



**SANTA ROSA COUNTY  
DEVELOPMENT SERVICES**

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

BECKIE CATO  
Planning and Zoning Director  
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Building Official  
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**2016-V-036**

**Project Name:** N/A

**Applicant and/or  
Property Owner:** Daniel Cotton

**Representative:** N/A

**Request:** Variance Request to reduce the corner side setback from 15 feet to 6 feet to accommodate an accessory structure, specifically a storage shed .  
(LDC 2.10.05.B.1 & 6.05.05.I.3)

**Zoning District:** R1 (Single Family Residential)



**Part I. General Information:**

**Project/Applicant:** Daniel Cotton  
**Representative:** N/A  
**Location:** 3208 Princeton Drive, Gulf Breeze  
**Parcel(s):** 30-2S-28-0300-00500-0100  
**Zoned:** R1 (Single Family Residential)  
**Request:** Variance request to reduce the corner side setback from 15 feet to 5 feet to accommodate an accessory structure, specifically a storage shed (LDC 2.10.05.B.1 & 6.05.05.I.3)  
**District:** Commissioner District #5  
**Current Conditions:** Single Family Residence

**Part II. Land Development Code Criteria:**

**2.10.00 MODIFICATIONS AND ADJUSTMENTS OF DISTRICT REGULATIONS:** The regulations set forth in this Section modify, adjust or supplement the district regulations appearing in Article 6 of this ordinance.

2.10.05 Accessory Buildings and Structures

B. Encroachment of Yards in lots located in Recorded Subdivisions or lots less than one (1) acre in size – Accessory buildings or structures on lots in recorded subdivisions in residentially zoned districts or less than one (1) acre in size may be located within all yards and must observe the following conditions:

1. Any accessory structure closer than ten (10) feet to the main building shall be construed as part of the main building and shall observe all setbacks required for the main building (refer to Sections 2.10.00, 6.05.00, 6.08.00 and 12.01.02)

6.05.05 R-1 –Single Family Residential District

I. Minimum Required Setbacks:

3. Side Setback: There shall be a side building setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy(70) feet, there shall be a side building setback of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Modifications to this requirement shall be in accordance with Section 2.10.04. Lot widths shall be determined at the minimum front setback line

**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 seeking relief from the section of the Ordinance which regulates the placement of structures on a lot. The applicant is seeking to reduce the corner side setback from 15 feet to 6 feet. The lot in question is a corner lot with the single family residence placed at an angle across the lot, leaving little area to place an accessory structure.**

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 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 unknown that 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?        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

