

2016-V-023

Applicant and/or Property Owner:	Lois Wible
Representative:	n/a
Request:	Variance to allow an accessory structure which is not subordinate to the principle dwelling [Accy Bldg = 3,000 sf; Main dwelling Unit = 2,533 sf] (LDC 2.10.05.E, 3.00.01)
Zoning District:	R1 (Single Family Residential)

Variance 2016-V-023

Part I. General Information:

Project/Applicant:	Lois Wible
Location:	2549 Water Oak Circle, Navarre, FL
Parcel(s):	09-2S-26-1020-00400-0160
Zoned:	R1 (Single Family Residential)
Request:	Variance to allow an accessory structure which is not subordinate to the principle dwelling [Accy Bldg = 3,000 sf; Main dwelling Unit = 2,533 sf] (LDC 2.10.05.E, 3.00.01)
District:	Commissioner District #4
Current Conditions:	Existing single family residence; area for the proposed building has been cleared of vegetation and prepped for construction.

Part II. Data and Analysis: (Consistency with the Land Development Code Criteria)

2.10.05 Accessory Buildings and Structures

E. Accessory structures located on lots less than two (2) acres in size shall be smaller in total floor area than the main dwelling unit.

3.00.01 For the purpose of this ordinance, certain terms and words are defined as follows:

All words used in the present tense shall include the future tense; all words in the singular number shall include the plural number and all words in the plural number shall include the singular number, unless the natural construction of the wording indicates otherwise; the word "structure" shall include the word "building", the word "lot" shall include the words "plot" and "tract" and the word "shall" is mandatory.

ACCESSORY STRUCTURE, USE OR FACILITY: A structure or use or facility that is customarily associated with and is appropriately incidental and subordinate to a principal use or structure and located on the same lot, unless otherwise allowed within this Code.

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 not special circumstances regarding the land 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 size of accessory buildings and requires they be smaller in floor area than the main dwelling. The main dwelling is 2,533 sf; the proposed accessory building is 3,000 sf.

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: The Variance request to increase the size of the accessory building is not necessary for the preservation and enjoyment of a substantial property right and serves 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 the Variance will impair an adequate supply of light and air to adjacent property, or 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, the Variance requested will 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.

Additionally, variances from access management connection standards may be granted where the effect of the variance would be to enhance the safety or operation of the roadway.

Is this criterion met?

Not Applicable

Staff Analysis: This request does not pertain to parking or loading requirements or access management standards.

