



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

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

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

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

2016-V-070

Project Name: N/A

**Applicant and/or
Property Owner:** Cynthia Ross

Representative: N/A

Request: Variance to increase the height of a privacy fence from 4 feet to 6 feet within the front setback, in a R1M (Mixed Residential Subdivision) zoning district (LDC 7.01.10.D)

Zoning District: R1M (Mixed Residential Subdivision)

Part I. General Information:

Project/Applicant: Cynthia Ross
Representative: N/A
Location: 3673 Berryhill Road, Pace, FL
Parcel(s): 32-2N-29-5770-00A00-0010
Zoned: R1M (Mixed Residential Subdivision)
Request: Variance to increase the height of a privacy fence from 4 feet to 6 feet within the front setback, in a R1M (Mixed Residential Subdivision) zoning district (LDC 7.01.10.D)
District: Commissioner District #1
Current Conditions: Residence

Part II. Land Development Code Criteria:

7.01.10 Fences and Walls: The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted only as follows:

D. Where a wall or fence is erected within the front setback of any lot, such wall or fence shall not be permitted in excess of four (4') feet in height, except chain link type fences, (minimum fourteen (14) gauge galvanized welded wire), which shall not be permitted in excess of five (5) feet in height. Agriculture districts are exempt from this provision.

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? 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 requesting a variance to increase the height of a privacy fence from 4 to 6 feet at the front of the property. Increased traffic on Berryhill Road has resulted in trespassing. The applicant is requesting the variance for privacy and safety.

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? In part

Staff Analysis: It is unknown if 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. It is possible the construction of a fence may limit visibility to drivers on Berryhill Road and could impair 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

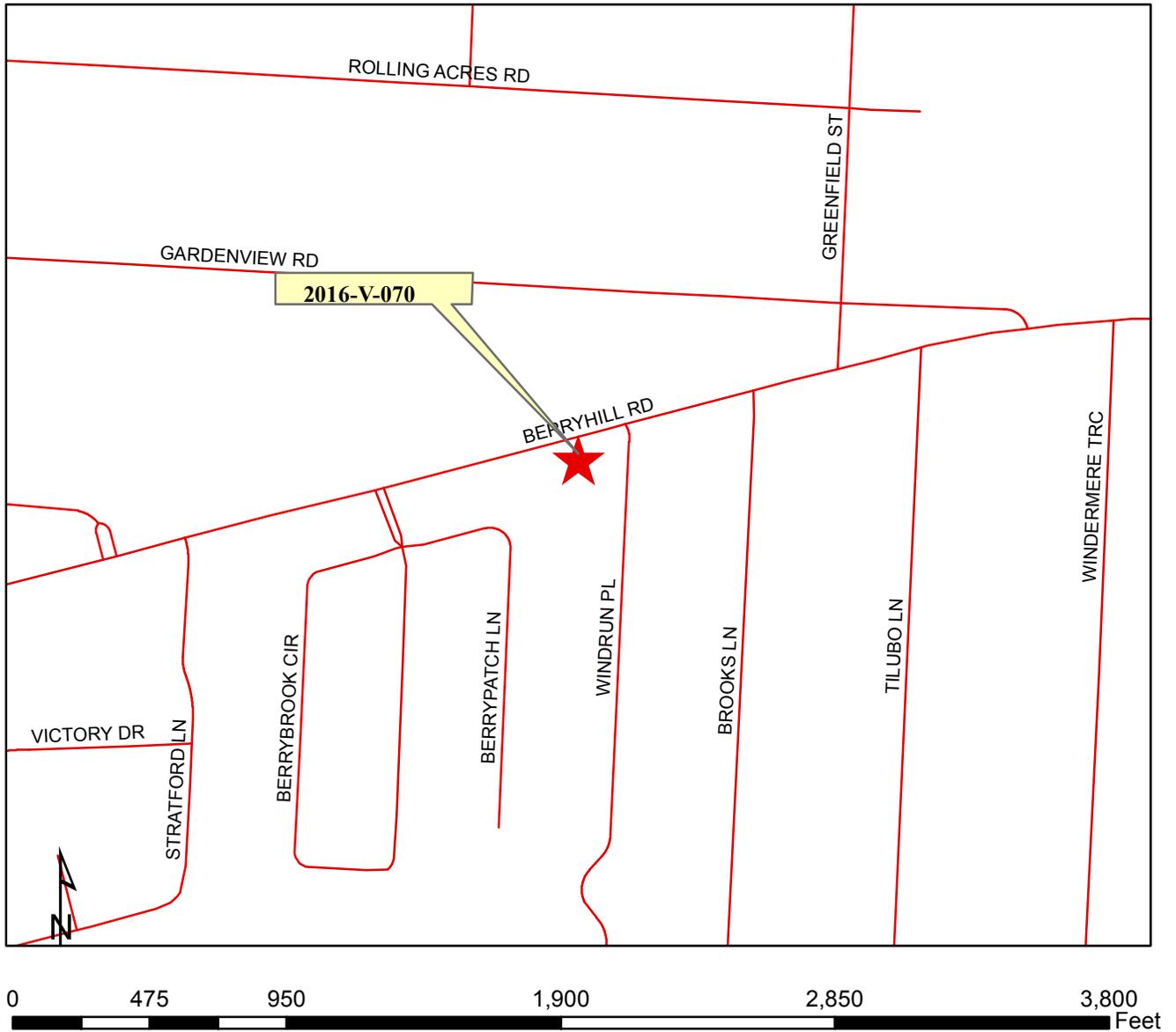
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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

