



**SANTA ROSA COUNTY  
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO  
Planning and Zoning Director  
beckiec@santarosa.fl.gov

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**2016-V-067**

**Project Name:** N/A

**Applicant and/or  
Property Owner:** Tami Newton

**Representative:** N/A

**Request:** Variance to reduce the front setback from 60 feet to 50 feet to accommodate a guest cottage. (LDC 6.03.05.H)

**Zoning District:** R-1M (Mixed Residential Subdivision)

**Part I. General Information:**

**Project/Applicant:** Tami Newton  
**Representative:** N/A  
**Location:** 4292 Lois Drive, Pace, FL  
**Parcel(s):** 10-1N-29-2770-00000-0900  
**Zoned:** R-1M (Mixed Residential Subdivision)  
**Request 1:** Variance to reduce the front setback from 60 feet to 50 feet to accommodate a guest cottage (LDC 6.03.05.H)  
**District:** Commissioner District #1  
**Current Conditions:** Residence

**Part II. 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.

**Part III. Variance Criteria**

**2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:** The ZB 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, and that this parcel does 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 placement of structures on a lot. The applicant is requesting to reduce the front setback to accommodate a guest cottage. The applicant is converting an existing garage into a guest cottage. The garage is on a concrete slab and not easily moveable.**

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 unknown 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.**

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.

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.

