

STAFF ANALYSIS

Variance 2015-V-095

General Information:

Applicant/Owner: Martha Miller

Project Location: 3113 Carvajal Court, Navarre, FL

Parcel Number: 02-2S-27-0953-00000-0070

Request: Variance is to reduce the front setback from 60 feet to 25 feet to accommodate a guest cottage.

(LDC 6.03.05.H)

Zoning District: R1 (Single Family Residential)

Current Conditions: Single Family Residence

Land Development Code Criteria:

6.03.05 Accessory Activities: In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with and appropriately incidental and subordinate to the principal activity when located on the same zone lot as such principal activity and meet the additional conditions set forth below. Such accessory activities shall be controlled in the same manner as the principal activities within such zone except as otherwise provided in Section 2.10.06. Accessory activities include, but are not limited to, the activities indicated below:

H. **Guest Cottages:** A guest cottage is allowed as an accessory activity within all residential zoning districts. The guest cottage shall not occupy more than 50% of the total floor area square footage of the main building and the cottage and must be used exclusively for housing members of the family occupying the principal dwelling or their non-paying guests. The guest cottage shall have a front setback of 60 feet from the front property line and shall maintain the same side and rear setbacks for the principle dwelling.

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? Yes

Staff Analysis: Staff has determined that there are special circumstances regarding the land or building in question, however 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 setback requirements for a guest cottage. The special circumstance regards the structure that will be the guest cottage. This structure is actually a garage with an upstairs storage area that is already in place. The applicant wishes to remodel the structure's upstairs storage area into a guest cottage for a family member while continuing to utilize the downstairs as a garage as originally intended.

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? Yes

Staff Analysis: This Variance request is necessary for the preservation and enjoyment of a substantial property right and is not merely a convenience to the property owner.

The original use of the structure was a garage/storage for the main residence and will continue to be so in part. This variance will allow the property owner the right to alter the existing structure to meet current needs.

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 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? Yes

Staff Analysis: If authorized, a Variance without 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.

