSIS

### Variance 2015-V-085

#### General Information:

<b>Applicant:</b>	Glen and Tracy Garrow
<b>Project Location:</b>	2842 Lido Blvd, Gulf Breeze, FL
<b>Parcel Number:</b>	36-2S-29-5571-00A00-0060
<b>Request 1:</b>	Variance to reduce the rear setback from 25 feet to 20 feet to accommodate an accessory structure.
<b>Request 2:</b>	Variance to reduce the east side setback from 12.6 feet to 5 feet to accommodate an accessory structure.  (LDC 2.10.05.B.1)
<b>Zoning District:</b>	R1 (Single Family Residential)
<b>Current Conditions:</b>	Single Family Residence



**Land Development Code Criteria:**

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:

1. Any accessory structure closer than ten (10) feet to the main building shall be construed as part of the main building and shall observe all setbacks required for the main building (refer to Sections 2.10.00, 6.05.00, 6.08.00 and 12.01.02).

**Variance Criteria:**

**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 sections of the Ordinance which regulate the rear and side setback requirements in a R1 (Single Family Residential) zone.**

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**

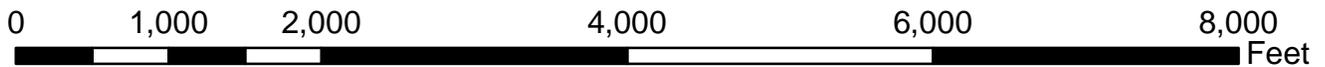
**Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.**

**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-085

## Location

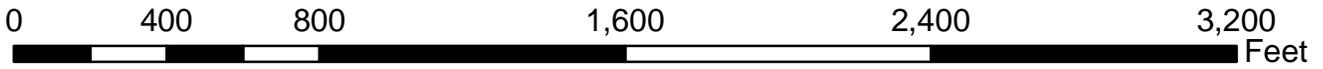


### Legend

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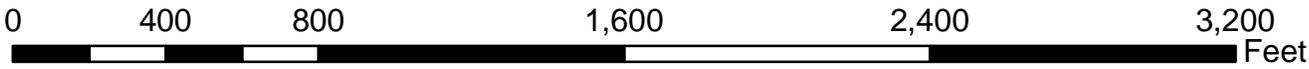
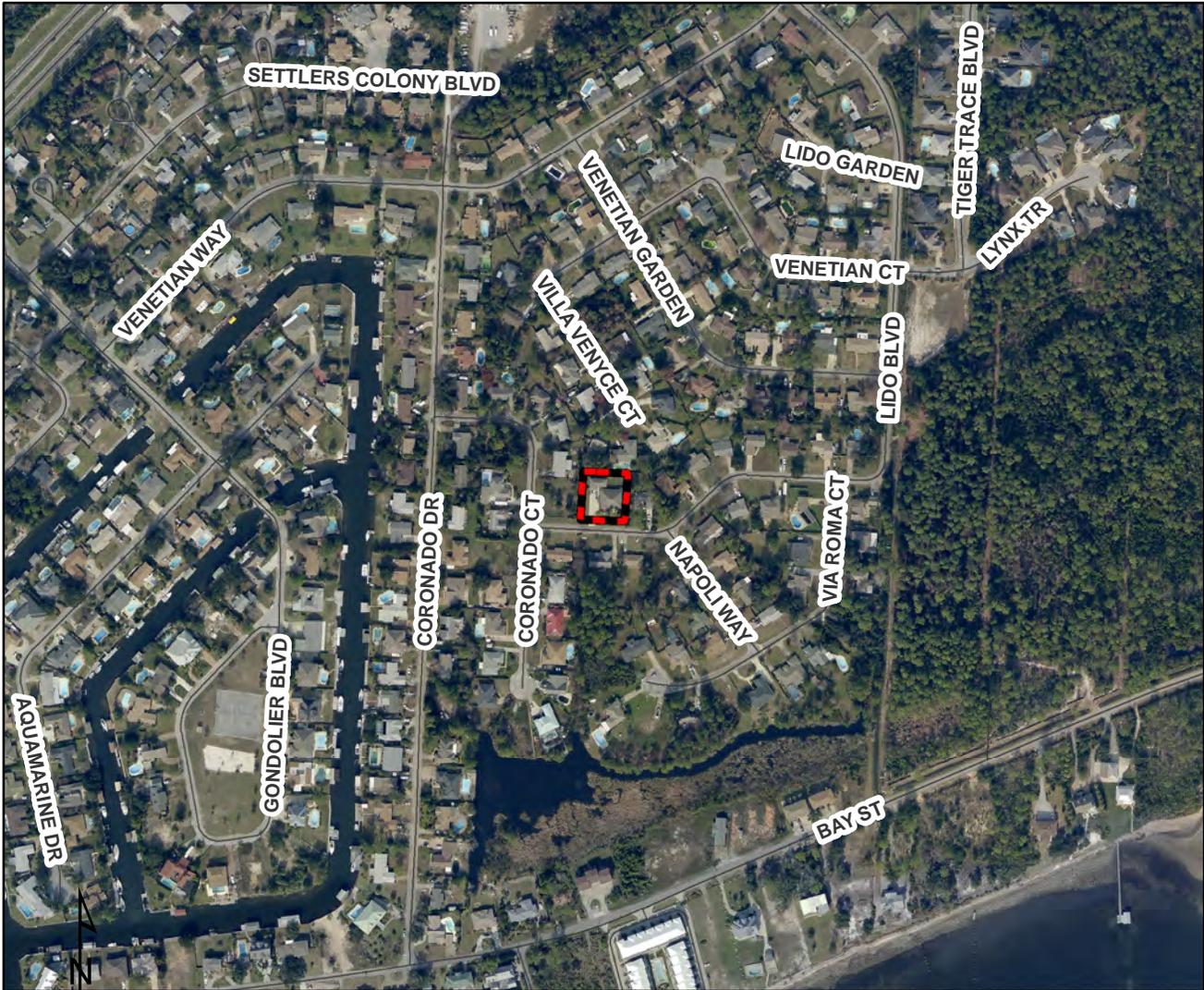
# 2015-V-085 Zoning