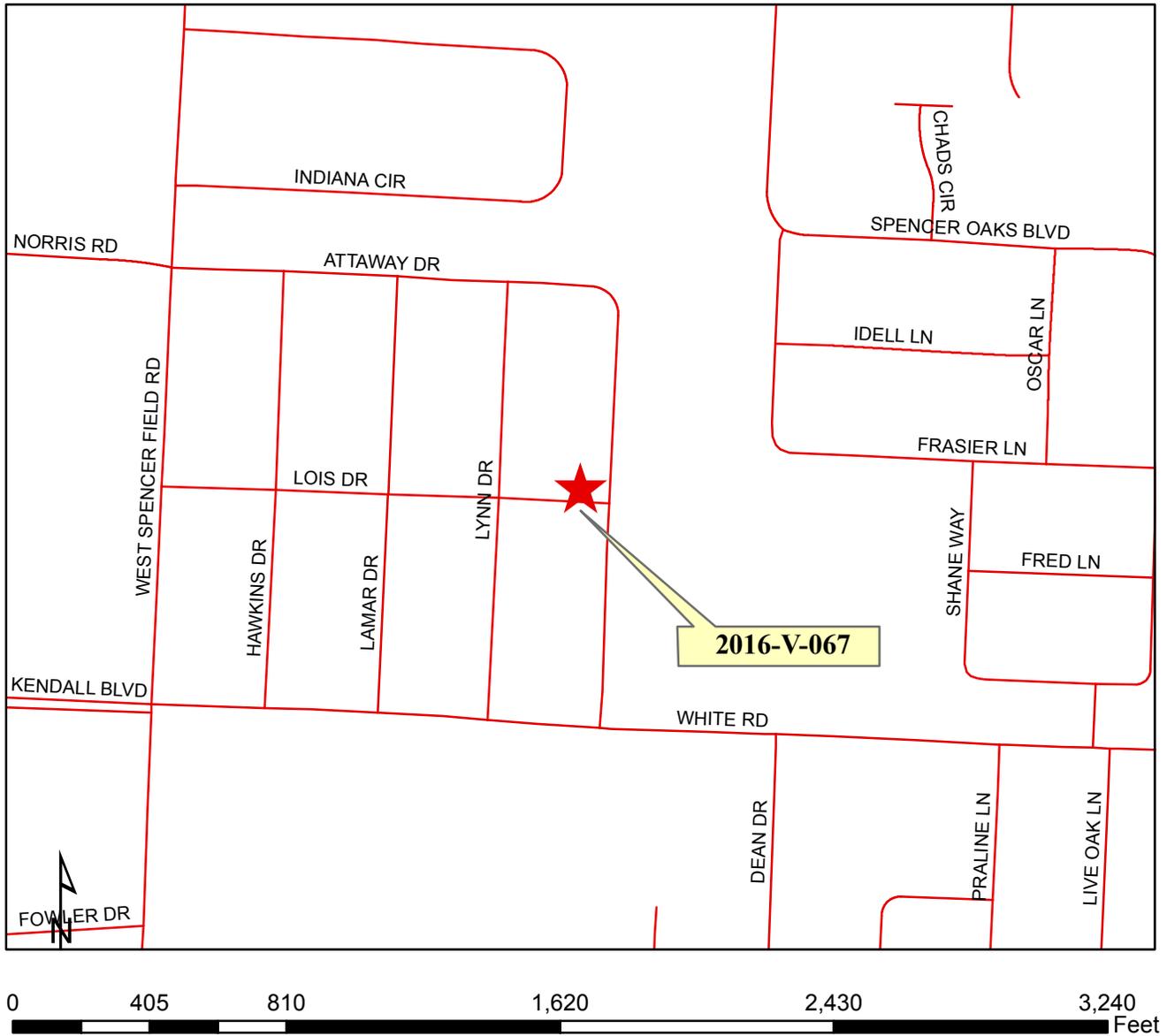
**Is this criterion met?**      N/A

**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?

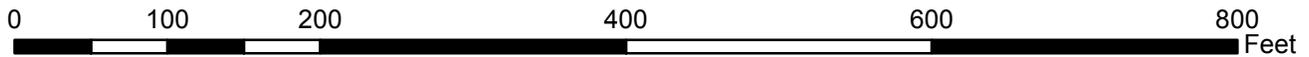
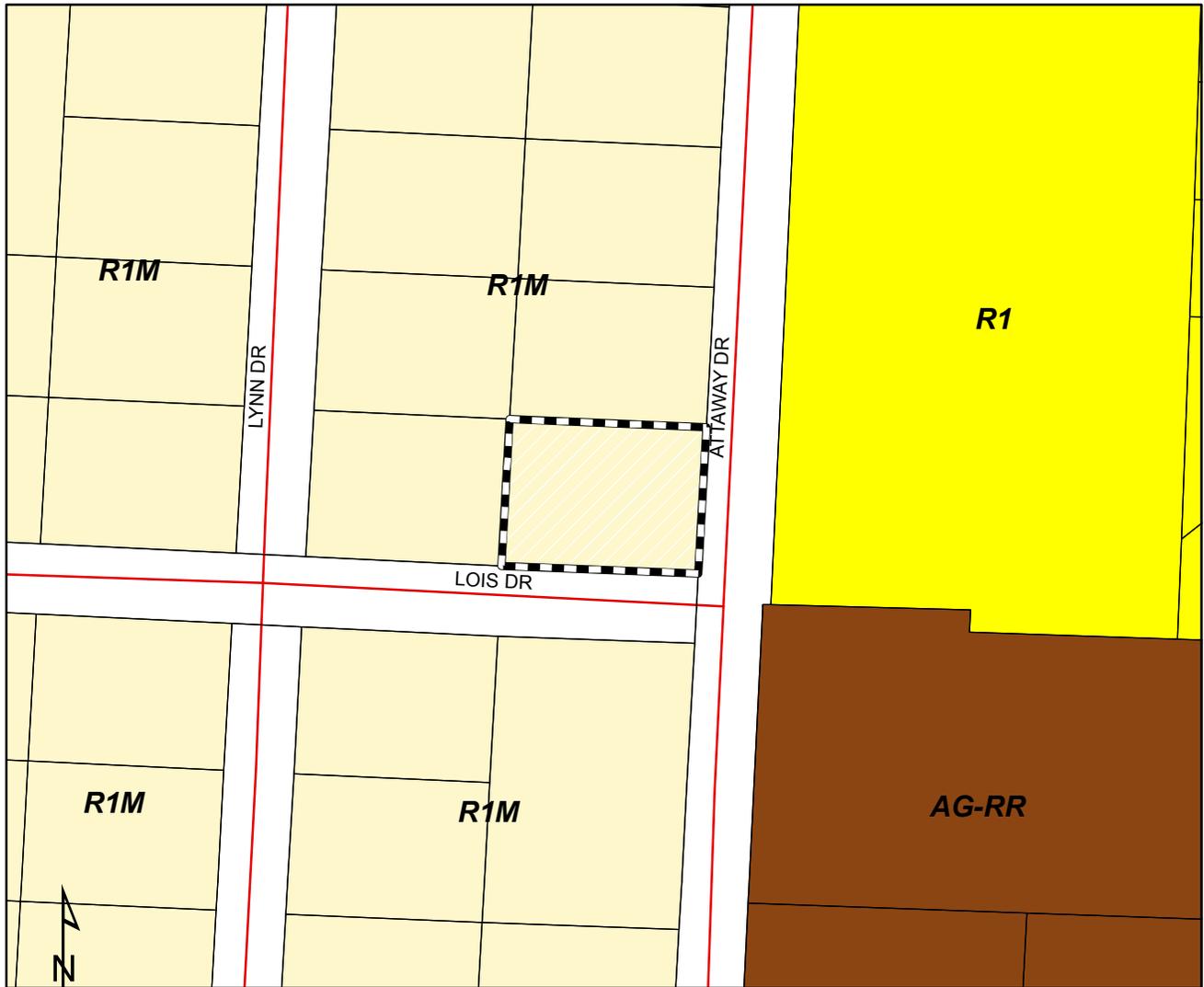
**It is not anticipated that there will be any potential building code issues. If approved the applicant would have to obtain any additional permits necessary to comply with the Florida Building Code.**