Part III. Additional Considerations

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

N/A

2016-V-023

Location

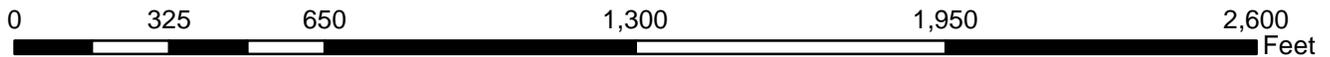
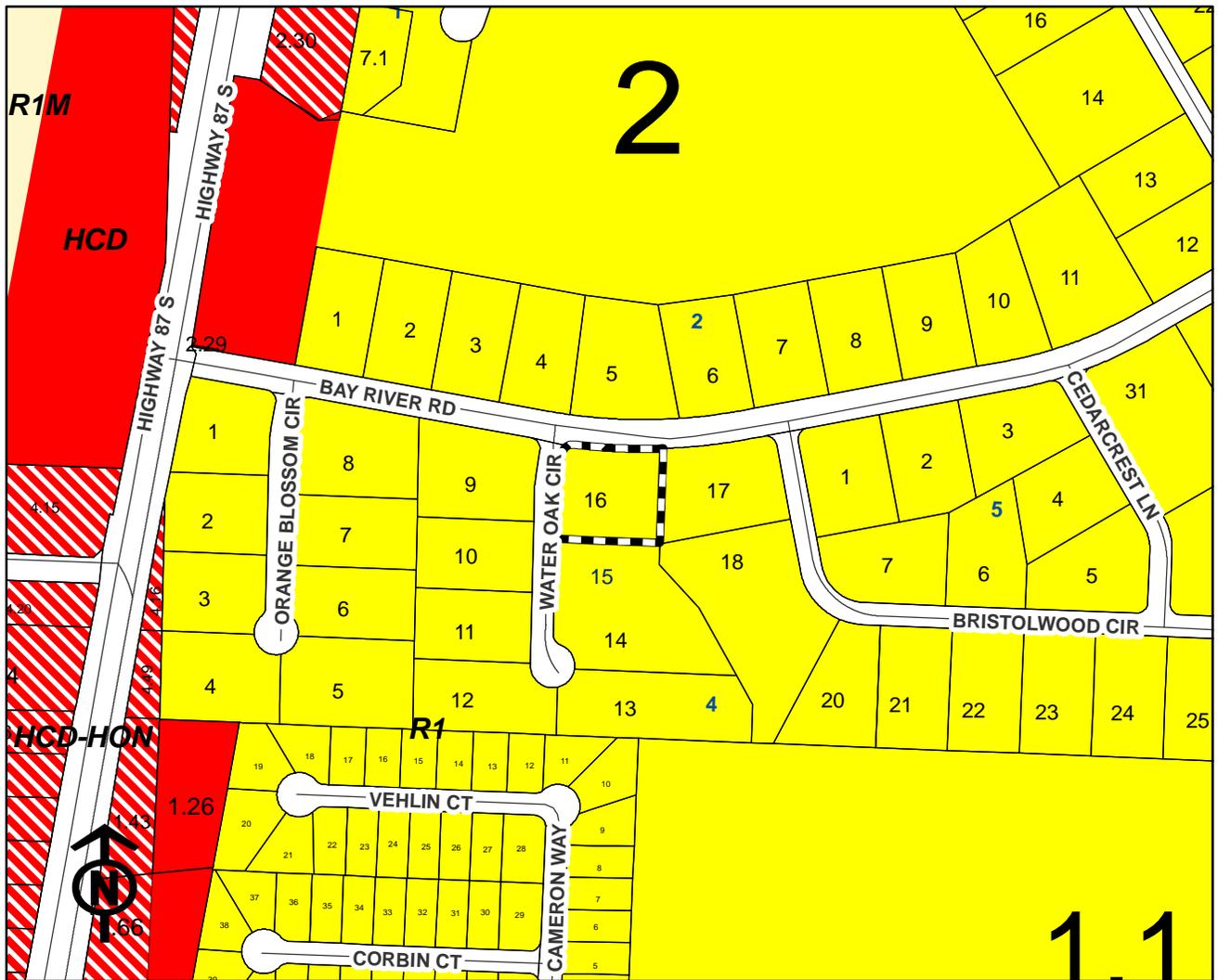