Legend			

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2015-V-085  
2014 Aerial

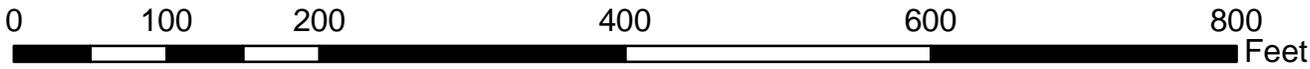
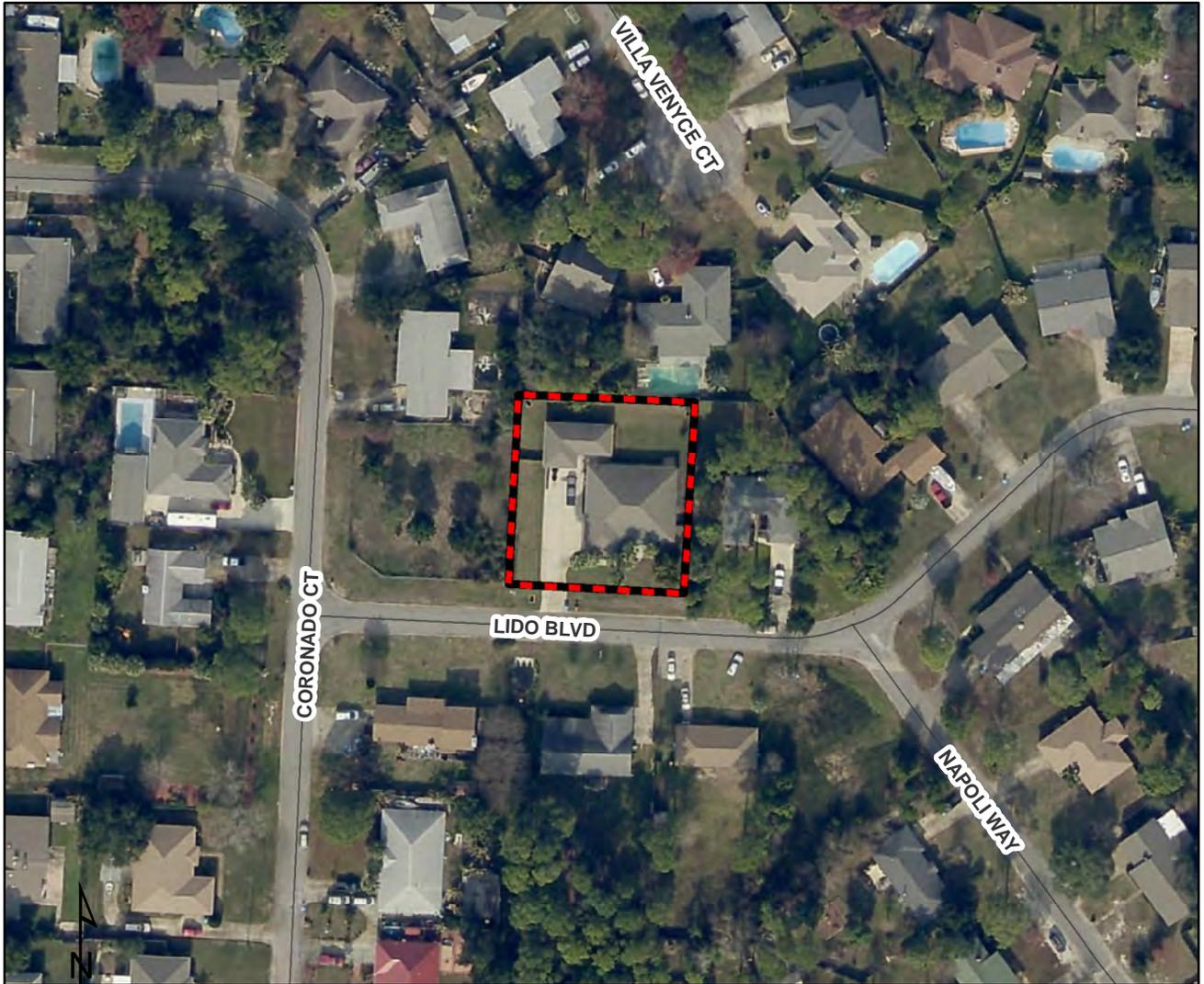


**Legend**

 PendingZBNovember

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2015-V-085  
2014 Close Up Aerial