2016-V-067  
Location



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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-067 Zoning



**Legend**



Pending Oct ZB **Zoning**

**DISTRICT**

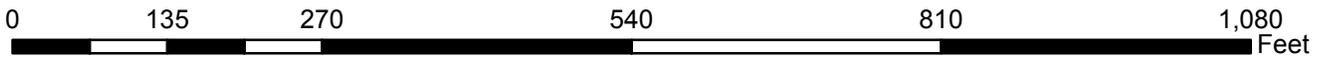
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- HR2
- M1
- M1-APZ or CZ
- M1-HON
- M2
- M2-APZ or CZ
- MID
- MIL
- NB-C
- NB-CON/REC
- NB-HD
- NB-MD
- NB-MHD
- NB-PMUD
- NB-SF
- NB-U
- NC
- NC-APZ or CZ
- NC-HON
- P1
- P1-HON
- P2
- P2-APZ or CZ
- P2-HON
- PBD
- PID
- PUD
- R1
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON
- R1M
- R1M-APZ or CZ
- R1M-HON
- R2
- R2-APZ or CZ
- R2-HON
- R2M
- R2M-APZ or CZ
- R3
- RAIL
- RR1
- RR1-APZ or CZ
- STATE
- STATE-APZ or CZ
- TC1-HON
- WATER

