

Tab 3

SHARLA DORHOUT VARIANCE
VAR-2010-02

**City of Palmetto
Dorhout Variance Staff Report**

Background

The address of the application is Lot D-11, Palmetto Mobile Home Club. The physical location is on the south side of the mobile home park across 12th Street West from the large retention pond on the north side of the Publix in Palmetto (see attached Map and Aerial Photograph). Based upon available information, it appears that the lot is approximately 30 feet wide and 57 feet in depth. There is currently a single-wide mobile home with the required carport located on the lot. The request is to approve a variance of 2'4" on the east and west sides of the mobile home. The current FLUM designation is MHP, and the zoning is MHP-1.

Code Requirements

Section 4.3 of the City Zoning Code requires a mobile home lot to be a minimum lot area of 4,000 square feet and a minimum lot width of 50 feet. The Code also requires front, side, and rear setbacks of 5 feet. Based upon information provided in the variance application, it appears that the existing lot is 57 feet deep and 30 feet wide, which is 1,710 square feet. Therefore, it appears that the mobile home is a conforming use on a nonconforming lot. The Zoning Code also requires 5 foot front, side, and rear yards for each mobile home lot (Section 4.3). The Code also requires the installation of a carport at least 12 feet in width adjacent to each mobile home (Section 6.16(d)). This mobile home park is an historic, rental park that was designed and constructed for the size of mobile homes that were being manufactured at the time the park was constructed.

Analysis

A site inspection of the Palmetto Mobile Home Club revealed that there are a number of older, narrower single-wide mobile homes within the park, along with a number of newer "replacement" mobile homes. Currently, single-wide mobile homes are manufactured with a minimum width of 13 feet 8 inches or 14 feet. To the best of our knowledge, new 12-foot single-wide mobile homes are no longer available. The Applicant is requesting permission to remove the current single-wide unit with a new single-wide unit retaining the carport as required by Code (see attached Photographs and Sketch).

Recommendation

Based upon the information provided by the Applicant, provisions related to mobile homes in the City Zoning Code, the current layout of lots and blocks in the Palmetto Mobile Home Club, and the fact that the replacement mobile home is 13 feet 8 inches by 35 feet and includes the required carport, City staff recommends approval of the Variance to the side lot setbacks of 2 feet 4 inches on both the east and west sides of the existing lot, with the following stipulations:

1. The minimum front and rear yard setbacks of 5 feet shall be retained.
2. The setbacks on the east and west side yard shall be a minimum of 2 feet 8 inches.
3. The width of the mobile home is limited to 13 feet 8 inches.
4. The location of the carport and mobile home shall be as provided on the attached Sketch.

Attachments

1. Map
2. Aerial Photograph
3. Two Color Photographs
4. Sketch

West

83 Units
4.08 Acres

11th Ave.

E47	E48	E49	E50	E51	E52	E53	E54	E55	E56	E57	E58	E59	E60	E61	E62	E63	E64	E65	E66	E67	E68	E69	E70	E71	E72	E73	E74	E75	E76	E77	E78	E79	E80	E81	E82	E83	E84	E85	E86	E87	E88	E89	E90	E91	E92	E93	E94	E95	E96	E97	E98	E99	E100
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76 Units
3.68 Acres

