

2012-V-048

Project Name: n/a

Applicant and/or Property
Owner: Linda Thomas

Representative: n/a

Request: Variances to the following: (1) to reduce
the corner side building setback from 15
feet to 2 feet to accommodate a carport

(LDC 2.10.02.B, 2.10.05.B.1, 2.10.04.C)

Zoning District: R-1 (Single Family Residential)

STAFF ANALYSIS

Variance 2012-V-048

I. **Applicant:**

Linda Thomas

II. **Request:**

Variations to the following: (1) to reduce the corner side building setback from 15 feet to 2 feet to accommodate a carport

III. **Land Development Code Criteria:**

2.10.02 Front Yard Modifications

B. Corner Lots – A corner lot shall have a front setback equal to the minimum front setback requirement of the zoning district of the lot and a side street setback as determined in Section 2.10.04; provided however, that the buildable width of corner lot shall not be reduced to less than thirty (30) feet; provided further, that no accessory building on a corner lot shall project beyond the setback line on any street. The front yard shall be determined by the tier of the lots in any block. If undeterminable then the lot owner shall decide the front yard.

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).

2.10.04 Side Yard Modifications

C. Corner Lots - A corner lot shall have a side street setback equal to fifteen (15) feet or as specified by the zoning district requirement. However, if the side street is a collector road or an arterial road, as described in Section 4.04.03(D), then the side street setback shall be either twenty-five (25) feet for a collector road or fifty (50) feet for an arterial road. The side street shall be determined by the location of the front yard.

IV. **Proposed Location:**

8124 Fourth Street, Navarre; this property is located north of Navarre Parkway, west of Morella Street, on the corner of Avenida de Sol and Fourth Street in the Leone Subdivision within the Navarre community (Parcel Number 20-2S-26-2310-00500-0150)

STAFF ANALYSIS

V. **2.04.00 SPECIAL EXCEPTIONS AND VARIANCES:** 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 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 a section of the Ordinance which regulates the placement of accessory buildings, specifically on corner lots.

The applicant wishes to place a carport cover, 18 feet in width and 23 feet in length, on the side of his home (which is a corner lot) to allow a dry place to unload items into the house when it rains.

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 serves merely as a convenience to the property owner.

STAFF ANALYSIS

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: The authorization of this Variance will not impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety. It is unknown whether the 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.

Is this criterion met?

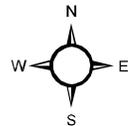
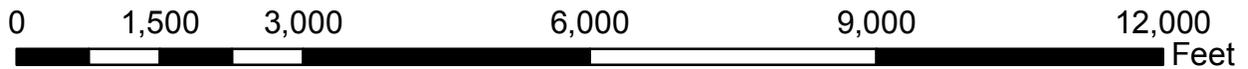
N/A

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.

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.