There are no potential building code issues.

2016-V-070

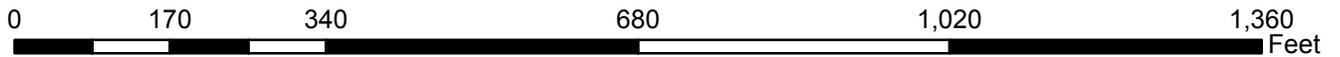
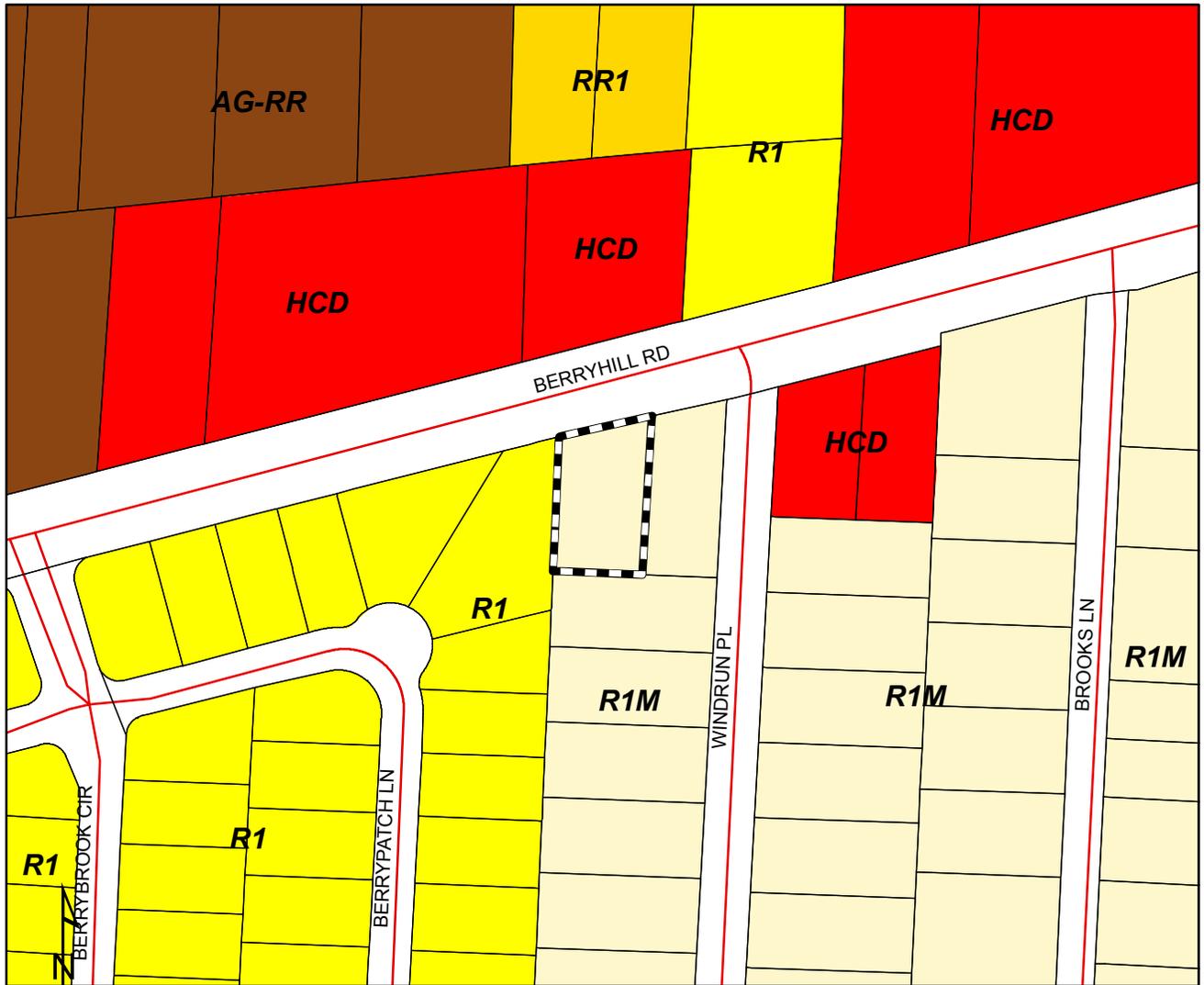
Location