Legend

— Streets

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

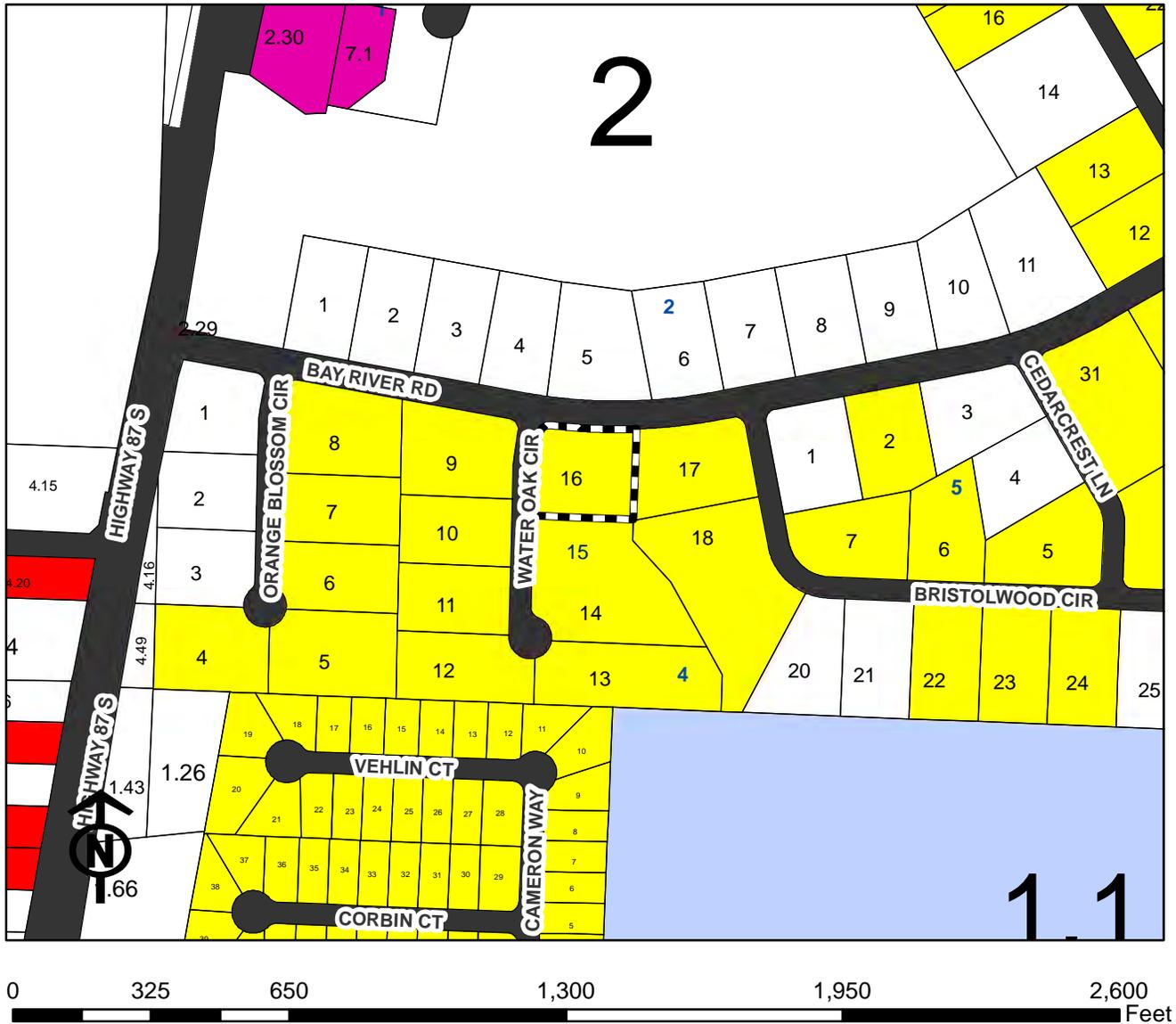


Legend

Pending Apr ZB	HCD-APZ or CZ	NB-CON/REC	P2-APZ or CZ	R2
Parcel Lines	HCD-HON	NB-HD	P2-HON	R2-APZ or CZ
Streets	HNB	NB-MD	PBD	R2-HON
AG-RR	HR1	NB-MHD	PID	R2M
AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ	HR2	NB-PMUD	PUD	R2M-APZ or CZ
AG1	M1	NB-SF	R1	R3
AG2	M1-APZ or CZ	NB-U	R1-APZ or CZ	RAIL
AG2-APZ or CZ	M1-HON	NC	R1-HON	RR1
C1M	M2	NC-APZ or CZ	R1A	RR1-APZ or CZ
C2M	M2-APZ or CZ	NC-HON	R1A-HON	STATE
CITY	MID	P1	R1M	STATE-APZ or CZ
HC1	MIL	P1-HON	R1M-APZ or CZ	TC1-HON
HCD	NB-C	P2	R1M-HON	WATER

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2016-V-023 Existing Land Use