2012-V-048

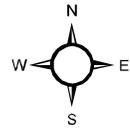
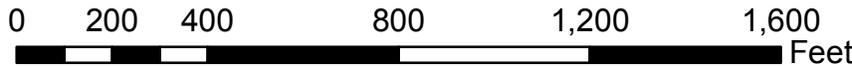
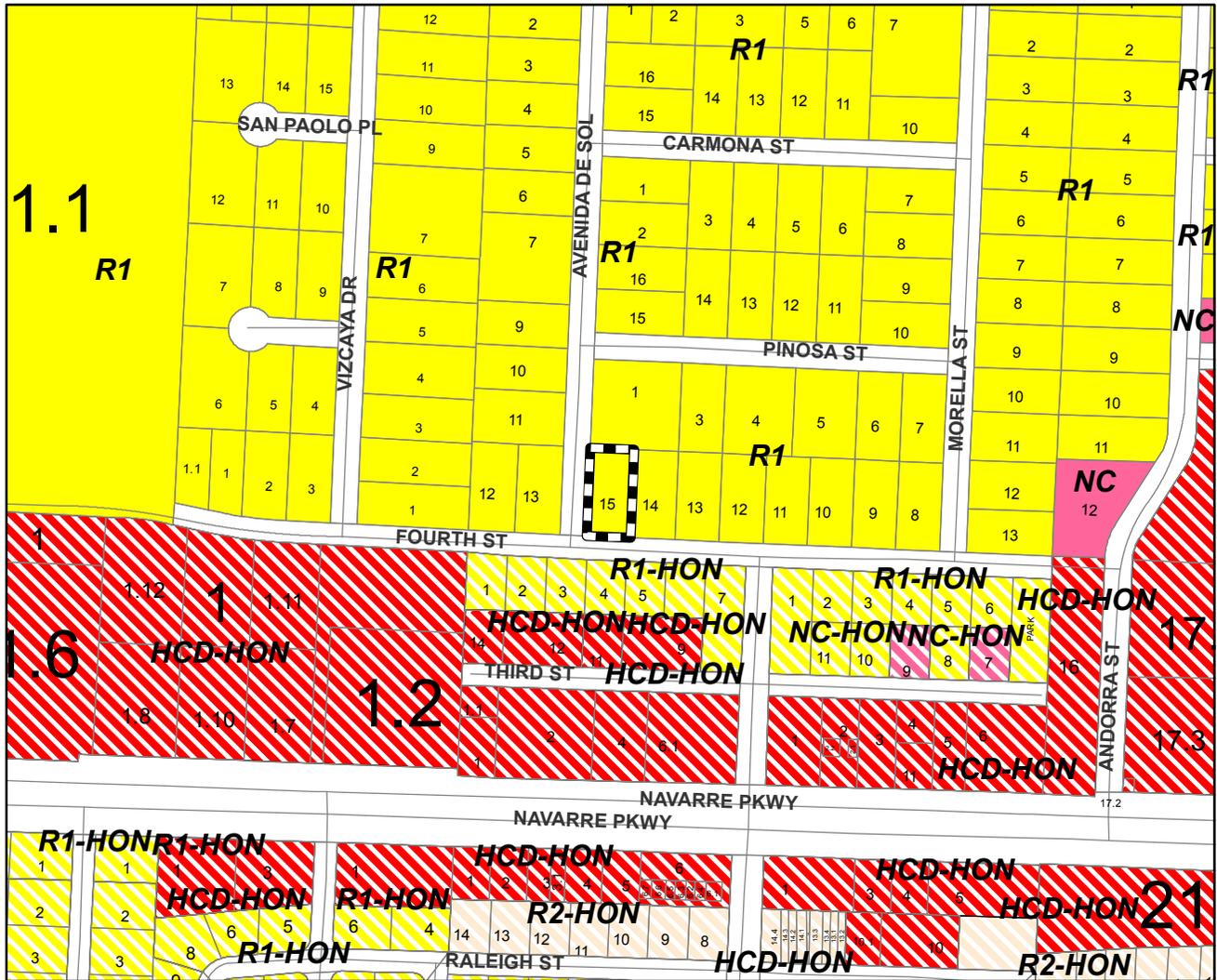
Location