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2016-V-067  
2014 Aerial

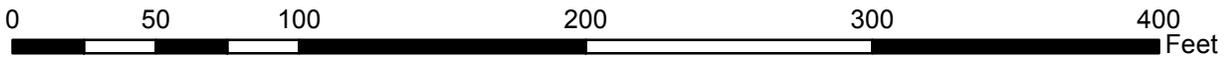


**Legend**

 Pending Oct ZB

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2016-V-067  
Closeup Aerial



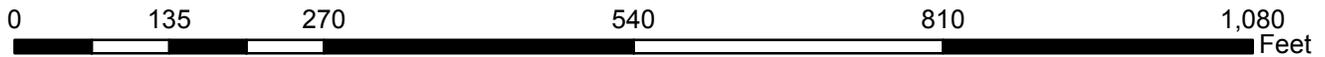
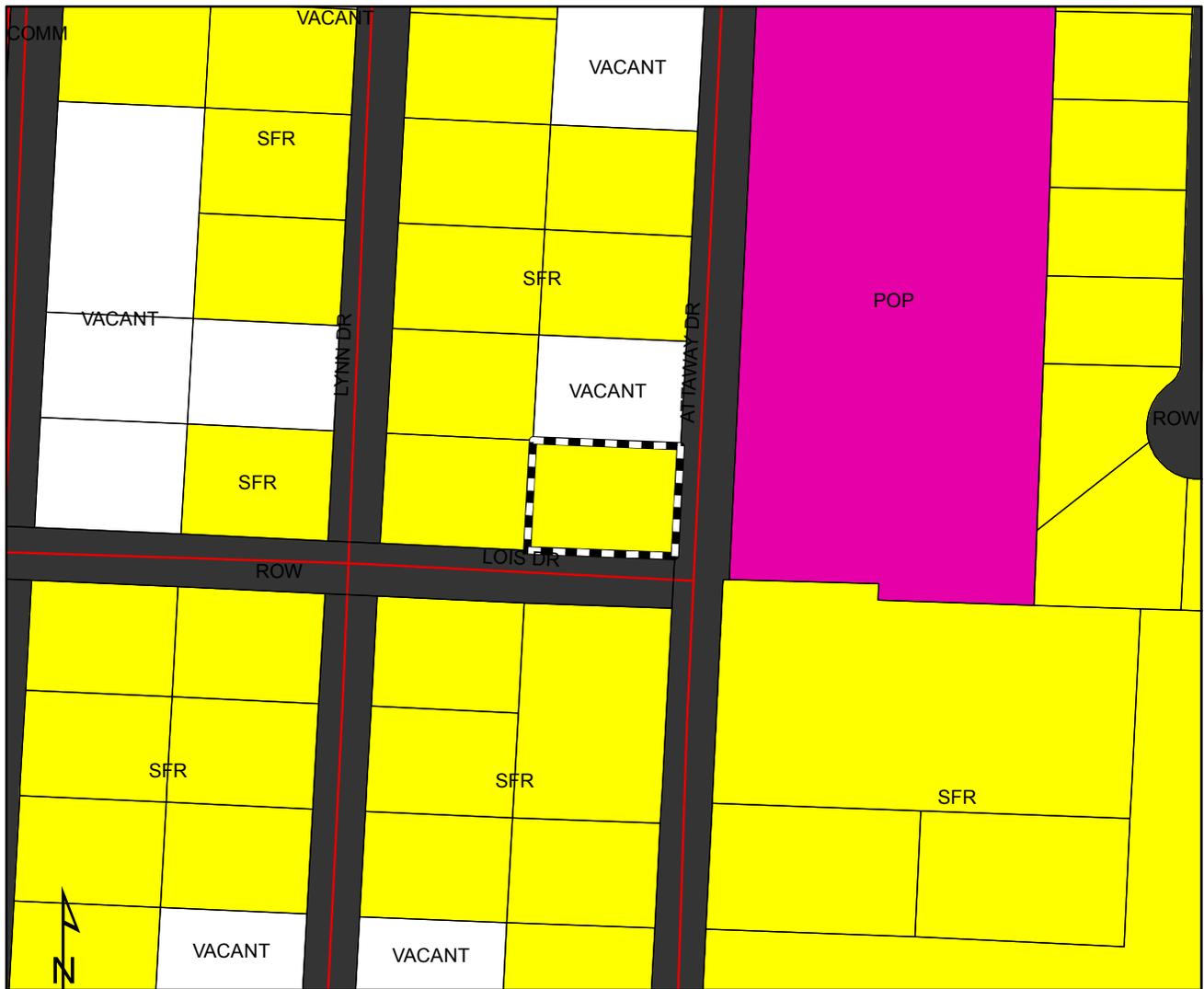
**Legend**

 Pending Oct ZB

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# 2016-V-067 Existing Land Use



**Legend**



Pending Oct ZB

**Existing Land Use**

**Category**

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

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## Variance Application

\* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016 -V-067</u>	Date Received: <u>9/1/16</u>
Review Fee: <u>235 + 14.16</u>	Receipt No.: <u>305</u>
Zoning District: <u>R1M</u>	FLUM Designation: <u>SFR</u>

±0.334 VO#1

**Property Owner**

Property Owner Name: Tami Newton  
 Address: 4962 Oak Hollow  
Pace, FL. 32571  
 Phone: 850-580-0192 Fax: \_\_\_\_\_  
 Email: tami.newton@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): 10-1N-29-2770-00000-0900  
 -OR-  
 Street Address of property for which the Variance is requested:  
4292 Lois Dr Pace FL.

**Variance Request**

What is the present use of the property? SFR

Please describe the requested variance, including exact dimensions and purpose of the variance.  
To reduce the Guest Cottage setback from 60 feet **50** feet. FRONT

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.  
converting a 24x24 garage into a guest cottage

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.  
without the variance, I can't have a guest cottage due to the pre-existing placement of the garage.