A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21	A22	A23	A24	A25	A26	A27	A28	A29	A30	A31	A32	A33	A34	A35	A36	A37	A38	A39	A40	A41	A42	A43	A44	A45	A46	A47	A48	A49	A50	A51	A52	A53	A54	A55	A56	A57	A58	A59	A60	A61	A62	A63	A64	A65	A66	A67	A68	A69	A70	A71	A72	A73	A74	A75	A76	A77	A78	A79	A80	A81	A82	A83	A84	A85	A86	A87	A88	A89	A90	A91	A92	A93	A94	A95	A96	A97	A98	A99	A100
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J01	J02	J03	J04	J05	J06	J07	J08	J09	J10	J11	J12	J13	J14	J15	J16	J17	J18	J19	J20	J21	J22	J23	J24	J25	J26	J27	J28	J29	J30	J31	J32	J33	J34	J35	J36	J37	J38	J39	J40	J41	J42	J43	J44	J45	J46	J47	J48	J49	J50	J51	J52	J53	J54	J55	J56	J57	J58	J59	J60	J61	J62	J63	J64	J65	J66	J67	J68	J69	J70	J71	J72	J73	J74	J75	J76	J77	J78	J79	J80	J81	J82	J83	J84	J85	J86	J87	J88	J89	J90	J91	J92	J93	J94	J95	J96	J97	J98	J99	J100
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K01	K02	K03	K04	K05	K06	K07	K08	K09	K10	K11	K12	K13	K14	K15	K16	K17	K18	K19	K20	K21	K22	K23	K24	K25	K26	K27	K28	K29	K30	K31	K32	K33	K34	K35	K36	K37	K38	K39	K40	K41	K42	K43	K44	K45	K46	K47	K48	K49	K50	K51	K52	K53	K54	K55	K56	K57	K58	K59	K60	K61	K62	K63	K64	K65	K66	K67	K68	K69	K70	K71	K72	K73	K74	K75	K76	K77	K78	K79	K80	K81	K82	K83	K84	K85	K86	K87	K88	K89	K90	K91	K92	K93	K94	K95	K96	K97	K98	K99	K100
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L01	L02	L03	L04	L05	L06	L07	L08	L09	L10	L11	L12	L13	L14	L15	L16	L17	L18	L19	L20	L21	L22	L23	L24	L25	L26	L27	L28	L29	L30	L31	L32	L33	L34	L35	L36	L37	L38	L39	L40	L41	L42	L43	L44	L45	L46	L47	L48	L49	L50	L51	L52	L53	L54	L55	L56	L57	L58	L59	L60	L61	L62	L63	L64	L65	L66	L67	L68	L69	L70	L71	L72	L73	L74	L75	L76	L77	L78	L79	L80	L81	L82	L83	L84	L85	L86	L87	L88	L89	L90	L91	L92	L93	L94	L95	L96	L97	L98	L99	L100
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63 Units
9.4 Acres

(includes lake - 3.8)

118 Units
4.82 Acres

17th St.

40 Units
4.02 Acres

14th St.