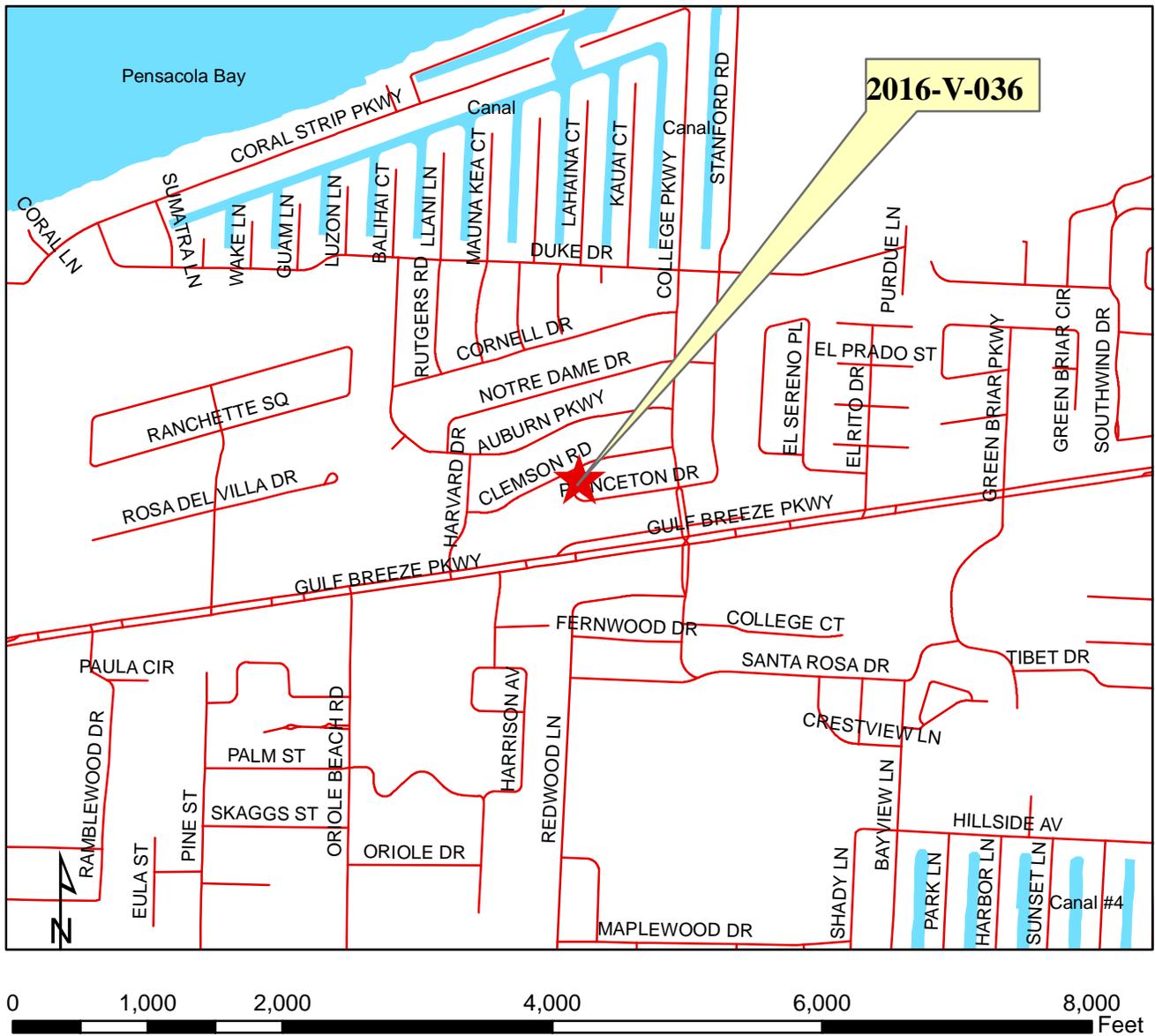
**Staff Analysis:** The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

**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. An accessory exemption permit will be required if the request is approved.



# 2016-V-036 Location

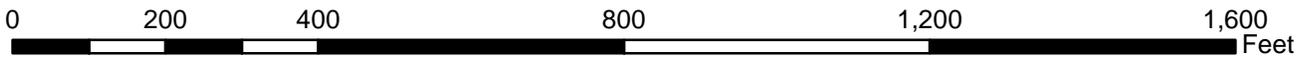
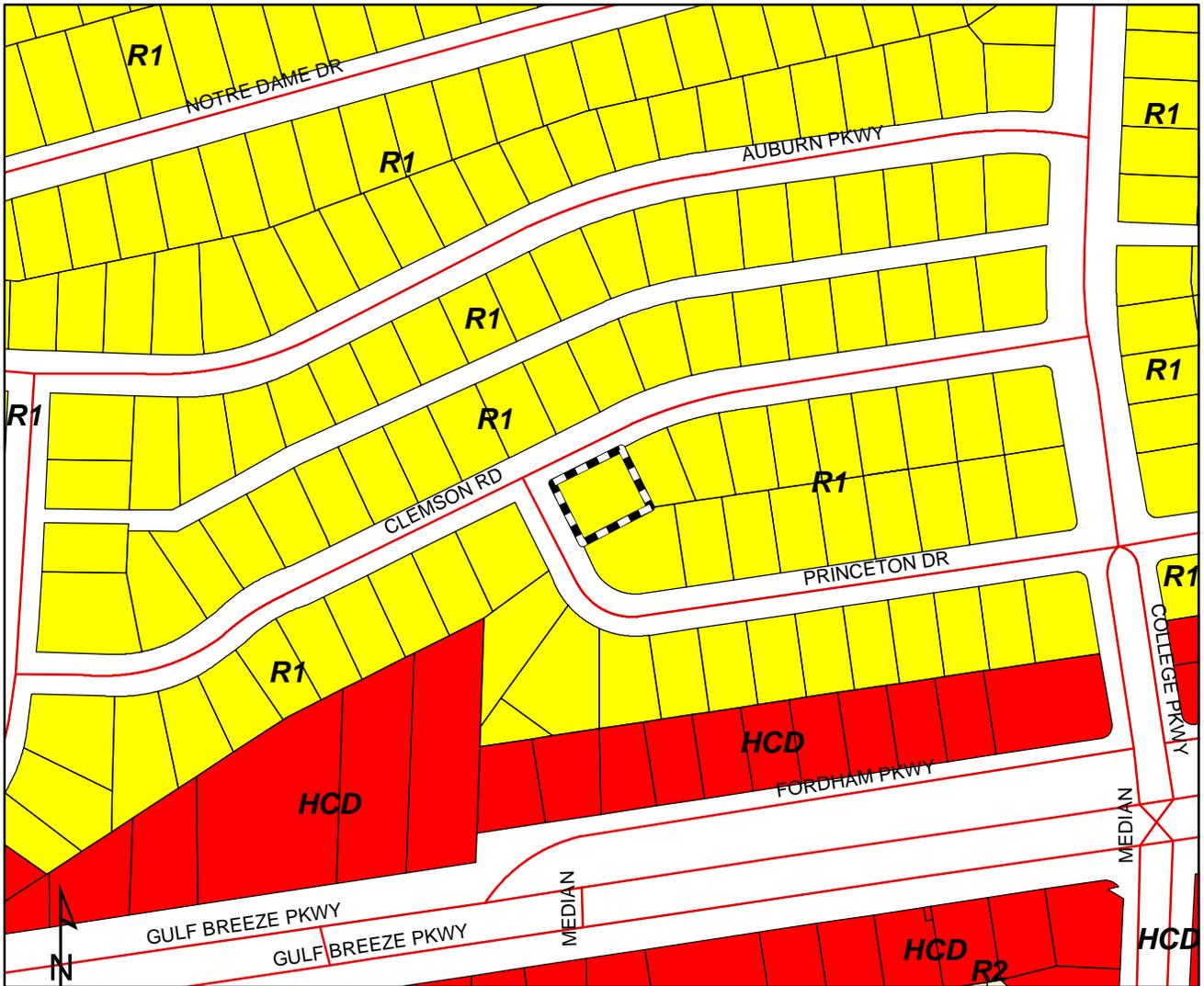


