

2016-V-029

Project	n/a
Applicant and/or Property Owner:	Leon Alvey Wilburn
Representative:	n/a
Request:	Variance to allow an accessory structure which is not subordinate to the principle dwelling [NEW Accy Bldg = 1,800 sf; Main dwelling Unit = 728 sf] (LDC 2.10.05.E, 3.00.01)
Zoning District:	R1M (Mixed Residential Subdivision)

Variance 2016-V-029

Part I. General Information:

Project/Applicant: Leon Alvey Wilburn
Location: 8365 Sierra Street, Navarre, FL
Parcel(s): 17-2S-26-2750-03000-0040
Zoned: R1M (Mixed Residential Subdivision)
Request: Variance to allow an accessory structure which is not subordinate to the principle dwelling [NEW Accy Bldg = 1,800 sf; Main dwelling Unit = 728 sf] (LDC 2.10.05.E, 3.00.01)
District: Commissioner District #4
Current Conditions: The subject property contains several accessory structures

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.

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 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? No

Staff Analysis: It is not anticipated that the authorization of this Variance will impair an adequate supply of light and air to adjacent property, impair the public safety, 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-029

Location

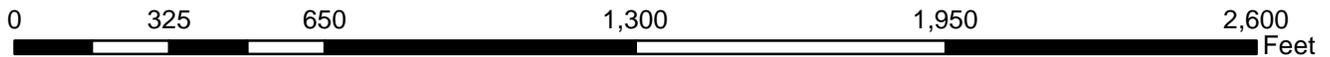
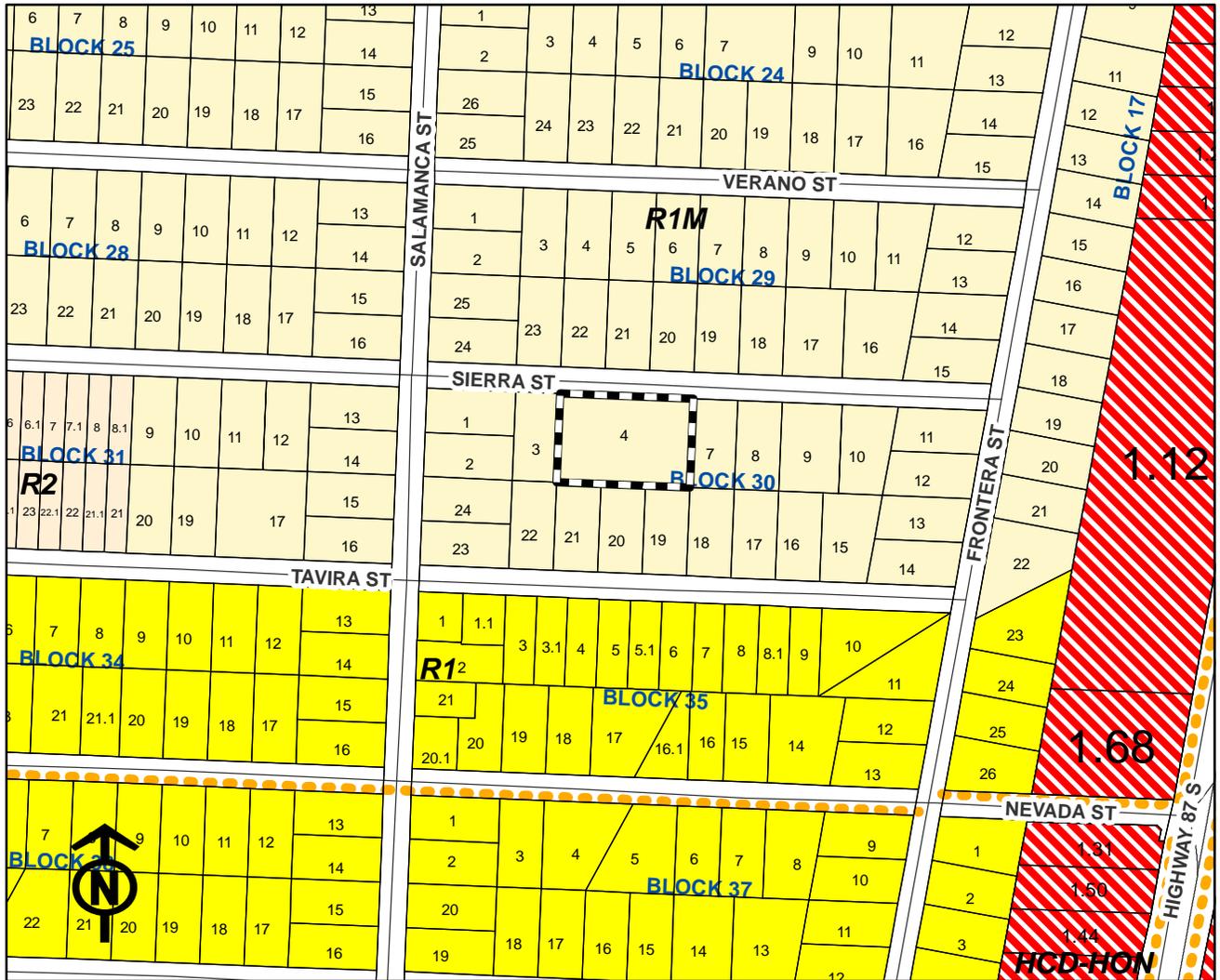


