CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Pettibone	

3. ***PURPOSE:***

Variance 4705 E 6th St

4. ***IS THIS ITEM BUDGETED (IF APPLICABLE)***

YES ☐ NO ☐ N/A X

Variance request to allow 20x12 pole barn to be placed next to existing shed within 3 feet

AGENDA ITEM # 1

CITY OF PARKER

Petition for Variance Application
Criteria for Variance Application Approval

The following 5 criteria must be met for the variance to be approved by the council:

1. There are extreme practical or economic difficulties in carrying out the strict letter of these Land Development Regulations
2. The variance request is not based predominately upon a desire to reduce the cost of developing the site.
3. The proposed variance will not substantially increase congestion on surrounding public roadways, the danger of fire, or other hazard to the public.
4. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.
5. The effect of the proposed variance is in harmony with the general intent of these Land Development Regulations and the specific intent of the relevant subject area(s) of these Regulations.

SUBMITTALS FOR THE PETITION FOR VARIANCE-Packets must include the following:

1- Original plus two (2) copies of the variance application.

2- Non-Refundable Application Fee: $150.00 (non-refundable regardless of decision by the City). Check should be made payable to "City of Parker".

3- Three (3) copies of the site plan. The plan must include a north arrow, a scale and show setbacks of all existing structures and all proposed structures from all property lines. If the proposed variance is requested for a waterfront lot, you will need to have a surveyor show the Shoreline Protection Zone and the FDEP Control Line on your site plan.

4- Three (3) copies of numbered photographs in color of the proposed site location of view written on

CITY OF PARKER

PETITION FOR VARRIANCE APPLICATION

Date of application: 09/04/2024 Application No: _____

Petitioner's Name: Mary L. Pettibone
(Current owner of property must apply for the variance)

Address: 300 Hollis Avenue

City, State, Zip: Panama City, FL 32401

Telephone Number: 850-814-7765 Fax Number: 850-763-6779

Email: lspettibone@gmail.com

Parcel Identification Number(s). Obtained from Property Appraiser's Office: 25942-000-000

Legal Description: Parker Plat- lot 103, ORB 3318 P809

Description of Proposed Variance: Allow 30'x12' open pole barn to be placed next to existing shed with 3' between

Location of Variance Property: 4705 E. 6th Street Parker, FL 32404

Surveyor's Name: Used survey from 1993 official document

Address: Hulon E. Walsingham

City, State, Zip: Placed existing buildings to scale along with proposed pole barn

Telephone Number: ___-___-___ Fax Number: ___-___-___

Email: _____

Agent's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: ___-___-___ Fax Number: ___-___-___

Email: _____

Mary L. Pettibone

updated

CITY OF PARKER

VARIANCE APPLICATION VARIANCE REQUEST QUESTIONAIRE

1- There is a specific hardship affecting the development of the property resulting from the strict application of the provisions of these Regulations. YES ✓ NO_____ Please explain below:
The requested placement is more efficient for the landscaping and ground maintenance. Pole barn will not have a permanent foundation, but rather "earthen" underneath. The water view has been greatly reduced by homes, fences and pole barns around us. It is important not to add more structures that will interfere with water view.

2- The hardship is not a result of the actions of the owner and is not based solely on a desire to reduce development costs. YES ✓ NO_____ Please explain below:
The requested placement does not go outside of state regulations of a structure being within 10' of any dwelling on the owners property or the properties of adjacent owners.

3- The proposed variance is necessary to preserve a substantial property right where such property is generally available to other property owners of adjacent or nearby properties or other properties in the land use category. YES ✓ NO_____ Please explain below:
The requested placement does not intefere with any access of adjacent property lines.

4- The proposed variance will not materially increase congestion on surrounding streets, increase the danger of fire or other hazards or otherwise be detrimental to the health, safety or general welfare of the public. YES ✓ NO_____ Please explain below:
This variance will in no way increase congestion on surrounding streets. It will not increase danger of fire nor any other hazards that would be detrimental to health, safety, welfare of the public. It is 10' away from any house (inhabited structure).

5- The proposed variance will be compatible with adjacent and nearby development and will not alter the essential character of the land use district. YES ✓ NO_____ Please explain below:
The variance is compatible with the surrounding area and will blend perfectly with the character of the house and the adjoining properties and neighborhood.

6- The effect of the proposal variance is consistent with the purposes of the Regulations.
YES ✓ NO_____ Please explain below:
Since the regulations are intended (paraphrasing) to protect structures + people and also help make the City of Parker a place that has well-landscaped dwelling and to reduce/eliminate eyesores that make Parker look shabby, while at the same time protect public safety and enjoyment of beautiful waterfront views. It is consistent.

7- The effect of the proposed variance is consistent with the Comprehensive Plan.
YES ✓ NO_____ Please explain below:
City of Parker's Comprehensive Plan seems to be aimed at the betterment of the community. Safety, protecting waterfront views, upgrading the community AESTHETICALLY which will increase all property values and will attract new buyers who want to live in a well-kept community to be enjoyed and be proud of.