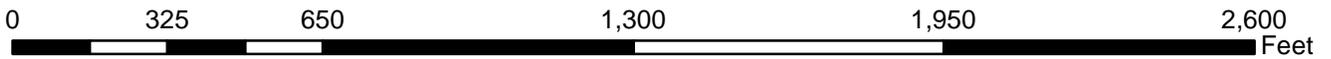
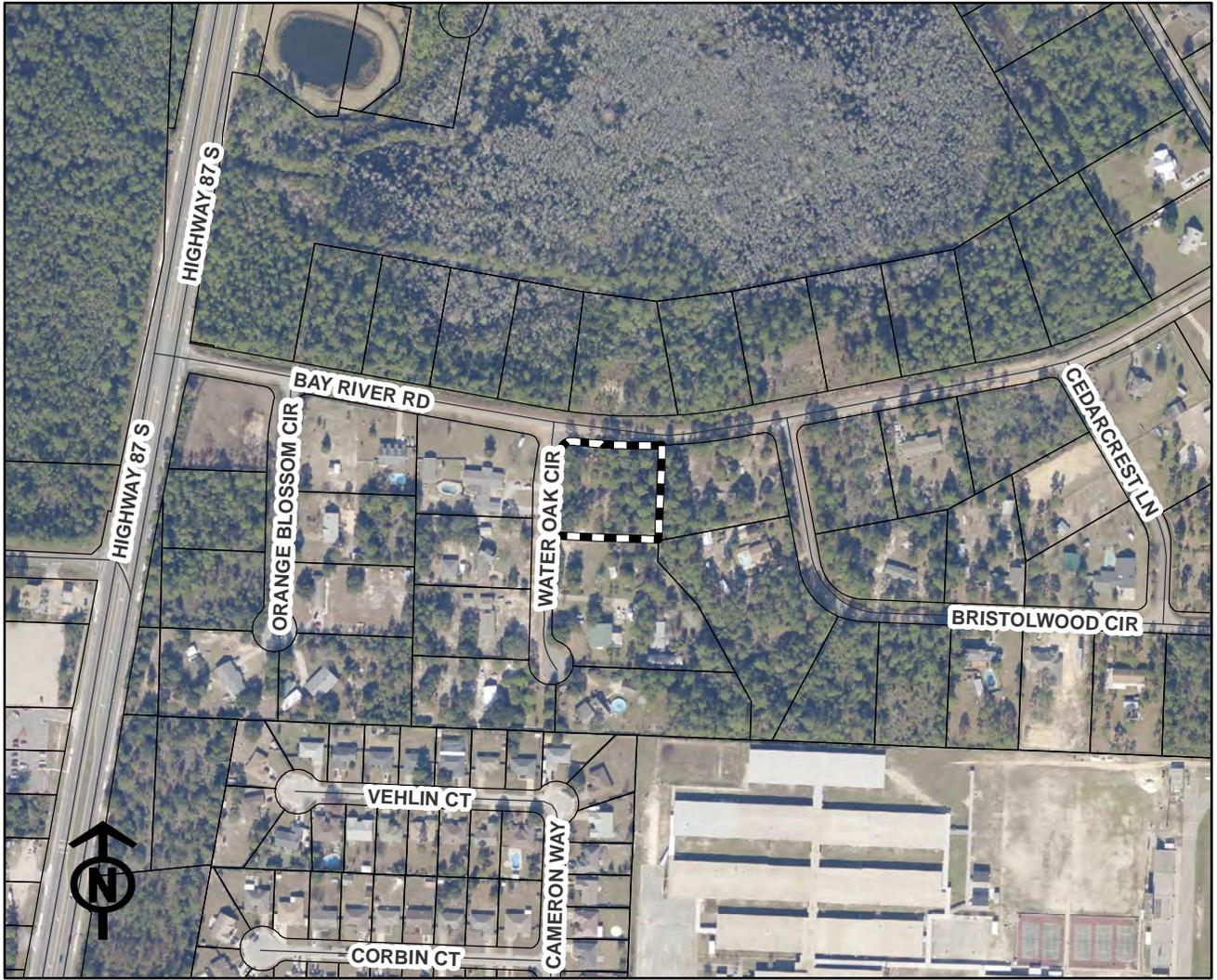


Legend

Pending Apr ZB	Commercial (COMM)	Recreation/Commercial (REC/COMM)
Parcel Lines	Industrial (INDUS)	Recreation/Open Space (REC/OS)
Streets	Institutional (INST)	Right of Way (ROW)
Existing Land Use	Multi-Family Residential (MFR <5)	Single Family Residential (SFR)
Category	Multi-Family Residential (MFR >5)	Silviculture (SILVICUL)
Agriculture (AG)	Military (MIL)	Uncategorized (UNCAT)
Agriculture, Homestead (AH)	Mixed Residential/Commercial (MRC)	Utilities
Condo's/Townhomes (C/T)	Office	Vacant
City	Public Owned Property (POP)	Water
	Rail	

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2016-V-023
Aerial



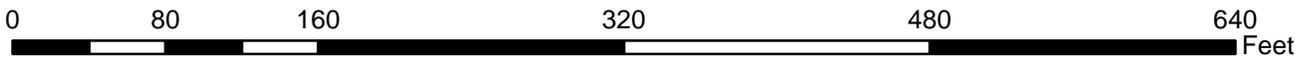
Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets

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2016-V-023
Aerial, Closer View



Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets

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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>2016-V-023</u>	Date Received:	<u>2/23/16</u>
Review Fee:	<u>2357 16.56</u>	Receipt No.:	
Zoning District:	<u>R1</u>	FLUM Designation:	<u>JSR</u>

± 0.988

VD#4

**Property
Owner**

Property Owner Name: Lois H. Wible

Address: 2516 Water Oak Circle

Navarre, FL 32566

Phone: 580-582-2001

Fax: _____

Email: jwible@mchsi.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): 09-2S-26-1020-00400-0160

-OR-

Street Address of property for which the Variance is requested:

2549 Water Oak Circle, Navarre, 32566

Variance Request

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

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

Request a variance to allow an accessory structure that is not subordinate in floor space to the main structure. Specifically, an accessory structure that is 50'x60' (3,000 square feet) when the main structure is only 2,533 square feet in size.

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

Only one accessory structure is allowed on the lot per subdivision regulations.

This accessory structure needs to be large enough to allow for multiple uses to include work garage/ work space, and for potential animal living quarters.

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

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

A smaller size would be inadequate to fulfill the size that would be needed for a safe working environment and possible space requirements by the animals.

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.

Lois Wible
Applicant Name (Type or Print)

[Signature]
Applicant Signature

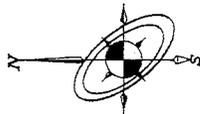
OWNER
Title (if applicable)

1-25-16
Date

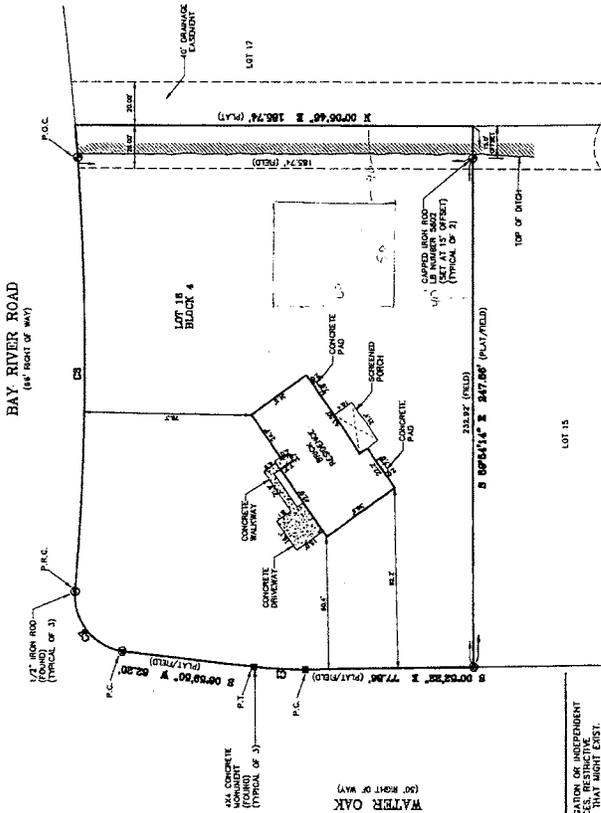
A BOUNDARY SURVEY

LOT 16, BLOCK 4, EAST BAY RIVER ESTATES, SANTA ROSA COUNTY, FLORIDA

SOUTHERN SURVEYING INC.
LAND SURVEYORS & LAND PLANNERS
1000 N. W. 10th Ave., Suite 100
Tampa, Florida 33604
Phone: (813) 241-1111 Fax: (813) 241-1111



SCALE: 1" = 30'



CURVE DATA	
C1 (P.L./FIELD) LENGTH = 14.00' BETA = 97°37'17"	C2 (FIELD) RADIUS = 24.95' LENGTH = 24.95' BETA = 97°37'17"
C3 (P.L./FIELD) LENGTH = 24.95' BETA = 97°37'17"	C4 (FIELD) RADIUS = 124.50' LENGTH = 124.50' BETA = 97°37'17"

LEGEND

- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.A.C. = POINT OF ANCHORAGE
- P.O.C. = POINT OF CURVE

GENERAL NOTES:

- 1) SOUTHERN SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT VERIFICATION OF ANY RECORDS OR INSTRUMENTS THAT MIGHT EXIST.
- 2) VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
- 3) PROPERTY IS SUBJECT TO ZONING ORDINANCES AND RESTRICTIONS OF RECORD.
- 4) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF ONE PART IN 10,000.
- 5) NOISES, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6) BEING & 005222' E AS PER RECORDED PLAT.
- 7) BUILDING SETBACKS, WHEN SHOWN, ARE PER PLAT. CHECK RESTRICTIVE COVENANTS.
- 8) THE FIELD BOOKS AND NOTES ARE THE PROPERTY OF SOUTHERN SURVEYING, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SOUTHERN SURVEYING, INC.
- 9) ADDITIONS OR DELETIONS TO SURVEY DRAWINGS BY OTHER THAN THE SURVEYOR ARE PROHIBITED (CHAPTER 81G1-8.006, FLORIDA STATUTES).
- 10) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE CLIENT AND IS NOT TO BE TRANSMITTED OR ASSIGNED TO ANY OTHER PARTY.
- 11) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE CLIENT AND IS NOT TO BE TRANSMITTED OR ASSIGNED TO ANY OTHER PARTY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 81G1-8.006, FLORIDA STATUTES, AND THAT I AM A LICENSED SURVEYOR IN ACCORDANCE WITH CHAPTER 81G1-8.006, FLORIDA STATUTES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE: _____
 PROFESSIONAL LAND SURVEYORS
 LICENSE NUMBER: 1385
 REGISTERED BY: **WIBLE & WIBLE**
 SURVEYOR AND MAPPER

SCALE: 1" = 30'
 SHEET NO. 1385
 A BOUNDARY SURVEY OF LOT 16, BLOCK 4,
 EAST BAY RIVER ESTATES
 SHEET NO. 1385
 FIELD DATE: 09/20/2014

14-249



Santa Rosa County Property Appraiser

Gregory S. Brown, CFA



BUILDING NUMBER 1

COST/MARKET CONSTRUCT DETAIL			COST-MARKET VALUE					DEPRECIATION						
Element	Code	Const	base rate	repl cost	eyb	ayb	norm	exob	funct	other	% cond	depr rplc cost		
Ext Wall 1	20	BRICK	54,387	121,990	1987	1987	26.25	0	0	0	73.75	89,967		
Ext Wall 2														
Roof Structure	08	IRREGULAR	Use R Model 1 Type SINGLE FAMILY RESIDENCE											
Roof Cover	03	ASPHALT SH	Traversal Information:											
Int Wall 1	05	DRYWALL	BAS1987=W22FEP2000=N6W21S10E21											
Int Wall 2			N4S4W44S3E25FOP1987=N4E4S7W4											
Int Floor 1	14	CARPET	N3S4E4S7E16N24E21FGR1987=S24											
Int Floor 2			W21N24E21S15S.											
Heat Type	04	FCD AIR D	Sketch Building 1											
Air Type	03	CENTRAL												
Foundation	03	BLOCK MASONRY												
Frame														
Baths		2												
Bedrooms		3												
Qual	04	04												
Building Base Area Information														
Area Type	Total Gross Area	Pct of Base											Total Adjusted Area	RPCLD Value
BAS1987	1,791	100											1,791	71,838
FEP2000	210	80											168	6,739
FOP1987	28	25	7	281										
FGR1987	504	55	277	11,111										
Totals	2,533		2,243	89,967										

[Building Sub Type Area Code Descriptions](#)

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[Santa Rosa Home](#)

Citizen
Comments
2016-V-023



Leslie Statler

From: michaelxsheehan@gmail.com on behalf of Michael Sheehan
<Michael.Sheehan@IEEE.org>
Sent: Sunday, April 03, 2016 9:06 AM
To: Leslie Statler
Subject: Variance 2016-V-023 for Lois Wible

Ms Leslie Statler,

I will not be able to attend the Zoning Board meeting on 14 April 2016 because of prior commitments.

This email serves as my comment on subject variance, which is:

I have NO negative comments and positively support Ms Lois Wible's submission.

Regards,

Michael Sheehan
Property Owner
2517 Water Oak Circle
Navarre, FL 32566-2404