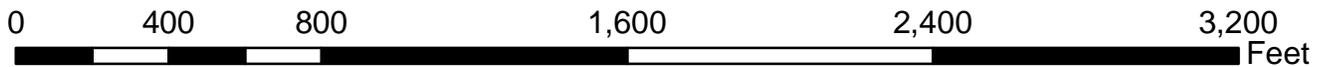
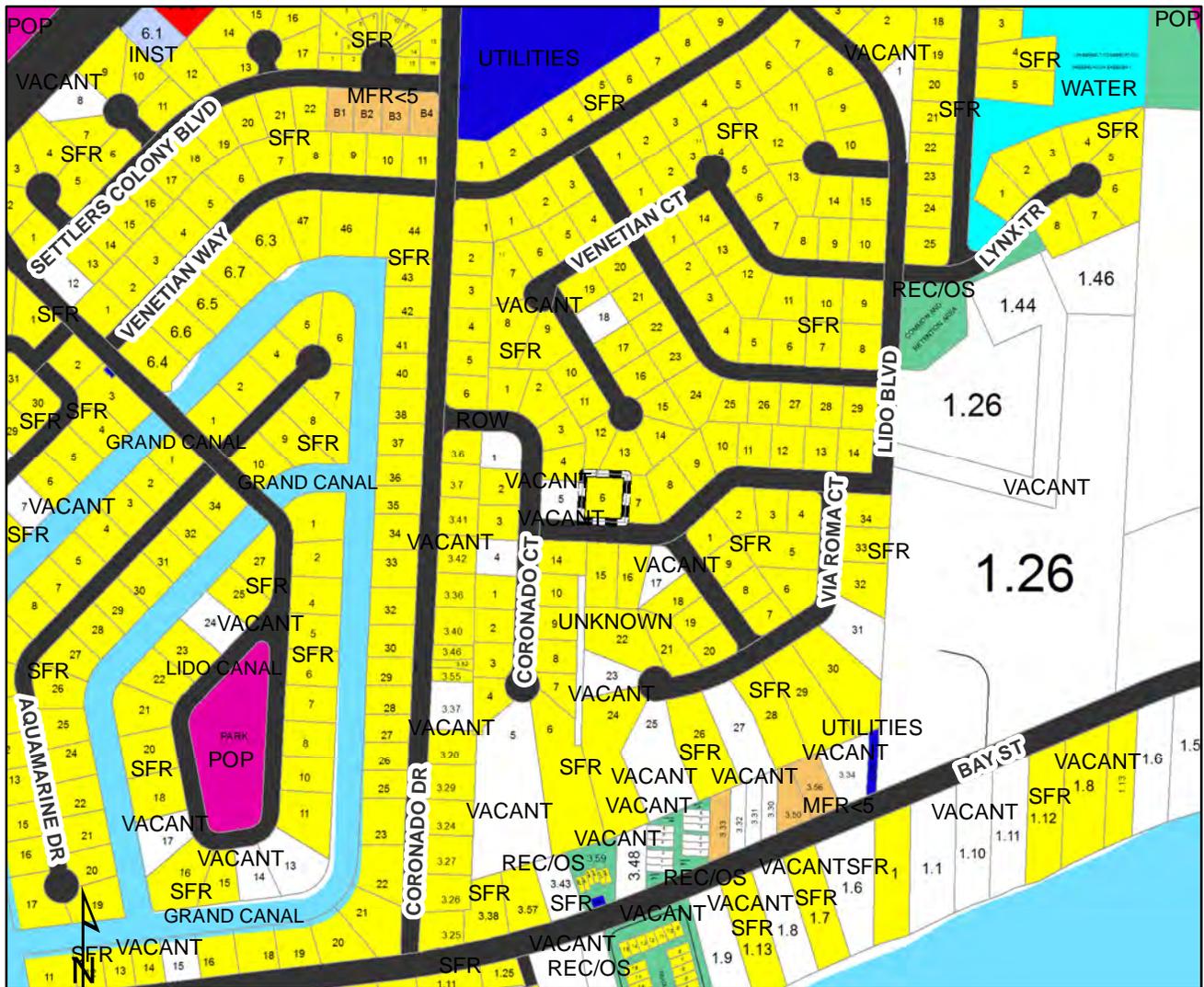


**Legend**

 Pending ZB November

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# 2015-V-085 Existing Land Use



## Legend



Pending ZB November

### Existing Land Use

#### CATEGORY

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

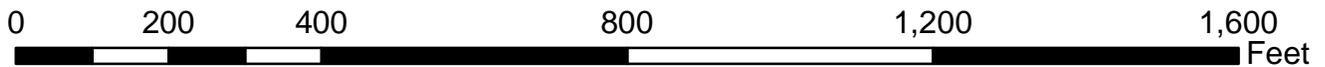
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

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

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# 2015-V-085 Zoning Board Issues



## Legend



Pending ZB November Variance

### Variance Type

- Acc Structure
- Fence Height
- Height

- Setbacks
- Sign Face Area
- Wall Signs
- Other
- Pier Length

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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](http://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- 085</u>	Date Received: <u>9/10/15</u>
Review Fee: <u>\$235 + 31.28</u>	Receipt No.: <u>313,</u>
Zoning District: <u>R1</u>	FLUM Designation: <u>SFR</u>

± 0.391 VD#5

**Property Owner** Property Owner Name: TRACY LYNN GARRAW  
Address: 2842 Lido Blvd  
GULF BREEZE FL, 32563  
Phone: 850-393-9440 Fax: 850-932-6531  
Email: TRACYGARRAW@BELLSOUTH.NET