Disclaimer:

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2016-V-070 Zoning



Legend



Pending Nov ZB Zoning

DISTRICT

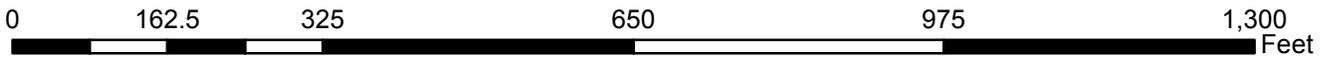
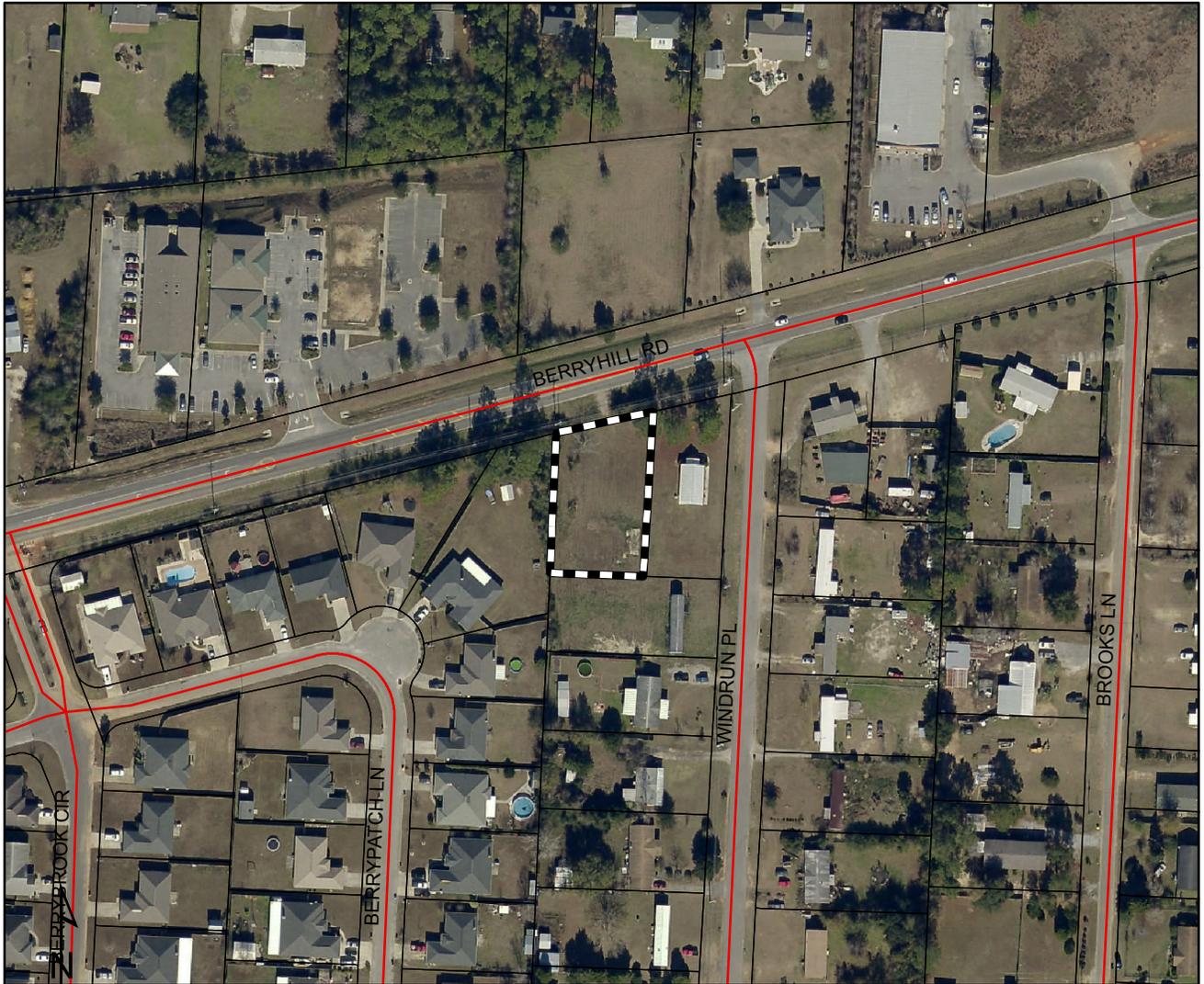
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