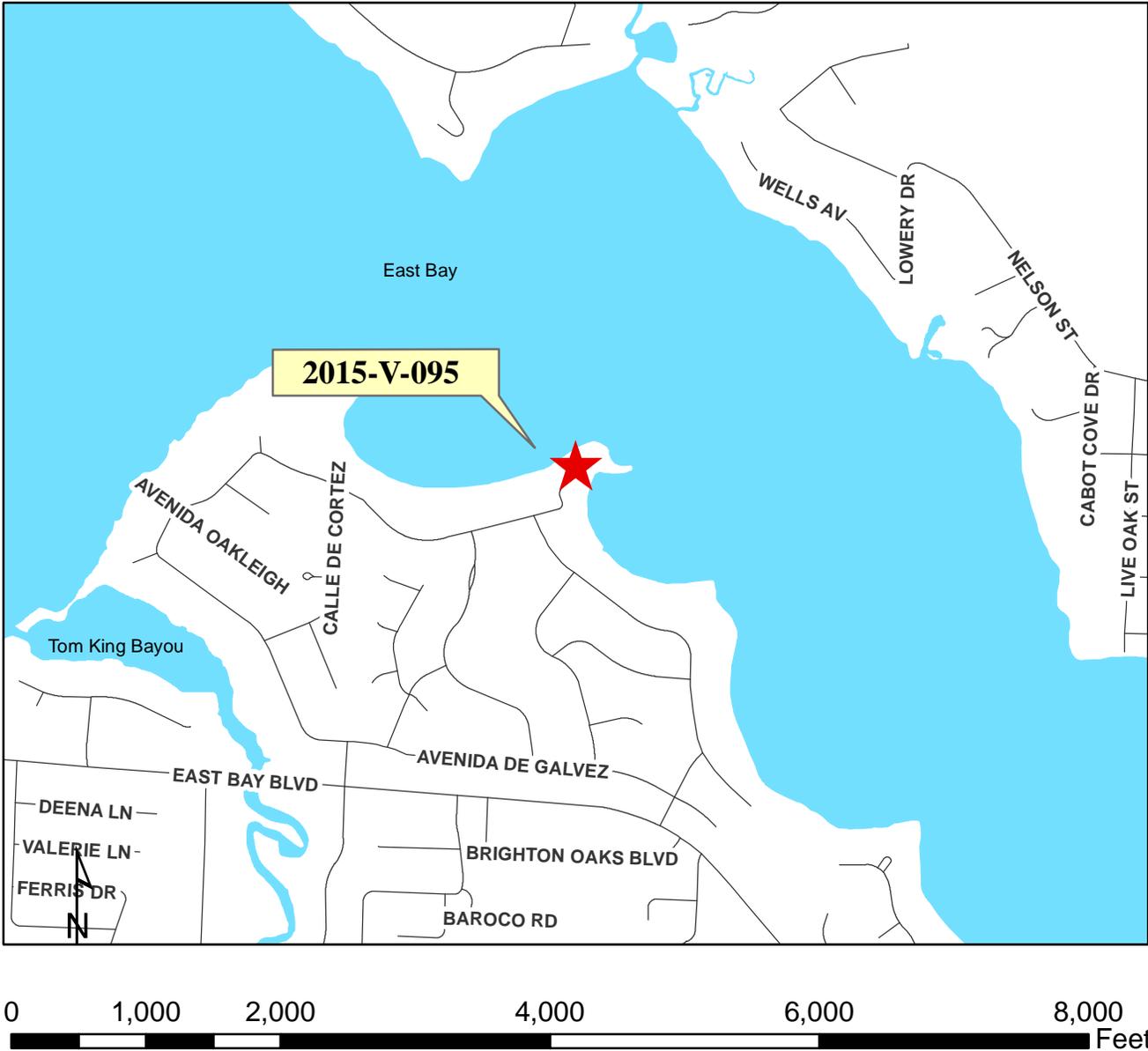
Is this criterion met? N/A

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?