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2012-V-048 Zoning



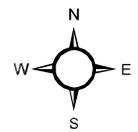
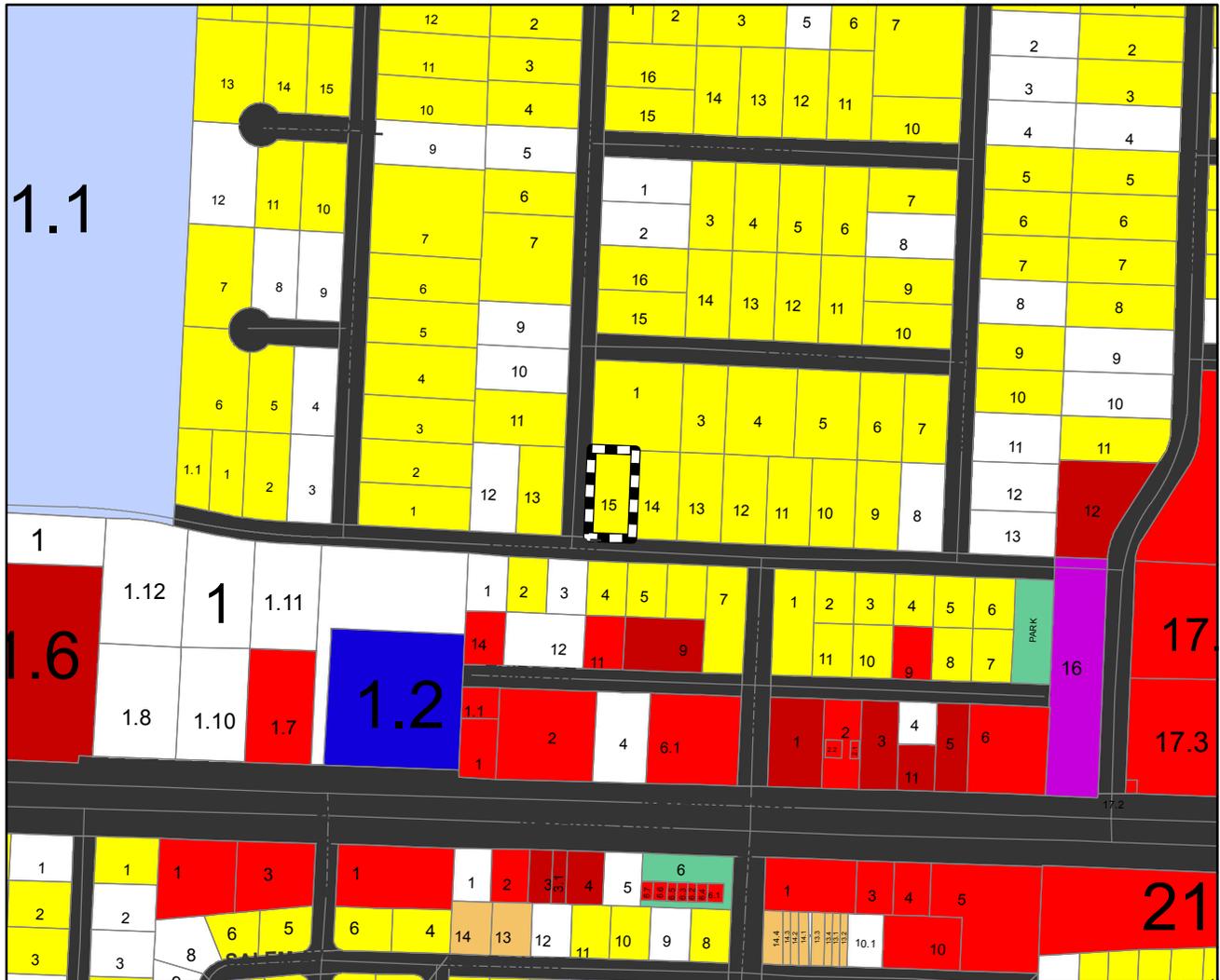
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| | | | |
|---|---|---|---|
| Pending BOA | M1 within the Heart of Navarre (M1-HON) | R1 within the Heart of Navarre (R1-HON) | Navarre Beach - Commercial |
| Agriculture/Rural Residential (AG) | General Industrial (M-2) | Single Family Residential (R-1A) | Hotel - Navarre Beach |
| AG within an Accident Potential Zone (AG-APZ) | M2 within an Accident Potential Zone (M2-APZ) | Mixed Residential Subdivision (R-1M) | Navarre Beach - High Density |
| Agriculture (AG2) | Planned Industrial Development (PID) | R1M within an Accident Potential Zone (R1M-APZ) | Navarre Beach - Medium Density |
| AG2 within an Accident Potential Zone (AG2-APZ) | Neighborhood Commercial (NC) | R1M within the Heart of Navarre (R1M-HON) | Navarre Beach - Planned Mixed Use Development |
| Marina (C-1M) | NC-APZ | R2 within an Accident Potential Zone (R2-APZ) | Navarre Beach - Conservation/Recreation |
| Marina and Yacht Club (C-2M) | NC within the Heart of Navarre (NC-HON) | R2 within the Heart of Navarre (R2-HON) | Navarre Beach - Single Family |
| Historical/Commercial (HC-1) | Passive Park (P-1) | R2M within an Accident Potential Zone (R2M-APZ) | Navarre Beach - Medium High Density |
| Highway Commercial Development (HCD) | P1 within the Heart of Navarre (P1-HON) | R2M within the Navarre Town Center (R2M-NTC) | Navarre Beach - Utilities |
| HCD within an Accident Potential Zone (HCD-APZ) | Active Park (P-2) | Medium High Density Residential (R-3) | State |
| HCD within the Heart of Navarre (HCD-HON) | P2 within an Accident Potential Zone (P2-APZ) | Rural Residential Single Family (RR-1) | State within an Accident Potential Zone (STATE-APZ) |
| HCD with the Navarre Town Center (HCD-NTC) | P2 within the Heart of Navarre (P2-HON) | RR1 within an Accident Potential Zone (RR1-APZ) | RAIL |
| Historical/Single Family (HR-1) | Planned Business District (PBD) | Navarre Town Center 1 (TC1) | Right of Ways |
| Historical/Multiple Family (HR-2) | Planned Unit Development (PUD) | Navarre Town Center 2 (TC2) | Military |
| Restricted Industrial (M-1) | Single Family Residential (R-1) | | Water |
| M1 within an Accident Potential Zone (M1-APZ) | R1 within an Accident Potential Zone (R1-APZ) | | Municipal Boundaries |