Legend

-  Pending Apr ZB
-  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.

2016-V-029 Zoning

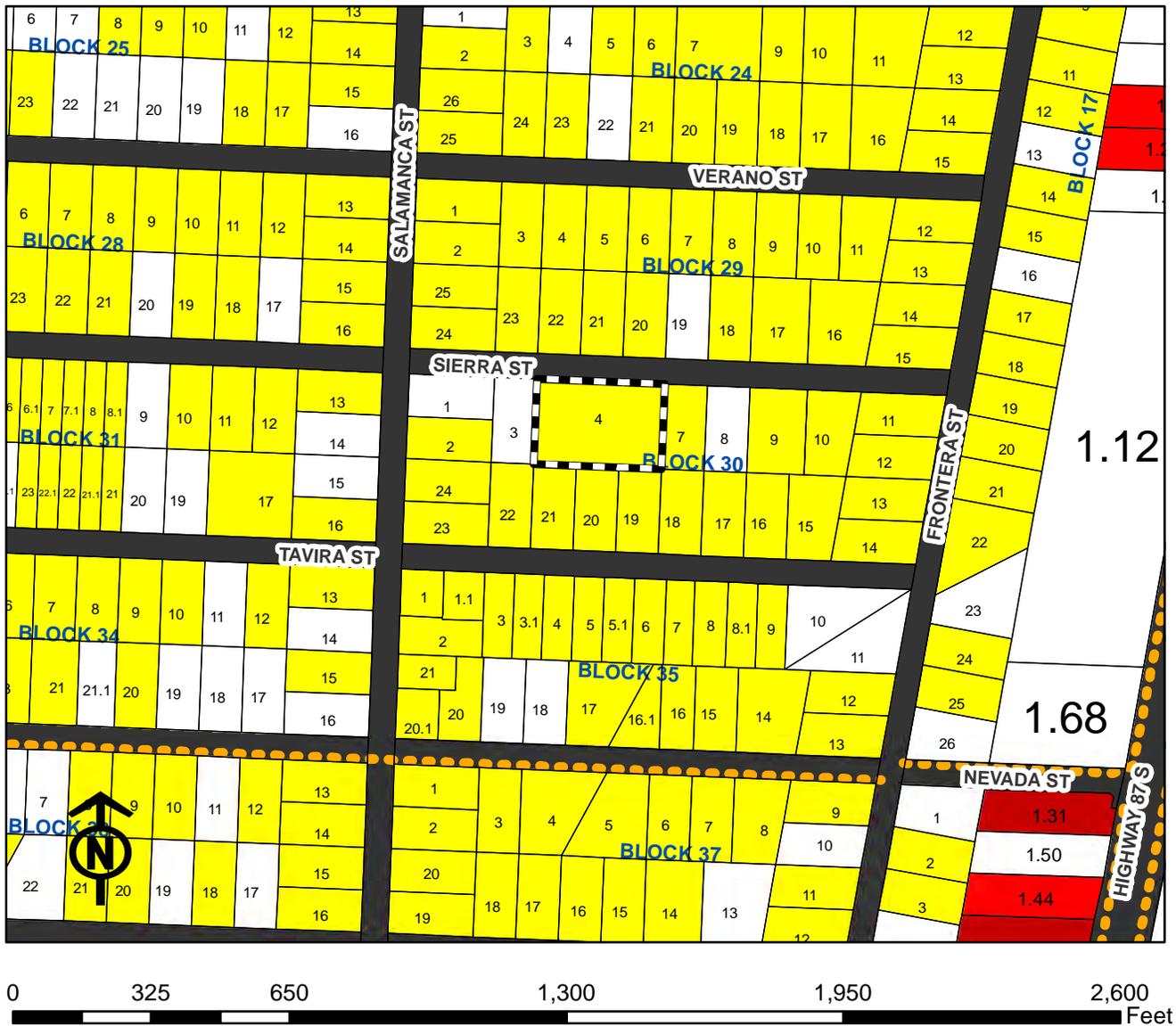


Legend

Pending Apr ZB	HCD	NB-C	P2	R1M-HON
Parcel Lines	HCD-APZ or CZ	NB-CON/REC	P2-APZ or CZ	R2
Streets	HCD-HON	NB-HD	P2-HON	R2-APZ or CZ
Sidewalks	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
				WATER