East

Lot A-11

Palmetto Mobile Home Club
1201 8th Avenue West
Palmetto, Fl. 34221

Palmetto Mobile Home Club
1201 8th Avenue West
Palmetto, Florida
33421

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AERIAL

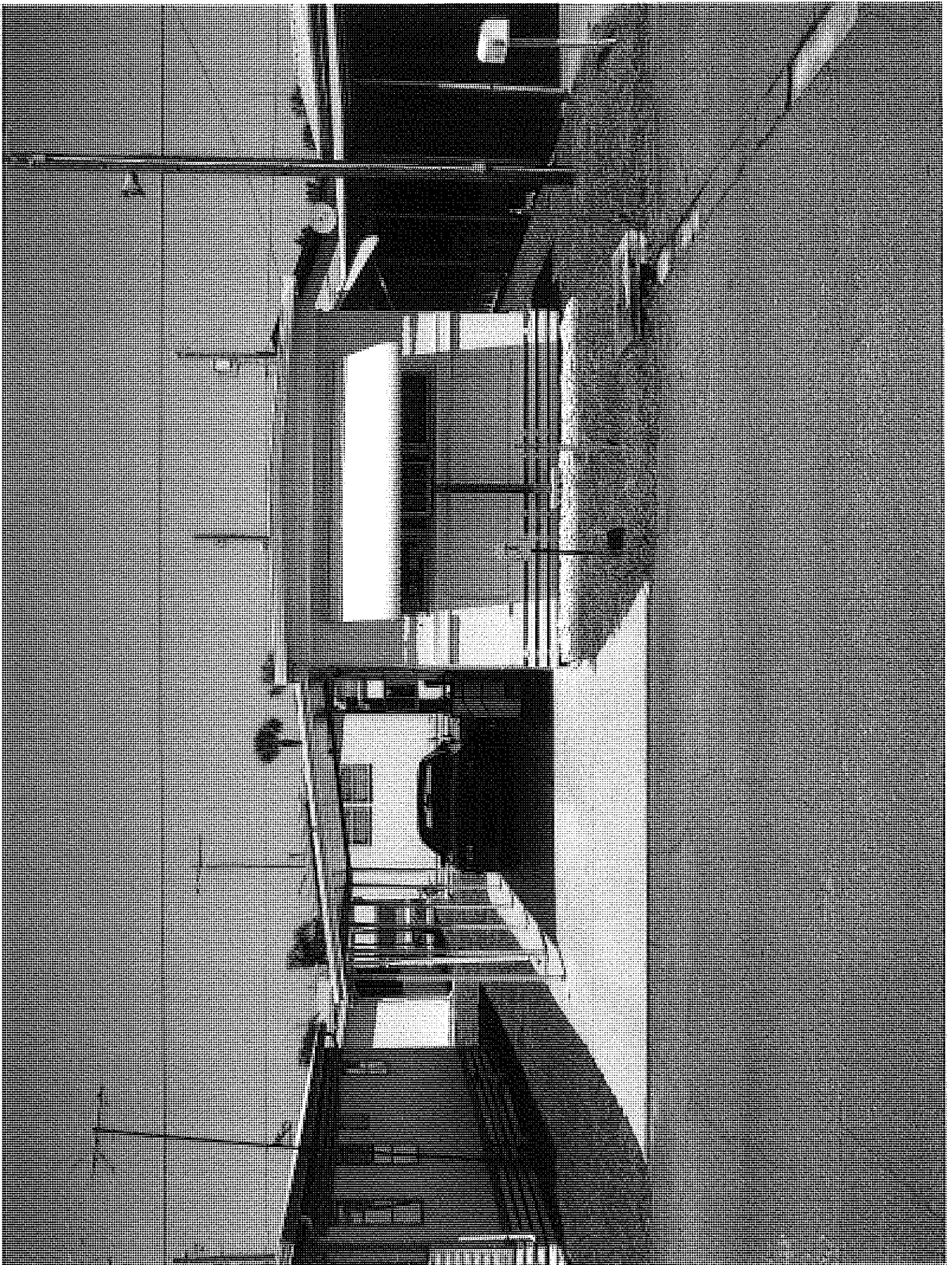


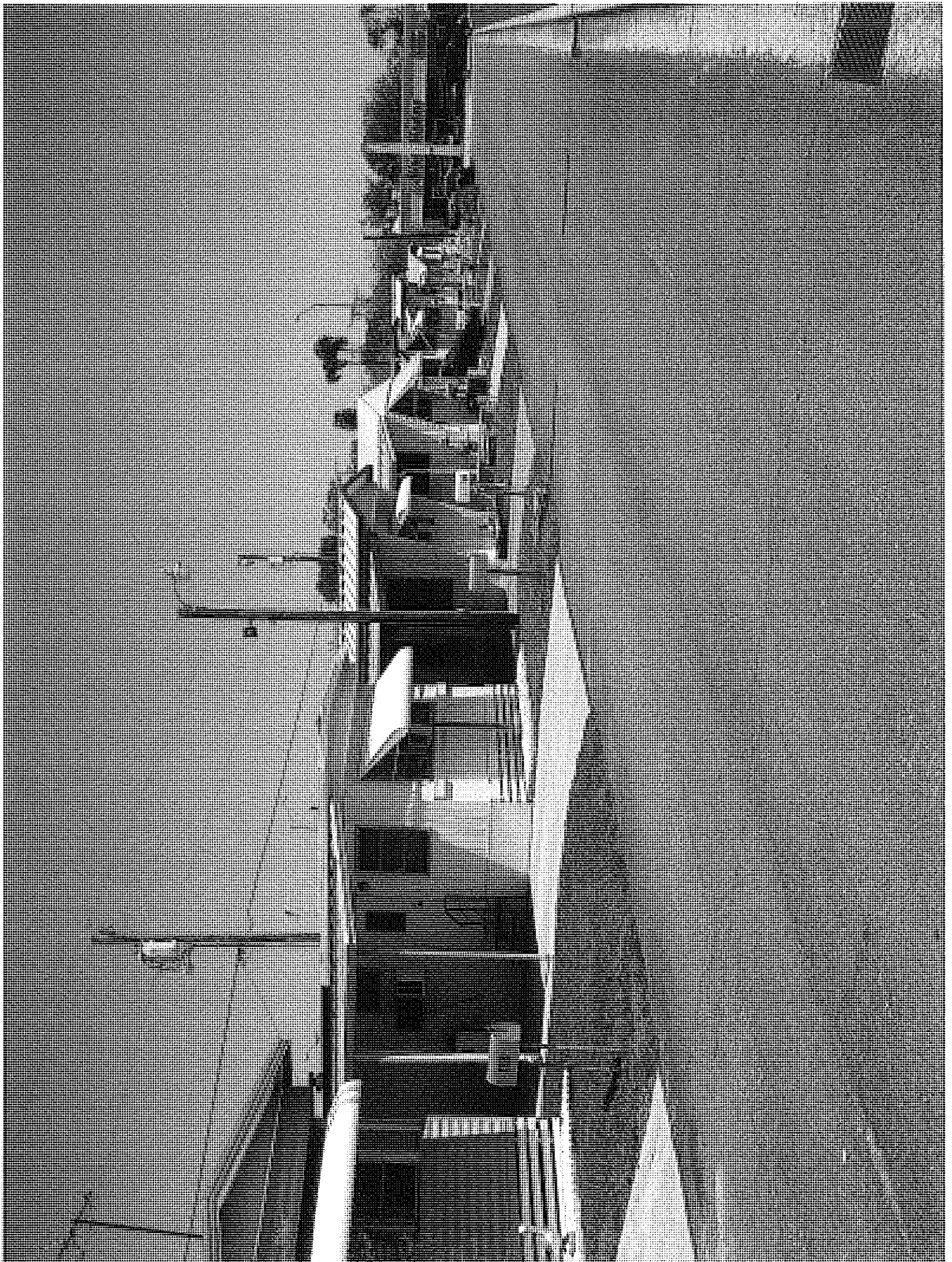
THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATION AND GENERAL REFERENCE ONLY. THE DATA CONTAINED HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