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2012-V-048 Existing Land Use

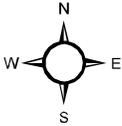
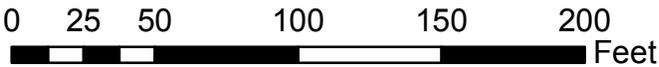


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| | | |
|-------------------------------------|-------------------------------------|---------------------------------|
| Pending BOA | Institutional (INST) | Recreation/Open Space (REC/OS) |
| Multi-Family Residential <5 (MFR<5) | Right of Way (ROW)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

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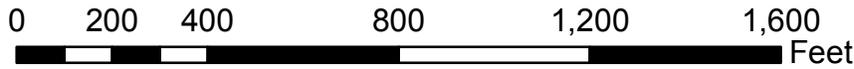


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 PendingBOA

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2012-V-048
Heart of Navarre Overlay District



Legend

-  Pending BOA
-  Heart of Navarre

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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

* November ^{8th} meeting

| ** For Official Use Only ** | |
|-----------------------------------|-------------------------|
| Application No. <u>2012-V-048</u> | Date Received: _____ |
| Review Fee: _____ | Receipt No.: _____ |
| Zoning District: <u>R1</u> | FLUM Designation: _____ |

Dist 4

Property Owner Property Owner Name: LINDA THOMAS
 Address: 574 POCAHONTAS DR.
FT. WALTON BCH., F 32547
 Phone: 259-3914 Fax: _____
 Email: GDZKID@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): 20-25-26-2310-00500-0150
-OR-

Street Address of property for which the Variance is requested:

8124 FOURTH ST., NAVARRE

2012 SEP 26 PM 3 39

Variance Request

What is the present use of the property? SFR

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

CARPORT 10' X 10'

SEE ATTACHED DRAWING

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

NO GARAGE. WE WANT A DRY PLACE FROM WHICH WE CAN UNLOAD THINGS TO THE HOUSE WHEN IT RAINS

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.

SIMPLY STATED, WE WOULD LIKE TO STAY DRY WHEN NECESSARY

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.

LINDA THOMAS
Applicant Name (Type or Print)

