

Tab 1

LAWRENCE WATSON VARIANCE  
VAR-2010-01

**City of Palmetto**  
**Revised Watson Variance 2010-01**  
**Staff Report**

As a follow up to a conversation between the Applicant and City staff on April 9, 2010, the application has been amended as follows:

- The mobile home has been reduced from 47 feet to 40 feet in length.
- The specific Variances requested along the east side of the lot have remained the same.
- An additional Variance is now requested to allow a 1-foot variance on the south, in order to accommodate the required carport in front of the mobile home.

The revised Site Plan would maintain the 10-foot spacing to the existing mobile home to the west. The adjacent mobile homeowners have provided a letter in support (see attached) and that the mobile home is a double-wide unit of approximately the same size as the one proposed. Additionally, this Application is somewhat unique in that the lot is located along the border of the park, with a vacant strip of upland, owned by a sympathetic neighbor who has written a letter of no objection to the application.

- On the positive side, the granting of the Variance will not have a significant impact on health or safety of the residents.
- The neighbor to the west would not be impacted by the Variance, and the property owner to the east has provided a letter of no objection.
- The unique location of the lot would not set a precedent for other variance requests of this type within the mobile home park.

On the negative side, the lot is still nonconforming. The Application is clearly a self-imposed hardship.

If there is a motion to approve, City staff recommends the three positive factors provided above be a part of the motion along with the following stipulations:

1. The minimum 5-foot side lot line on the west side be maintained.
2. The minimum 5-foot rear lot line to Terra Ceia Bay be maintained.
3. The Variance along the east property line shall be consistent with the provided Sketch and, if possible, additional setbacks along the east side will be provided.
4. The Variance along the south side of the lot shall not exceed 1 foot in width, and the design of the carport shall maximize vehicular access into the carport.

**Attachments:**

1. Property Owner No Object Letter
2. Sketch

2-19-10

VAR-2010-01



# City of Palmetto Florida Variance Requests

ID	Variance ID
	VAR 2010-01

### Owner Information

Prefix	First Name	Last Name		
MR	LAWRENCE	WATSON		
Suffix	Title	Organizational Name		
Address				
122 BAHIA DR				
City	State	County	Postal Code	
PALMETTO	FL	MANATEE	34221	
Home Phone	Work Phone	Fax Number	E-mail Address	
941-779-6279			LAW129@HOTMAIL.COM	

### Property Information

Property Address			
122 BAHIA DR			
Property Size			
33 x 60' DEEP			
DPID	Property Section	Property Township	Property Range
2925504559			
Property Blocks	Property Lots	Existing Use	

Legal  
Description:

*Attach if Necessary*

Unit 122A Tropic Isles Co-OP & Inc.  
PI # 292550455/9

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 4<sup>th</sup> 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.**

*Lawrence J. Watson*  
Signature of Applicant or Agent

Date

Date public notified

Date of hearing

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?

Project description  
 INSTALL A 24' x ~~40'~~<sup>44'</sup> DOUBLE WIDE  
 24' x 40'

**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.

#1

*See attached*

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

#2

*See attached*

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

#3

*See attached*

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.

#4

*See attached*

City of Palmetto  
Watson Variance Special Conditions

#1 Special conditions or circumstances, which are particular to the land, structure or building, which are not applicable to others in the same district

**Response:**

The lot is located along the boundary of the mobile home park on Terra Ceia Bay. As such, only one mobile home lot abuts the subject lot. In this case, the neighboring mobile home owner, the adjoining owner to the east, and the Mobile Home Park Board all have provided letters of "no objection" to the request, and the required 5-foot side yard setback is provided on that side of the lot.

#2 The interpretation of the provisions of this Code would deprive the Applicant's rights commonly enjoyed by other properties in the same District.

**Response:**

Many waterfront mobile homes in the Tropic Isles Co-op are double-wide units. Testimony was presented at the previous public hearing that the new mobile home will be constructed to higher construction standards and would be more resilient to hurricane-force winds than older units as exemplified several years ago by Hurricane Charlie in Punta Gorda. The City's current requirement is that the lowest structural member of the new mobile home must be at least 3 feet above grade. This increase in height along with improved structural integrity of the unit will be a benefit to the City and the remainder of the mobile home owners.

#3 That the special conditions and circumstances do not result from the action of the Applicant.

**Response:**

The existing unit is a park model that was constructed in 1986. This makes the unit 24 years old. Currently, the roof leaks excessively in at least three places. Because of the age and condition, the unit needs to be replaced. Both of the existing mobile homes on the street appear to be double-wide units. The structural and roofing issues require major repair or replacement in order to provide a site commonly enjoyed by adjoining properties.

#4 That granting of the variance will not confer on the Applicant any special privilege that is denied by the ordinance to others in the same District.

**Response:**

The granting of the Variance will not confer any special privilege denied to others in that there are a number of waterfront double-wide units throughout the park. The unique location and the letters of no objection were previously discussed.