DORHOUT VARIANCE

SCALE: 1"=50'
SOURCE: MANATEE COUNTY

ZNS ENGINEERING
 201 6th Ave SE, Suite 100, Bradenton, FL 34208
 P.O. Box 244, Bradenton, FL 34204
 Telephone: 941.748.6060 FAX: 941.748.3316







PALMETTO MOBILE HOME CLUB, INC.

1201 8th Ave., W. Palmetto, FL 34221

February 10, 2010

To Whom It May Concern:

The Board of Directors of Palmetto Mobile Home Club approves removal of mobile on D-11, and reinstallation of new 14 foot mobile.

This approval was inspected February 1, 2010 by Ron Gochenour and Richard Bennett, members of the Board.

Board of Directors
Palmetto Mobile Home Club, Inc.



City of Palmetto Florida Variance Requests

ID	Variance ID
97850096321	VPR-2010-02

Owner Information

Prefix	First Name	Last Name	
	Shah	Dorheat	
Suffix	Title	Organizational Name	
Address			
1087 S. Dye Rd			
City	State	County	Postal Code
Flint	Mi		48532
Home Phone	Work Phone	Fax Number	E-mail Address
810/732-2907	810/845-8998		

Property Information

Property Address			
1201 W. 8th Ave.			
Property Size			
DPID	Property Section	Property Township	Property Range
97850096321			
Property Blocks	Property Lots	Existing Use	

Legal Description:

Attach if Necessary

See Attached

Current Future Land Use Classification	Proposed City Future Land Use Classification	Current Zoning Classification	Proposed City Zoning Classification
Site:	Site:	Site:	Site:
North:	North:	North:	North:
South:	South:	South:	South:
East:	East:	East:	East:
West:	West:	West:	West:

Variance from what?
<i>To Allow set-up of new home From Wall To Non-Combustible material To Total 16' - To 18'</i>
Project description
<i>Mobile Home (Park Model) set-up</i>

Please include the following with the application:

Written Statement Demonstrating:

Special conditions or circumstances, which are peculiar to the land, structure or building, which are not applicable to others in the same district.

That interpretation of the provisions of this code would deprive the applicant rights commonly enjoyed by other properties in the same district.

That the special conditions and circumstances do not result from the action of the applicant.

That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to others in the same district.

Survey Map Showing Property and Vicinity (to scale)/Site Plan

Copy of Deed

Owner Authorization Fee (\$200)

Shall pay advertising costs

The names and addresses can be obtained by providing the Property Appraiser's Office, 915 4th Ave. W. in Bradenton, FL 34205. Ph: 941-748-8208 and FAX 941-742-5664, with the Data Processing Number (Parcel ID) of your property.

The owner of this property and the undersigned agree to conform to all applicable laws of the City of Palmetto and to all applicable Federal, State, and County laws.

Lene Holcomb
Signature of Applicant or Agent

813/917-7486

2-25-10
Date

Date public notified

Date of hearing