## Legend

### Disclaimer:

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# 2016-V-036 Zoning



## Legend

Pending May ZB

### Zoning

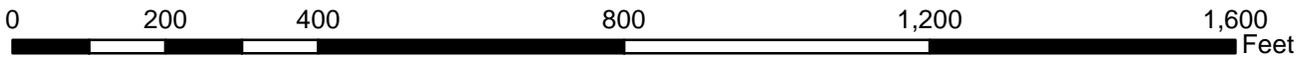
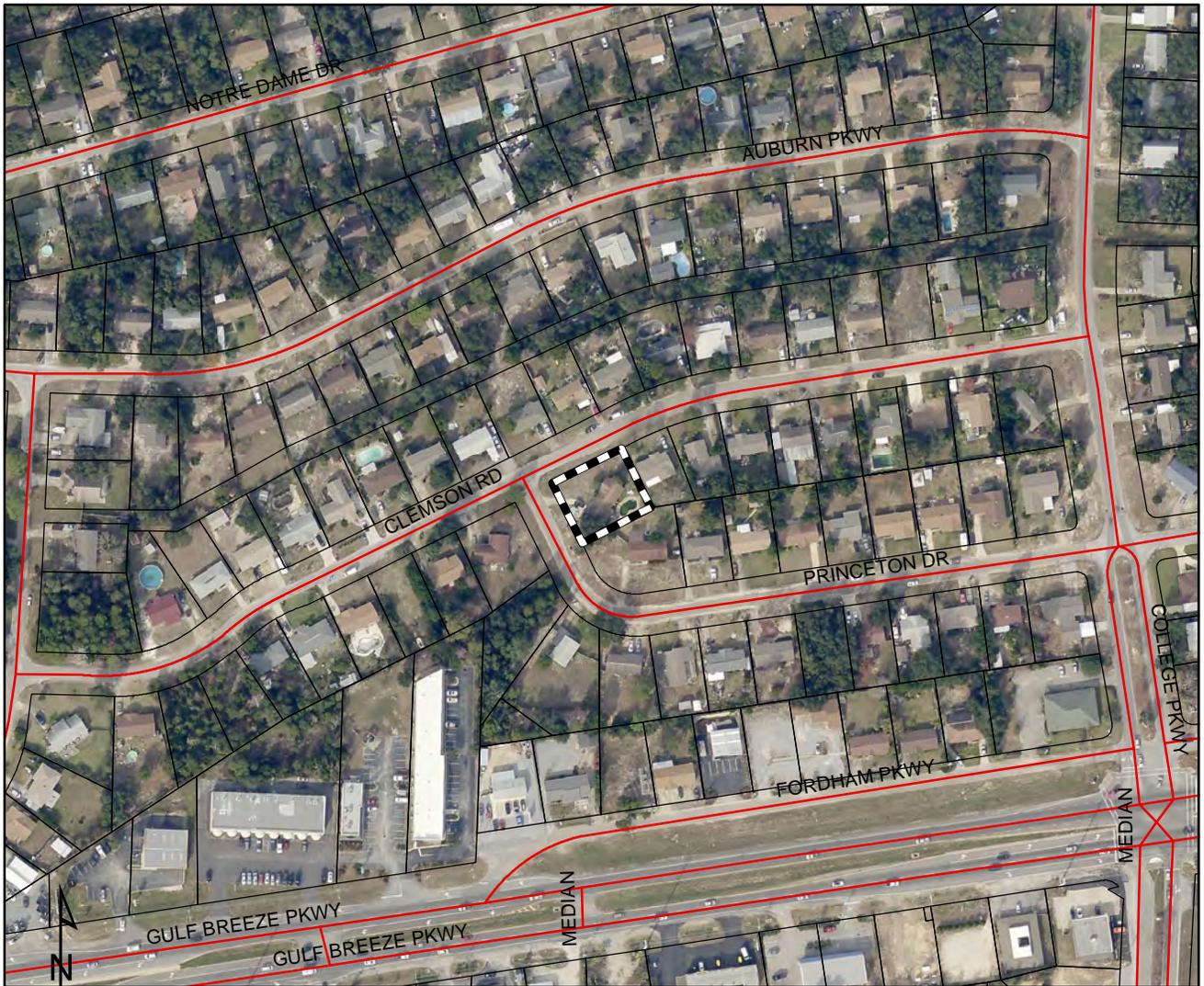
#### DISTRICT