CITY OF PARKER

VARIANCE APPLICATION VARIANCE REQUEST QUESTIONAIRE

1- There is a specific hardship affecting the development of the property resulting from the strict application of the provisions of these Regulations. YES_____ NO__✓__ Please explain below:

_____

_____

2- The hardship is not a result of the actions of the owner and is not based solely on a desire to reduce development costs. YES_____ NO__✓__ Please explain below:

_____

_____

3- The proposed variance is necessary to preserve a substantial property right where such property is generally available to other property owners of adjacent or nearby properties or other properties in the land use category. YES_____ NO__✓__ Please explain below:

_____

_____

4- The proposed variance will not materially increase congestion on surrounding streets, increase the danger of fire or other hazards or otherwise be detrimental to the health, safety or general welfare of the public. YES_____ NO__✓__ Please explain below:

_____

_____

5- The proposed variance will be compatible with adjacent and nearby development and will not alter the essential character of the land use district. YES_____ NO__✓__ Please explain below:

_____

_____

6- The effect of the proposal variance is consistent with the purposes of the Regulations. YES__✓__ NO_____ Please explain below:

_____

_____

7- The effect of the proposed variance is consistent with the Comprehensive Plan. YES__✓__ NO_____ Please explain below:

_____

_____

CITY OF PARKER

VARIANCE APPLICATION SUBMITAL CHECKLIST

SUBMITTALS FOR THE PETITION FOR VARIANCE-Packets will include: If any submittals do not meet these requirements, they will not be accepted

1. Original plus two (2) copies of the variance application.

2. Application Fee: $ 150.00 (non-refundable regardless of decision by the City). If paying by check the check should be made payable to "City of Parker".

3. Three (3) copies of the site plan. The plan must include a north arrow, a scale and show setbacks of all existing structures and all proposed structures from all property lines that is neat and legible. If the proposed variance is requested for a gulf front lot, you will need to have a surveyor show the Shoreline Protection Zone and the FDEP Control Line on your site plan.

4. Three (3) copies of numbered photographs in color of the proposed site location of view written on back of each photograph, corresponding numbers to be shown on a site plan of the photography locations.

CITY OF PARKER

VARIANCE APPLICATION NOTIFICATION TO AFFECTED PROPERTY OWNERS

The applicant agrees that the City has the right to post a notification sign on the property, visible from the roadway, identifying the date, time, and location of the meeting of the City Council to consider the variance application. The applicant agrees to ensure that the sign is continually posted on the property until after a final decision of the City Council on the variance request or the application is withdrawn. After the meeting, the City shall have the right to remove the sign, restoring the surfaces of the property to its former natural state.

Mary L. Pettibone
Printed Name

09/04/2024
Date

Mary L. Pettibone
Signature

09/04/2024
Date

CITY OF PARKER VARIANCE APPLICATION

Representative authorization

I,_____, owner of the following property:

PROPERTY ADDRESS:_____

Hereby authorize the following named individual to appear on my behalf at the City Council Hearing to be held on_____.

AUTHORIZED REPRESENTATIVE:_____

BY:_____

PROPERTY OWNER

STATE OF:_____

COUNTY OF:_____

The foregoing instrument was acknowledged before me this_____day of _____20___ _, by who is personally known to me, or who has produced as identification and who did (did not) take an oath.

_____

NOTARY PUBLIC

_____

NAME:

_____

TITLE:

_____

COMMISSION NUMBER:

REQUIRED SIGNATURE

I have read and understand all information provided in this application, the requirements listed within the application and agree to provide the necessary information requested by the City of Parker. The information I have provided on this application is true and correct to the best of my knowledge.

I understand that this application will be heard in a public meeting by the City of Parker City Council, the Parker Land Development Code shall govern the procedure of the decision.

I understand the Parker City Council cannot issue variances for the requirements of the City of Parker Comprehensive Plan. Changes to the Comprehensive Plan require a submittal of a Comprehensive Plan amendment application. (Applications are available at the City of Parker.)

I understand the City Council shall not vary the requirements of any provision of Ordinance 90-177, Parker Comprehensive Planning and Land Development Regulation Code, unless it makes a positive finding, based on substantial competent evidence on each of the finds contained in he variance application.

FLORIDA STATUES 837.06-FALSE OFFICIAL STATEMENT

Whoever knowingly makes false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

Mary L. Pettibone | Mary L. Pettibone | 09/04/2024

Petitioner's Signature | Printed Name | Date of Signature

STATE OF FLORIDA

COUNTY OF BAY

BEFORE ME, the undersigned Notary Public in and for said County and State, appeared

Mary L. Pettibone, who is personally know to me or who has produced

_____, identification and who executed the foregoing instrument.

Given under my hand and seal this 4th day of September, 20 24.

{Seal}

Carolyn S. Anderson

Signed Name of Notary Public

Carolyn S. Anderson

Printed Name of the Notary of the Public

_____

Commission Number

CAROLYN S. ANDERSON
Commission # HH 354351
Expires January 26, 2027



WV1



EV1