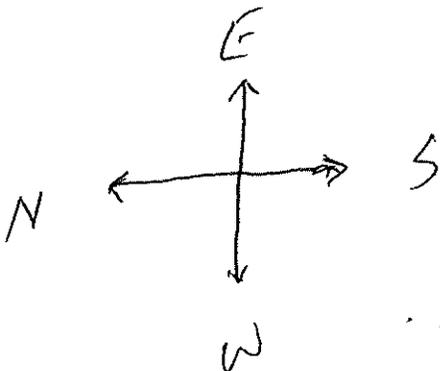
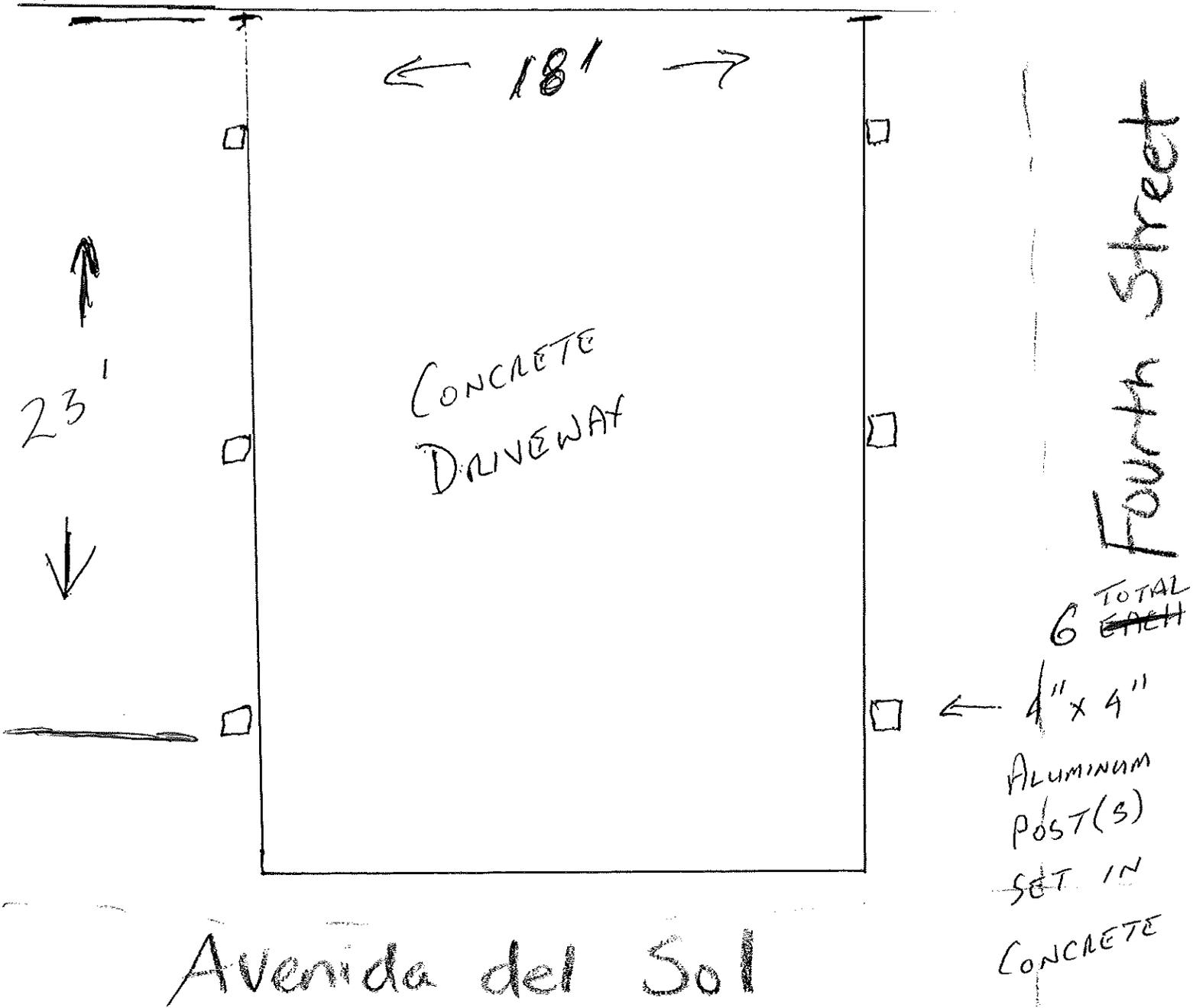
[Signature]
Applicant Signature

Title (if applicable)

9-17-12
Date

HOUSE

2012-V-048
Conceptual Site Plan



VERTICAL 4" POSTS TO BE 8'6"
 @ HOUSE + SLOPED T
 7'6" @ WEST END OF
 CARPORT. 6" HORIZONTAL
 BRACING W/ ALUMINUM
 "PAN" ROOF. WILL NOT BE
 ATTACHED TO HOUSE