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

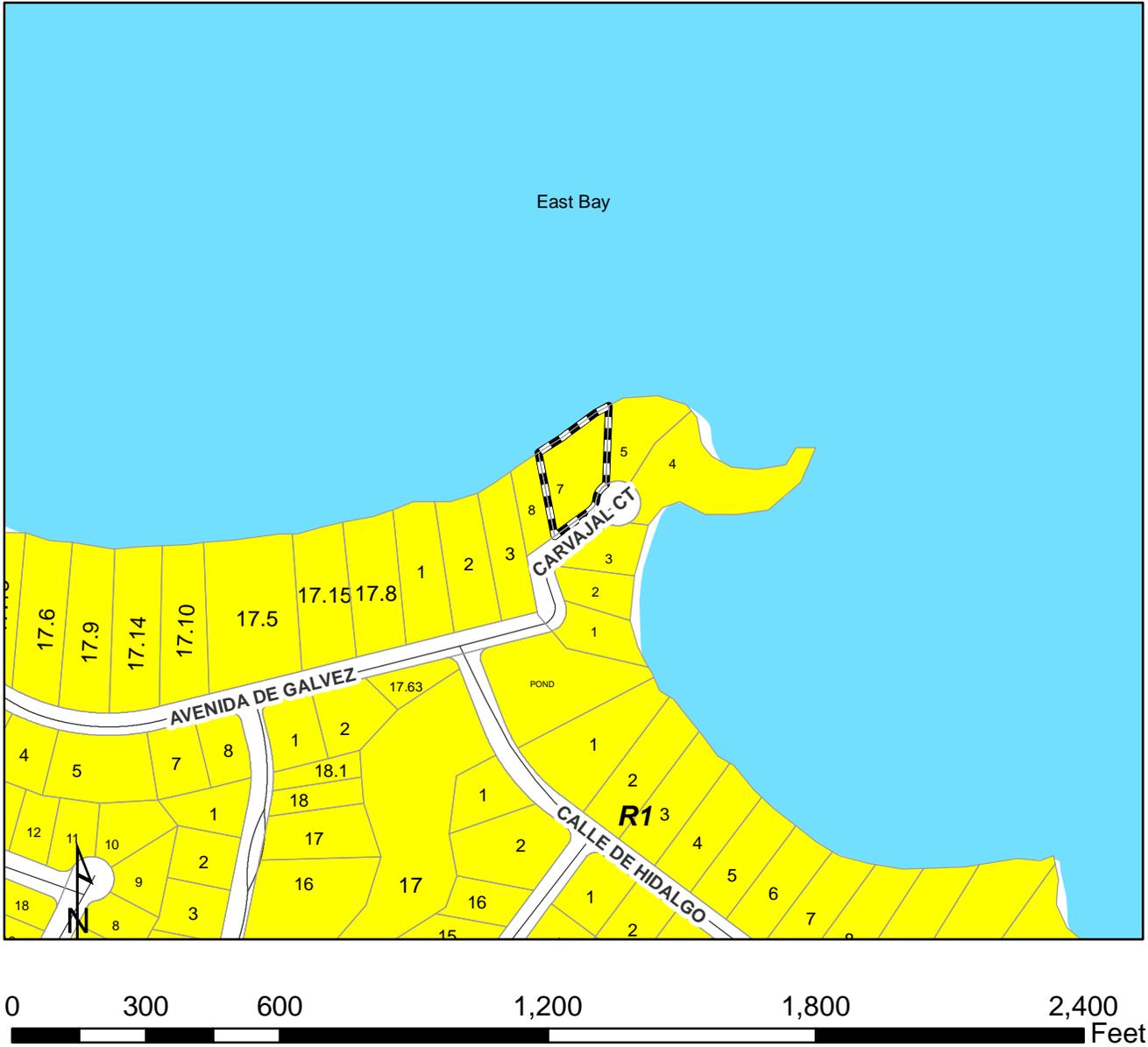
**2015-V-095
Location**



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2015-V-095 Zoning



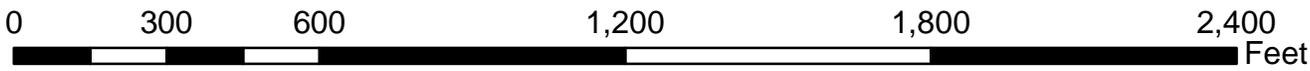
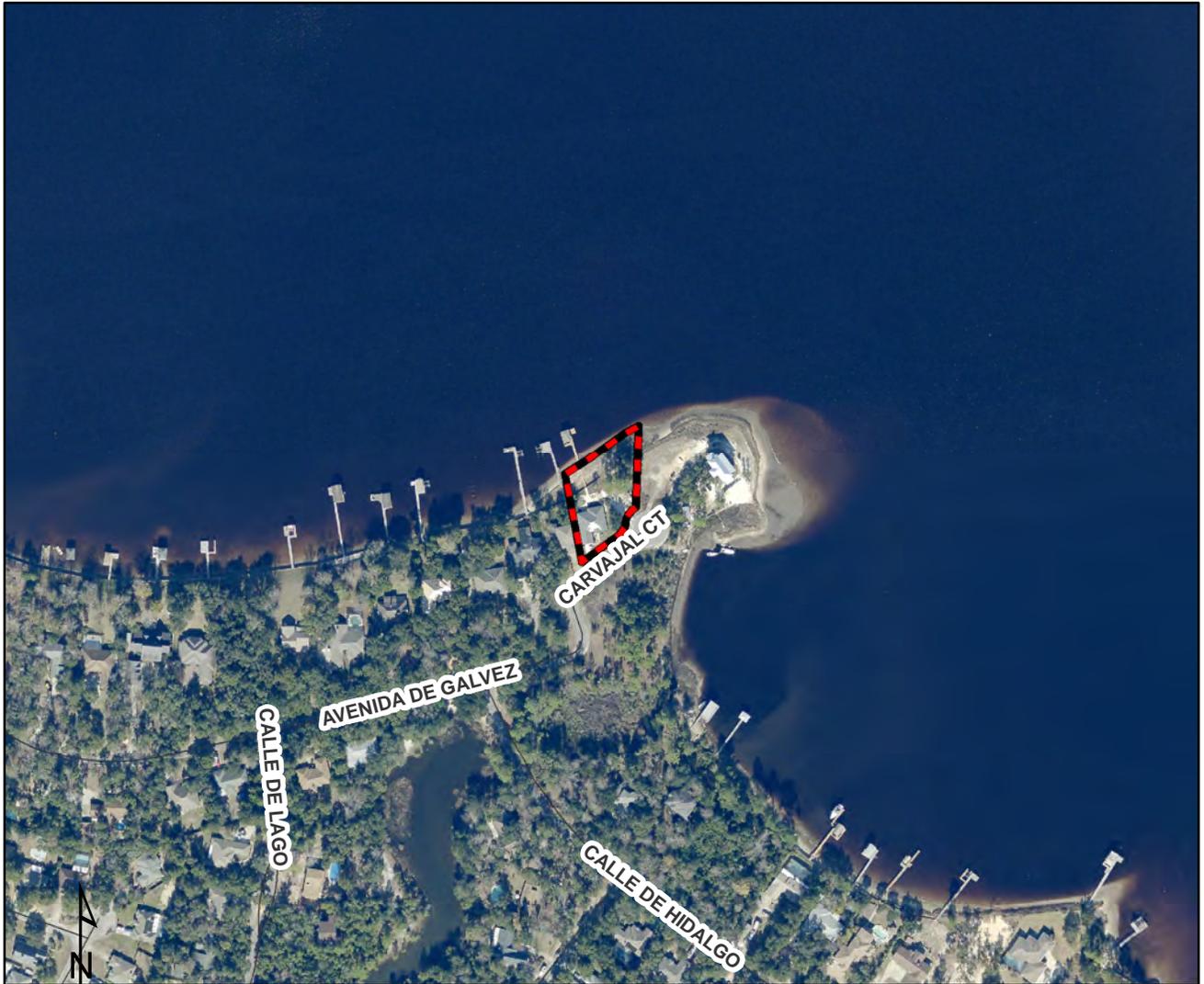
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Pending ZB November	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	Agriculture (AG2)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)
AG2 within an Accident Potential Zone (AG2-APZ)	Marina (C-1M)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Medium Density (NB-MD)
Marina and Yacht Club (C-2M)	Historical/Commercial (HC-1)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Planned Mixed Use Development (NB-PMUD)
Highway Commercial Development (HCD)	Historical/Multiple Family (HR-2)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation (NB-CON/REC)
HCD within an Accident Potential Zone (HCD-APZ)	Restricted Industrial (M-1)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Single Family (NB-SF)
HCD within the Heart of Navarre (HCD-HON)	M1 within an Accident Potential Zone (M1-APZ)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Medium High Density (NB-MHD)
HCD with the Navarre Town Center (HCD-NTC)	M1 within the Heart of Navarre (M1-HON)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Utilities (NB-U)
Historical/Single Family (HR-1)	Planned Business District (PBD)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)	State
Historical/Single Family (HR-2)	Planned Unit Development (PUD)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON	State within an Accident Potential Zone (STATE-APZ)
Single Family Residential (R-1)	Single Family Residential (R-1)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)	RAIL
R1 within an Accident Potential Zone (R1-APZ)	R1 within the Heart of Navarre (R1-HON)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)	Right of Ways (ROAD)
R1 within the Heart of Navarre (R1-HON)	Navarre Town Center 1 (TC1)	Single Family Residential (R-1)	RR1 within an Accident Potential Zone (RR1-APZ)	Military (MIL)
Navarre Beach - Commercial (NB-C)	Navarre Town Center 2 (TC2)	Rural Residential Single Family (RR-1)	Water	Municipal Boundaries (CITY)