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

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2016-V-070
2014 Aerial



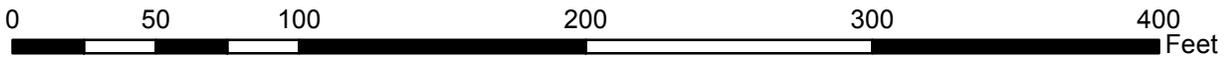
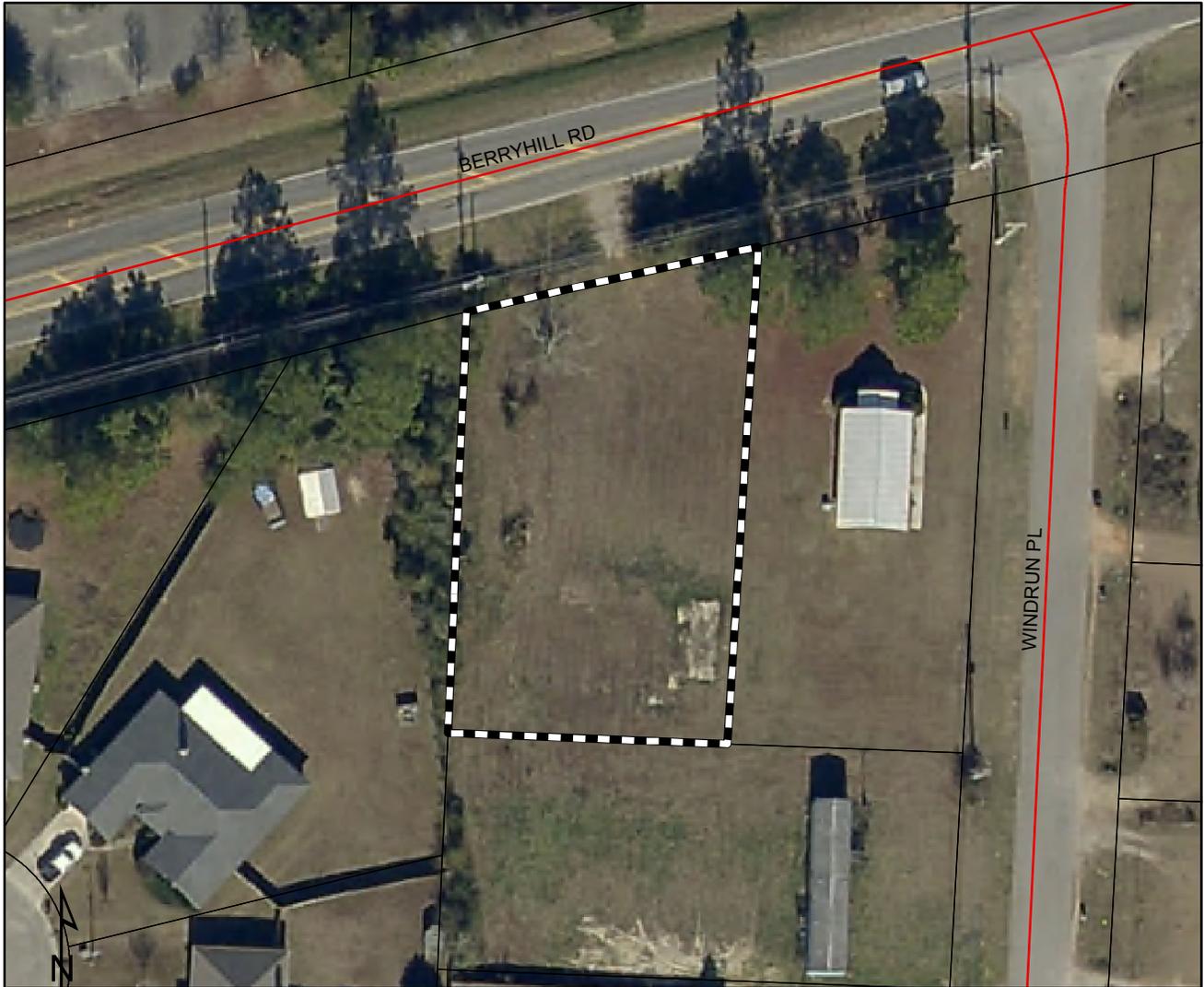
Legend