- 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

- HCD-APZ or CZ
- NB-CON/REC
- P2-APZ or CZ
- R2
- HCD-HON
- NB-HD
- P2-HON
- R2-APZ or CZ
- HNB
- NB-MD
- PBD
- R2-HON
- HR1
- NB-MHD
- PID
- R2M
- HR2
- NB-PMUD
- PUD
- R2M-APZ or CZ
- M1
- NB-SF
- R1
- R3
- M1-APZ or CZ
- NB-U
- R1-APZ or CZ
- RAIL
- M1-HON
- NC
- R1-HON
- RR1
- M2
- NC-APZ or CZ
- R1A
- RR1-APZ or CZ
- M2-APZ or CZ
- NC-HON
- R1A-HON
- STATE
- MID
- P1
- R1M
- STATE-APZ or CZ
- MIL
- P1-HON
- R1M-APZ or CZ
- TC1-HON
- NB-C
- P2
- R1M-HON
- WATER

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2016-V-036  
2014 Aerial

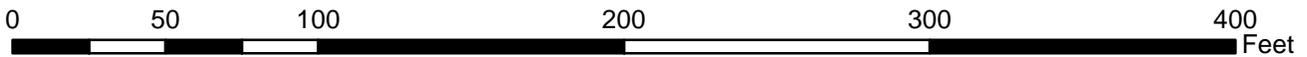


**Legend**

 Pending May ZB

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**2016-V-036**  
**2014 Close Up Aerial**