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2015-V-095
2014 Aerial

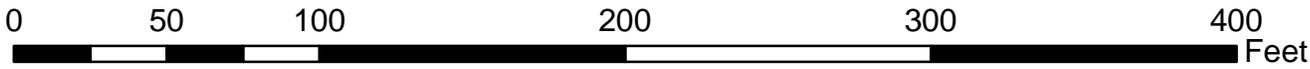


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 PendingZBNovember

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2015-V-095
2014 Close Up Aerial

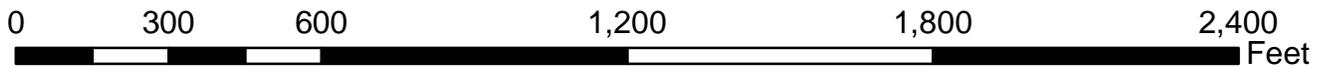


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2015-V-095 Existing Land Use



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Pending ZB November

Existing Land Use

CATEGORY

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

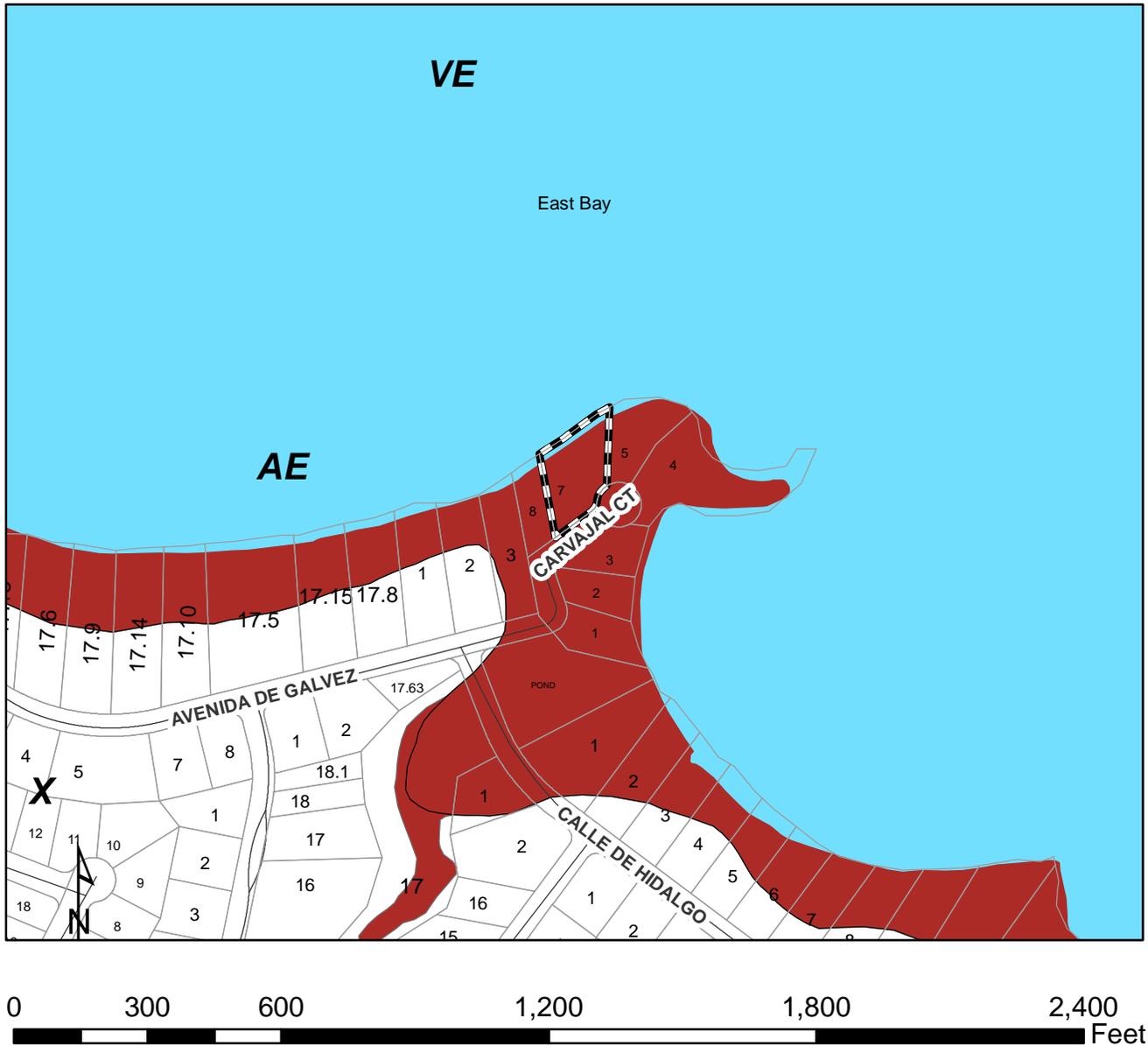
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

