

Tab 2

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

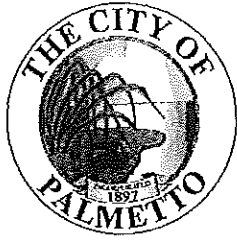
Based upon the information provided by the Applicant, provisions related to mobile homes in the City Zoning Code, the current layout of lots and blocks in the Palmetto Mobile Home Club, and the fact that the replacement mobile home is 13 feet 8 inches by 35 feet and includes the required carport, City 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

2-25-10



City of Palmetto Florida Variance Requests

ID	Variance ID
97850096321	VAR-2010-02

Owner Information

Prefix	First Name	Last Name	
	Shah	Dorhout	
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.

#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*

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 Halcomb
Signature of Applicant or Agent

813/917-7486

2-25-10

Date

Date public notified

Date of hearing

**City of Palmetto
Dorhout 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 mid-block with similar structures on the east, west, and north sides. The structure is rapidly approaching the end of its useful life. There is no reasonable opportunity to increase the lot size.

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:

The current mobile home on the lot is a 12-foot single-wide mobile home. The proposed unit is a 13-foot, 8-inch single-wide mobile home. Both the existing and proposed unit is 35 feet long. The proposed unit has replaced the older unit as the "standard" single-wide mobile home of that length. Unless the Code is revised or the Variance is granted, the Applicant will loose rights commonly enjoyed and the lot will become vacant.

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

Response:

The standard with a single-wide mobile home has increased since the unit was installed on the lot. A single-wide mobile home is now 13 feet, 8 inches.

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:

Unless the Code is revised to better deal with the issue, there will likely be more requested variances of this type. In this instance, the Applicant is requesting the minimum variance to locate the mobile home and required carport on the existing lot.