**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: GLEN GARRAW  
Address: 2842 Lido Blvd  
GULF BREEZE FL 32563  
Phone: 850-393-9438 Fax: 850-932-6531  
Email: GLENwithbayside@AOL.COM

**Property Information** Parcel ID Number(s): LOT #6 BLOCK A VILLA VENICE <sup>Third Addition</sup>  
-OR- 36-25-27-55 7400A00-0060  
Street Address of property for which the Variance is requested:  
2842 Lido Blvd GULF BREEZE FL 32563

**Variance Request**

What is the present use of the property? Single Family Home

1: Reduce the rear setback from 25' to 20'

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

Currently allowed to build accessory structure 5' off property line & closer than 10' to main structure; however, not both. Requesting to do both - build 5' off property line & 4' from

2: Reduce the side setback from 12.6' to 5'

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

Large 20' easement on <sup>entire</sup> north & west part of property greatly limits area for building. ~~massive~~ ~~garden~~ ~~area~~ ~~originally~~ ~~planned~~ ~~for~~ ~~property~~

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.

**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**

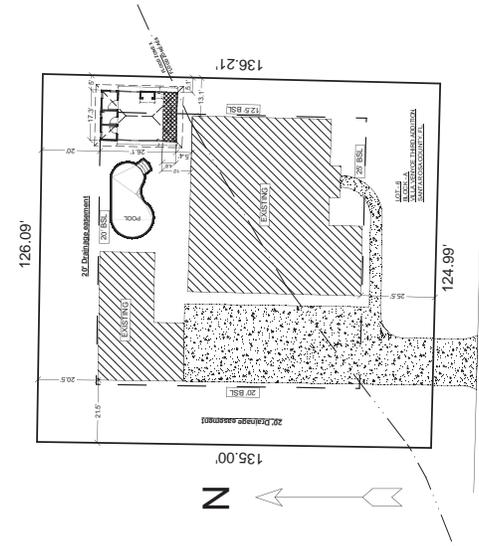
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation 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.

TRACY LYNN GARRON  
Applicant Name (Type or Print)

*Tracy Lynn*  
Applicant Signature

OWNER  
Title (if applicable)

09/08/2015  
Date



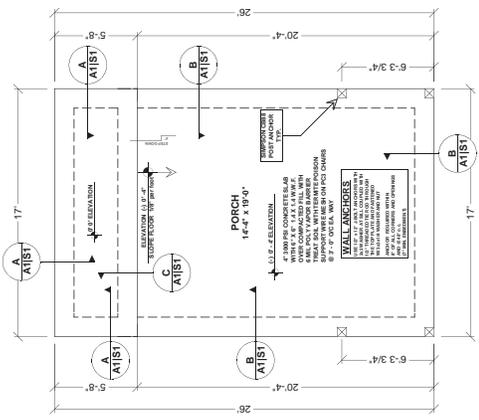
**NOTE:**  
 THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF PALM BEACH COUNTY.  
 THE CITY OF PALM BEACH COUNTY ENGINEERING DEPARTMENT HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF PALM BEACH COUNTY ZONING ORDINANCES AND THE CITY OF PALM BEACH COUNTY SUBDIVISION MAP ACT.  
 THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

**LIDO BOULEVARD**  
 60' RW

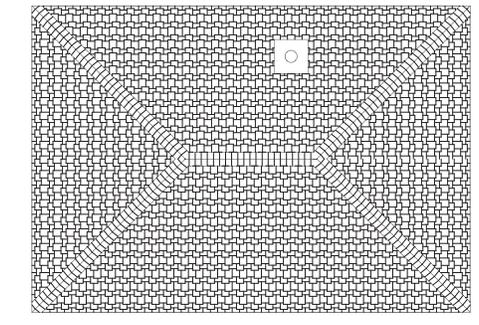
**SITE PLAN**  
 SCALE 1" = 20'

**NOTICE**

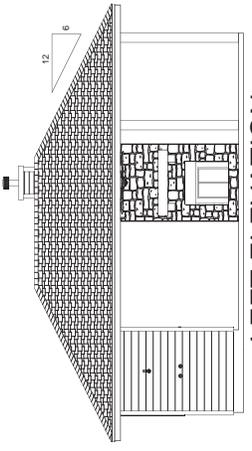
THIS PROJECT IS A CONCRETE-ENCASER ELECTRONIC SYSTEM. THE CONCRETE-ENCASER SYSTEM IS A SYSTEM OF CONCRETE-ENCASER BEARING STEEL. PRIOR TO POURING THE FOUNDATION FOOTINGS.