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

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2015-V-095 Flood Zone



Legend



Pending ZB November

DFIRM

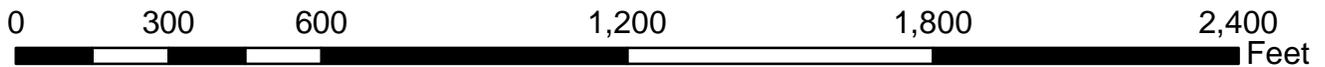
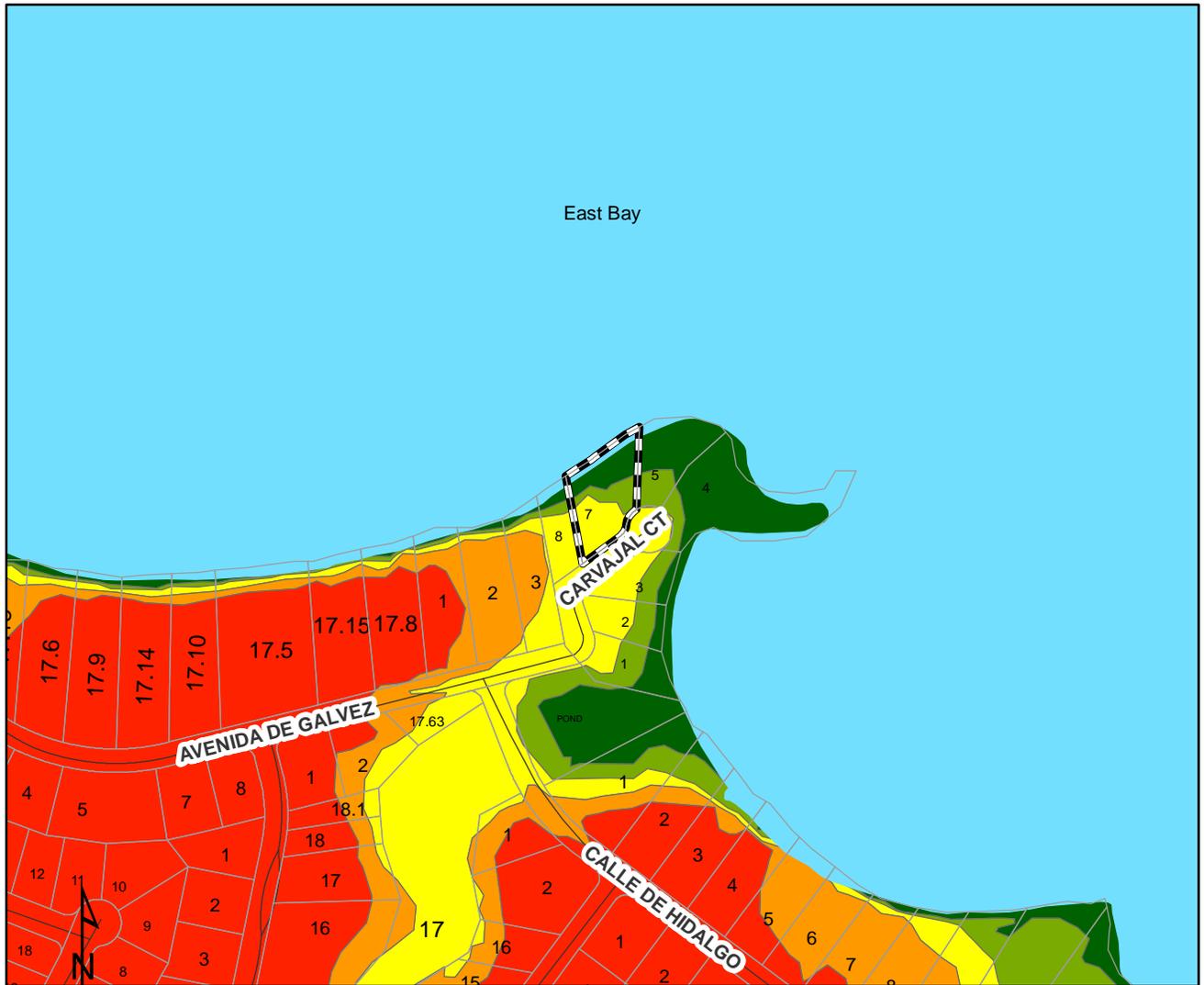
FLOOD_ZONE