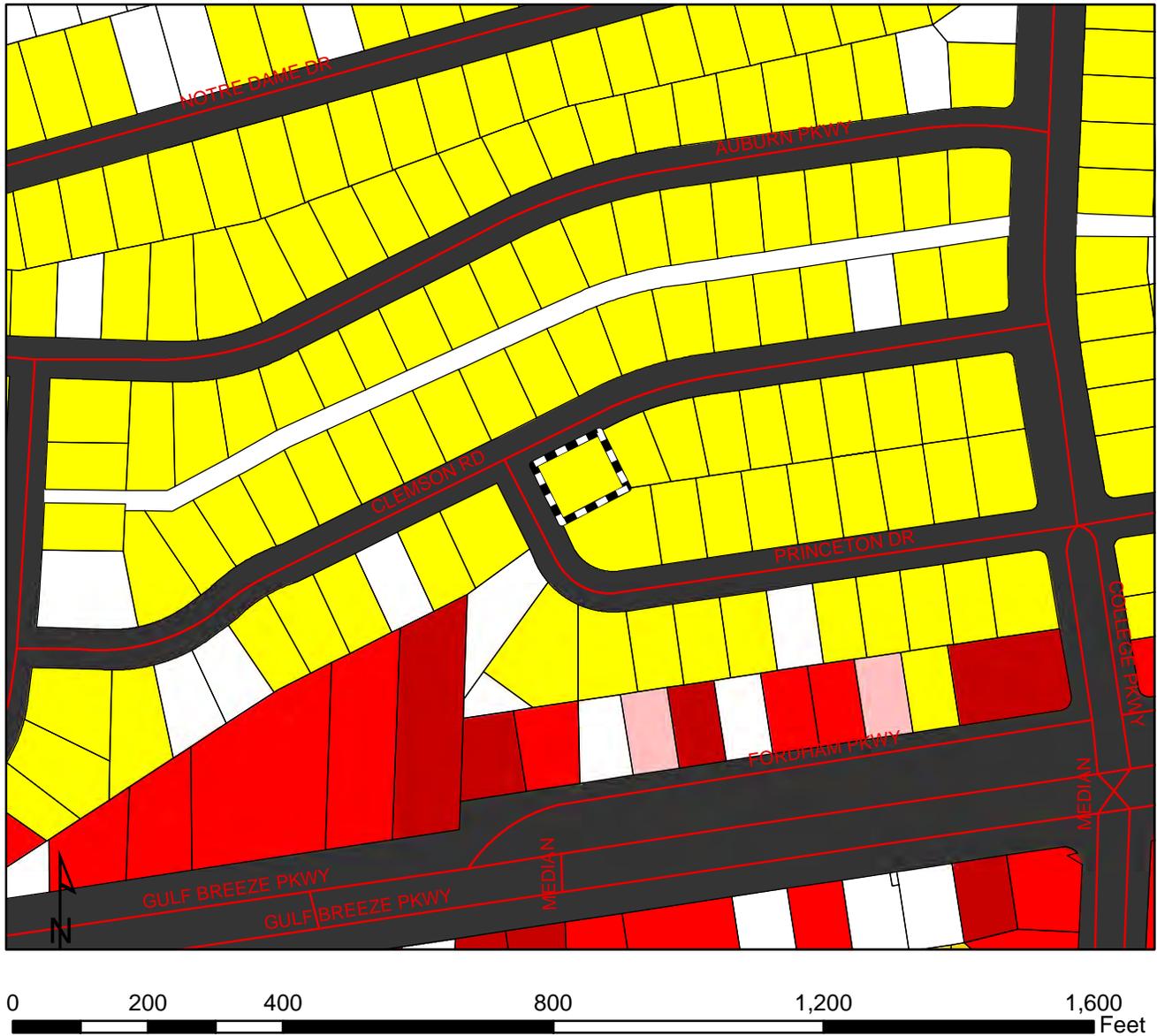


**Legend**

 Pending May ZB

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# 2016-V-036 Existing Land Use



### Legend

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

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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- 036</u>	Date Received: <u>4/4/16</u>
Review Fee: <u>235+</u>	Receipt No.: _____
Zoning District: <u>R1</u>	FLUM Designation: <u>SFR</u>

± 0.227

VD #5

Property  
Owner

Property Owner Name: Daniel G. Cotton

Address: 3208 Princeton Drive

Gulf Breeze, FL 32563

Phone: 350-450-3242 Fax: \_\_\_\_\_

Email: dgcotton75@yahoo.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): 30-25-28-0300-00500-0100  
-OR-

Street Address of property for which the Variance is requested:

3208 Princeton Drive, Gulf Breeze, FL 32563

**Variance Request**

What is the present use of the property? Residence

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

Corned lot detached portable Garage.  
Requesting Building Corned be 6' from property line  
instead of 15'. Otherwise there is no place to have the building  
on my property

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

There is no place on my property to utilize a detached garage  
or shed if not for this Variance.

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.

1. Lost money as a result of having to sell existing.
2. No Storage, lost money, lack of space to store <sup>things</sup> property.
3. ~~There~~ No place for tools or materials for home repairs and repairs

**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.

Daniel G. Cotton  
Applicant Name (Type or Print)

[Signature]  
Applicant Signature

\_\_\_\_\_  
Title (if applicable)

4-5-16  
Date



CLEMSON RD

PRINCETON DR

6'