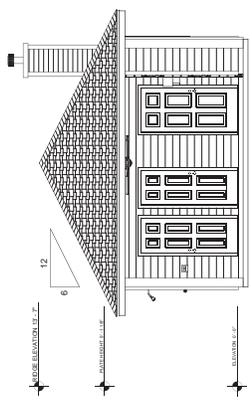
**FOUNDATION**  
 SCALE 1/4" = 1'



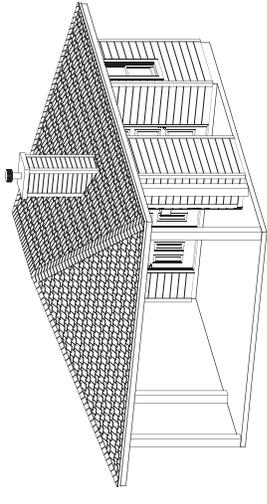
**ROOF OVERVIEW**  
 SCALE 1/4" = 1'



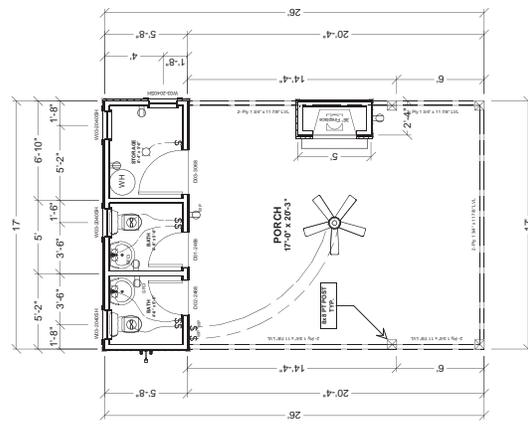
**LEFT ELEVATION**  
 SCALE 1/4" = 1'



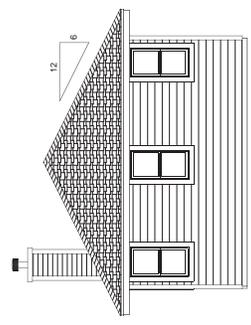
**FRONT ELEVATION**  
 SCALE 1/4" = 1'



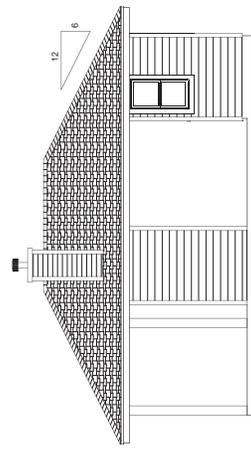
**FRONT OVERVIEW**  
 SCALE 1/4" = 1'



**FLOOR PLAN**  
 SCALE 1/4" = 1'



**REAR ELEVATION**  
 SCALE 1/4" = 1'



**RIGHT ELEVATION**  
 SCALE 1/4" = 1'

PRELIMINARY  
 NOT FOR CONSTRUCTION

NO.	REVISION	DATE

**GLEN & TRACY GARROW**  
 2842 Lido Blvd.  
 Gulf Breeze, FL

**POOL CABANA**

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:  
 John T. Hatway  
 Hatway Home Design  
 3450 River Oaks Lane  
 Pensacola, FL 32514  
 Email: jth@hatwayhomedesign.com

DATE: 9/2/2015  
 SCALE:  
 SHEET: **A-1**

QUANTIFICATIONS:  
 BATHS STORAGE 92  
 PORCH 541  
 TOTAL 633

DESIGNED BY:  
 DEANA SPENCER  
 ENGINEERING, INC.  
 2703 STATE PLACE  
 GULF BREEZE, FL 32561