-  0.2% Annual Chance of Flood (500 Year)
-  A - 1% Annual Chance of Flood - No BFE's
-  AE - 1% Annual Chance of Flood - BFE's
-  VE - A 1% Annual Chance of Flood - Storm Waves
-  Not in the FloodPlain

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2015-V-095 Storm Surge Zone



Legend



Pending ZB November **gisdata.GISADMIN.SRCSurgeZones**

<all other values>

Cat

- 1
- 2
- 3
- 4
- 5

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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-095</u>	Date Received:	<u>10/7/15</u>
Review Fee:	<u>235 + 12.88</u>	Receipt No.:	<u>345</u>
Zoning District:	<u>R1</u>	FLUM Designation:	<u>SFR</u>

± 0.700

VO # 4

Property Owner Property Owner Name: Martha S. Miller

Address: 3113 (3119) Carvajal Court, Navarre, FL 32566

Phone: (970) 260-2214 Fax: (866)221-2671

Email: marty@almarpls.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): 02-2S-27-0953-00000-0070
-OR-

Street Address of property for which the Variance is requested:

3113 (3119) Carvajal Court, Navarre, FL 32566

Variance Request

From 60' to 25'

What is the present use of the property? garage studio and storage built in location to preserve historical beautiful tall long needle pines and help with coastal erosion

Please describe the requested variance, including exact dimensions and purpose of the variance. change studio storage area of upstairs garage to allow bathroom, efficiency kitchen, & 1 bedroom for 2, Current building is set back 25' from road, & configured to preserve pines. Request to change front setback for current garage to 25' setback for guest cottage - garage

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request. Due to preservation of long needle pines on the property it was necessary to build current garage building at the 25' setback from the road. Now, due to hardship situation with elderly 97 yr old parent, we need to convert studio-storage upstairs to guest cottage. Current septic has been permitted, installed & approved by St of FL Dept of Health for making this space a 1bedroom to accommodate 2 people

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. Current building was built as permitted & County issued a CO for storage-studio-garage. Due to hardship situation upstairs use needs to change to guest cottage. Building was built to preserve long needle pines that help with coastal erosion. Due to lot configuration - its shape and size, it requires this variance of setback from road.