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2016-V-029 Existing Land Use

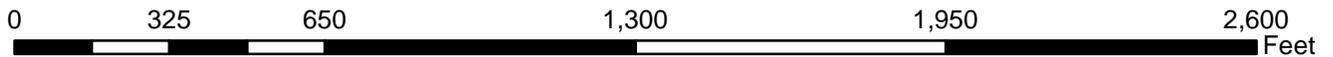
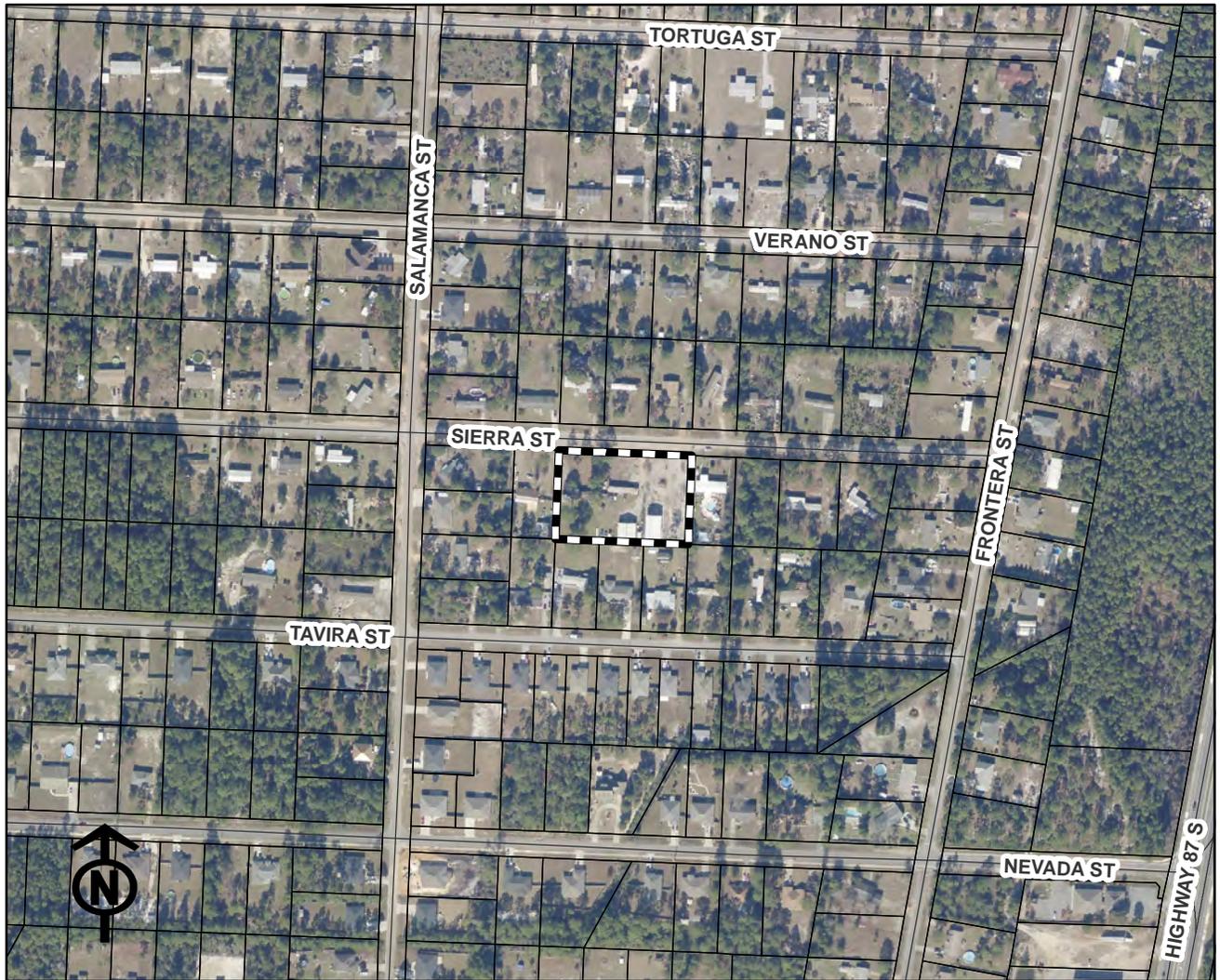