**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.

Tami Newton

Applicant Name (Type or Print)

owner

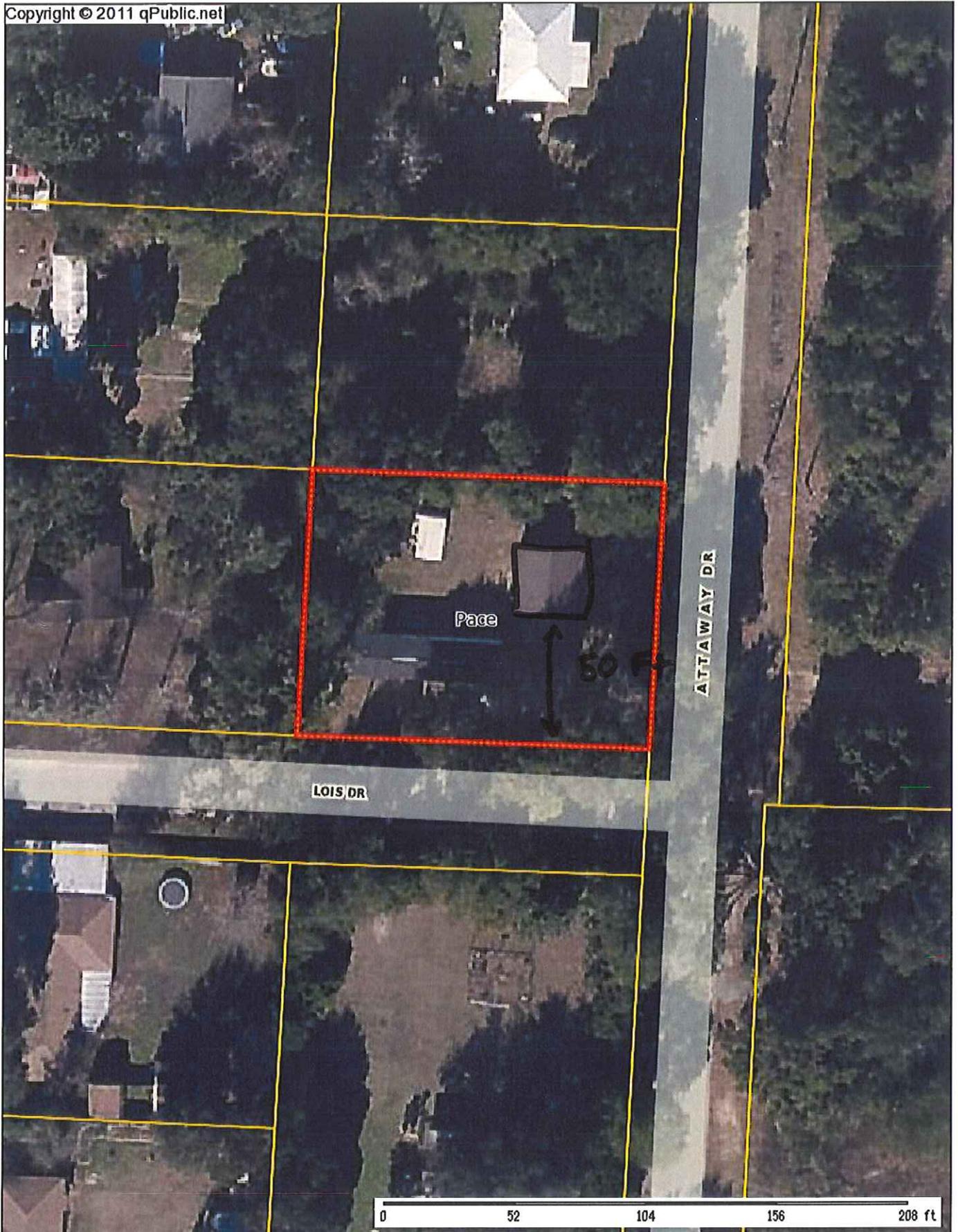
Title (if applicable)

[Signature]

Applicant Signature

9-1-2010

Date



Santa Rosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The lines on the map are a representation of the property lines and are not nor are they intended to be used as a survey. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Greg Brown Santa Rosa County Property Appraiser.  
Date printed: 09/01/16 : 15:50:06