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

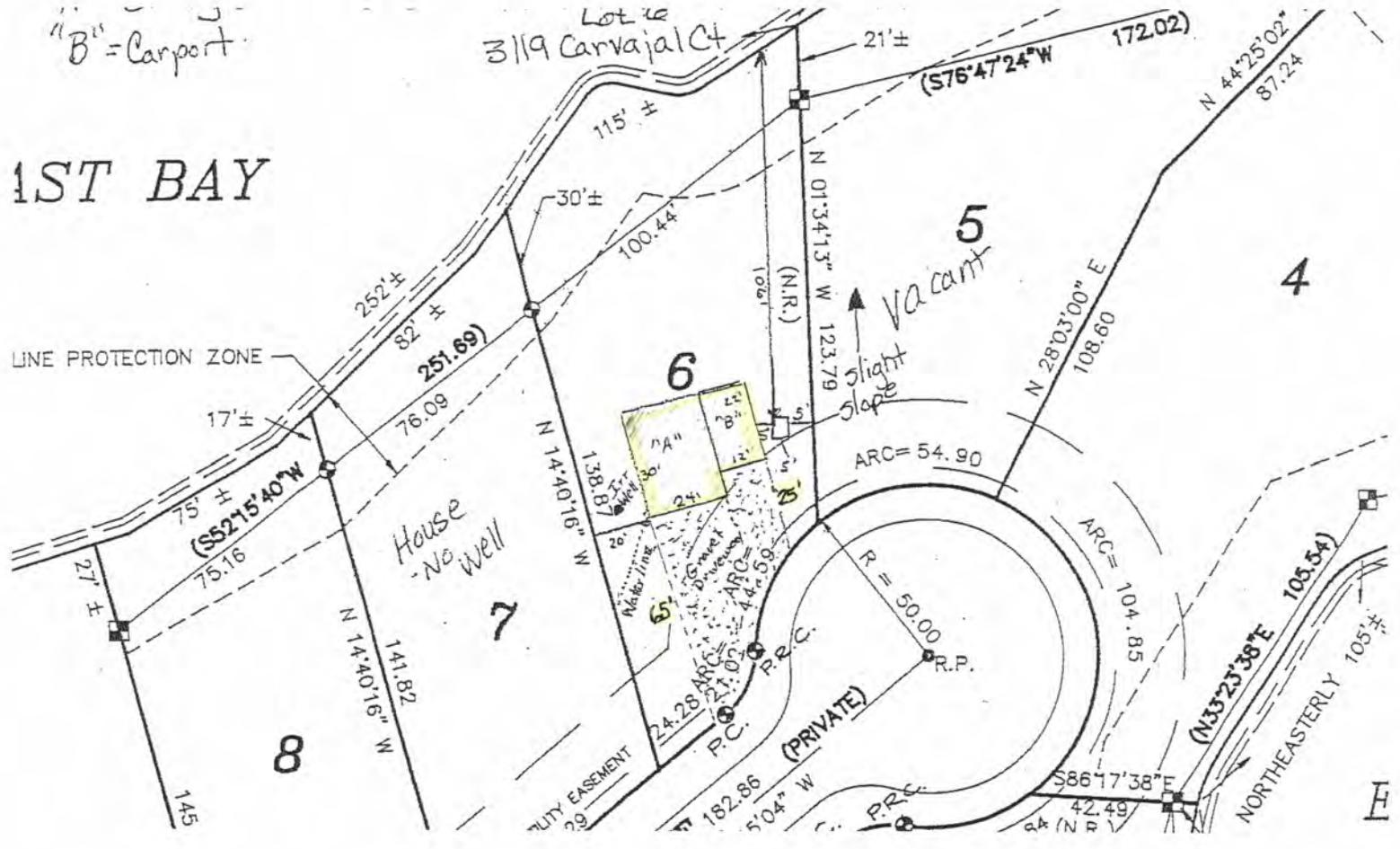
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation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

Martha S. Miller
Applicant Name (Type or Print)
Owner
Title (if applicable)

Martha S. Miller
Applicant Signature
October 1, 2015
Date

"B" = Carport

1ST BAY



Lot 46
3119 Carvajal Ct

(S76°47'24"W 172.02)

N 44°25'02" 87.24

5

4

6

House No well

slight slope

ARC = 54.90

ARC = 104.85

R = 50.00

(N33°23'38"E 105.54)

NORTHEASTERLY 105'±

(PRIVATE)

S86°17'38"E 42.49

H