 Pending Nov ZB

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2016-V-070
Closeup Aerial



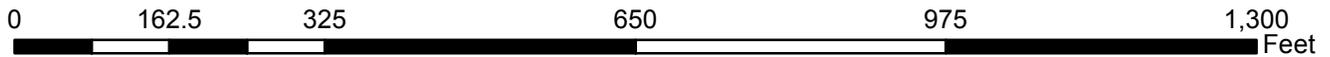
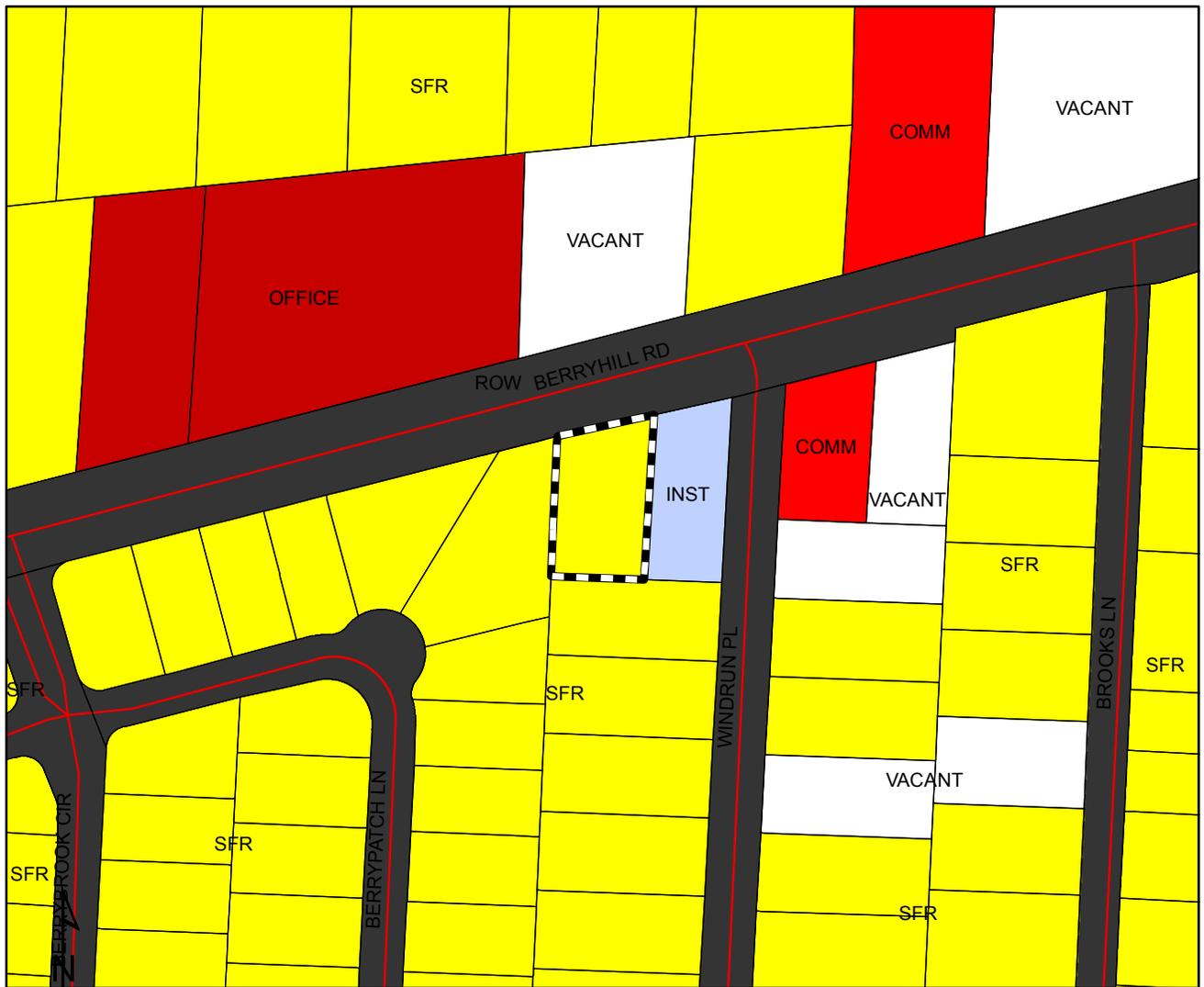
Legend

 Pending Nov ZB

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2016-V-070 Existing Land Use



Legend

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

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WOU

Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016-V-070</u>	Date Received: <u>9/7/16</u>
Review Fee: <u>\$235 + 17.47</u>	Receipt No.: _____
Zoning District: <u>B1M</u>	FLUM Designation: <u>SFR</u>

±0.413

VD # 1

Property Owner

Property Owner Name: Cynthia A. Ross

Address: 3673 Barry Hill Rd

Pace, FL 32571

Phone: 850-910-4080 Fax: _____

Email: N/A

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): 32-2N-29-5770-00A00-0010

-OR-

Street Address of property for which the Variance is requested:

3673 Barry Hill Rd, Pace, FL

Variance Request

What is the present use of the property? Residence

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

Variance for ^{to increase} 6 Foot Fence 4 Foot Fence to 6 Foot

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

Increase in traffic has caused noise and trespassing. Requesting variance for privacy and safety

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.

Cynthia A Ross
Applicant Name (Type or Print)

Cynthia A Ross
Applicant Signature

Title (if applicable)

Date