Legend

- | | | |
|-----------------------------|------------------------------------|----------------------------------|
| 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) |
| Sidewalks | Multi-Family Residential (MFR <5) | Single Family Residential (SFR) |
| Existing Land Use | Multi-Family Residential (MFR >5) | Silviculture (SILVICUL) |
| Category | Military (MIL) | Uncategorized (UNCAT) |
| Agriculture (AG) | Mixed Residential/Commercial (MRC) | Utilities |
| Agriculture, Homestead (AH) | Office | Vacant |
| Condo's/Townhomes (C/T) | Public Owned Property (POP) | Water |
| City | Rail | |

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2016-V-029
Aerial, Closer View



Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets

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2016-V-029
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Legend

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-  Parcel Lines
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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>2014-V-029</u>	Date Received: <u>3/11/16</u>
Review Fee: <u>235 + 35.67</u>	Receipt No.: <u>80</u>
Zoning District: <u>R1M</u>	FLUM Designation: <u>SFR</u>

± 1.377

VO# 4

**Property
Owner**

Property Owner Name: Wilburn Leon Alvey

Address: 8349 Sierra St.

Navarre Fl. 32566

Phone: 850-748-8121 Fax: _____

Email: AlveyChip@gmail.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): 17-25-26-2750-03000-0040

-OR-

Street Address of property for which the Variance is requested:

8365 SIERRA ST., NAVARRE FL 32566

Variance Request What is the present use of the property? STORAGE

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

NEW STRUCTURE WILL BE 30' X 60' (1800 SQ FT)

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

NEW STRUCTURE IS LARGER THAN DWELLING

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.

Wilburn Leon Alvey
Applicant Name (Type or Print)

Wilburn Leon Alvey
Applicant Signature

Title (if applicable)

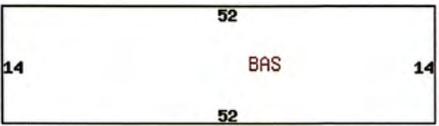
3-11-2016
Date



Santa Rosa County Property Appraiser
Gregory S. Brown, CFA



BUILDING NUMBER 1			COST-MARKET VALUE				DEPRECIATION					
Element	Code	Const	base rate	repl cost	eyb	ayb	norm	exob	funct	other	% cond	depr rplc cost
Ext Wall 1	25	MOD METAL	26,207	19,079	1985	1985	43	0	0	0	57	10,875
Ext Wall 2			Use R Model 2 Type MOBILE HME									
Roof Structure	03	GABLE/HIP	Traversal Information:									
Roof Cover	03	ASPHALT SH	BAS1985=W52S14E52N14\$.									
Int Wall 1	04	PLYWOOD	Sketch Building 1									
Int Wall 2												
Int Floor 1	14	CARPET										
Int Floor 2		2-										
Heat Type	04	FCD AIR D										
Air Type	03	CENTRAL										
Foundation	07	N/A										
Frame												
Baths		1.5										
Bedrooms		2										
Qual	03	03										
Building Base Area Information												
Area Type	Total Gross Area	Pct of Base	Total Adjusted Area	RPCLD Value								
BAS1985	728	100	728	10,875								
Totals	728		728	10,875								



[Building Sub Type Area Code Descriptions](#)

[Show Zoning](#)

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NOTES:

1. DRAWING NOMINAL DIMENSIONS, TOLERANCES, AND SPECIFICATIONS SHALL BE HELD UNLESS OTHERWISE APPROVED BY RICHARD SCOTT HAND.

DIMENSIONAL CONTROL

2. UNITS: DIMENSIONAL UNITS ARE SHOWN IN FEET.

3. OVAL DIMENSIONS REPRESENT KEY FIT, FORM, AND FUNCTIONAL QUALITY CHECK DIMENSIONS AND SHALL MEET CPK = 1.000.

4. DEVIATION FROM THE ELECTRONIC DATA SHALL REQUIRE WRITTEN APPROVAL FROM RICHARD SCOTT HAND.

**8365 SIERRA ST.
NAVARRE FLORIDA
PROPOSED BUILDING LOCATION**

