



**GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION**
123 West Indiana Avenue, DeLand, Florida 32720
(386) 736-5959

PUBLIC HEARING: September 12, 2017 - Planning and Land Development Regulation Commission (PLDRC)

CASE NO: V-17-055

SUBJECT: A variance to Section 72-206(1) to separate nonconforming lots and a variance to minimum yard requirements for an existing structure on Forestry Resource (FR) zoned property.

LOCATION: 199 Damascus Road, DeLand

APPLICANT: Richard S. Jackson, Attorney for owner

OWNER(S): James and Lilian Knox

STAFF: Susan Jackson, AICP, Senior Planning Manager

I. SUMMARY OF REQUEST

The applicant has applied for a variance to allow three nonconforming lots that are combined under common ownership to be separated. The lots are 10 acres each, combined for a total of 30 acres. They are zoned Forestry Resource (FR), which requires a 20-acre minimum lot size. The applicant requests to separate the lots into one 10-acre lot and one 20-acre lot.

In addition, the applicant requests a variance to the minimum side yard requirement to address an existing accessory structure; from 50 feet to 16.2 feet.

Variance 1: A variance to Section 72-206(1) to separate parcel 7114-00-00-0460 (Lot 46) from parcels 7114-00-00-0450 (Lot 45) and 7114-00-00-0440 (Lot 44).

Variance 2: A variance for a north side yard from the required 50 feet to 16.2 feet for an existing shed on parcel 7114-00-00-0460 on Forestry Resource (FR) zoned property.

Staff Recommendation:

Approve variance request 1, case number V-17-055, as it meets all five criteria for granting said variance, subject to the staff recommended condition.

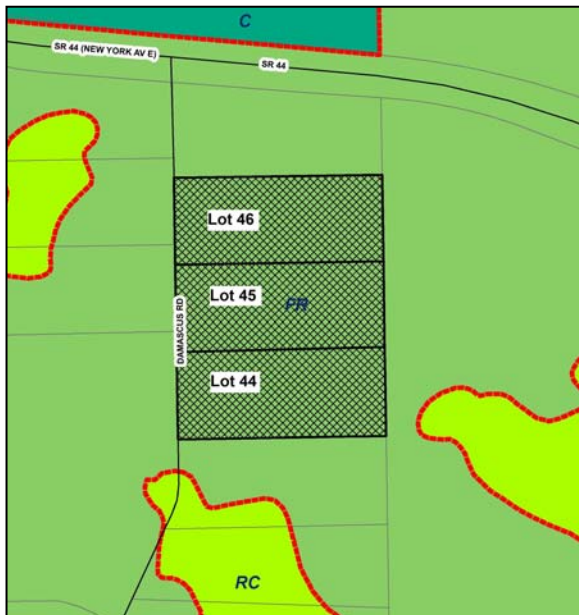
Approve variance request 2, case number V-17-055, as it meets all five criteria for granting said variance, subject to staff recommended condition.

II. SITE INFORMATION

1. Location: The east side of Damascus Road, approximately 525 feet south of its intersection with State Road 44, DeLand.
2. Parcel No(s): 7114-00-00-0460, 7114-00-00-0450 and 7114-00-00-0440
3. Property Size: 30 acres
4. Council District: 3
5. Zoning: Forestry Resource (FR)
6. Future Land Use: Forestry Resource
7. ECO Overlay: Yes
8. NRMA Overlay: Yes
9. Adjacent Zoning and Land Use:

Direction	Zoning	Future Land Use	Current Use
North:	FR	Forestry Resource	Vacant residential/forested
East:	FR	Forestry Resource	Agriculture Timberland
South:	FR	Forestry Resource	Single-family residential
West:	FR	Forestry Resource	Vacant and single-family residential

10. Location Maps:



Zoning Map



Future Land Use Map

III. BACKGROUND AND PREVIOUS ACTIONS

The subject property is comprised Lots 44, 45 and 46 of the Palmetto Acres Subdivision, each being 10 acres in size. This subdivision was approved in 1978 and is considered a valid exempt unrecorded subdivision. At the time the lots were created, they were zoned Prime Agriculture (A-1) and met the 10-acre minimum lot size of the zoning classification.

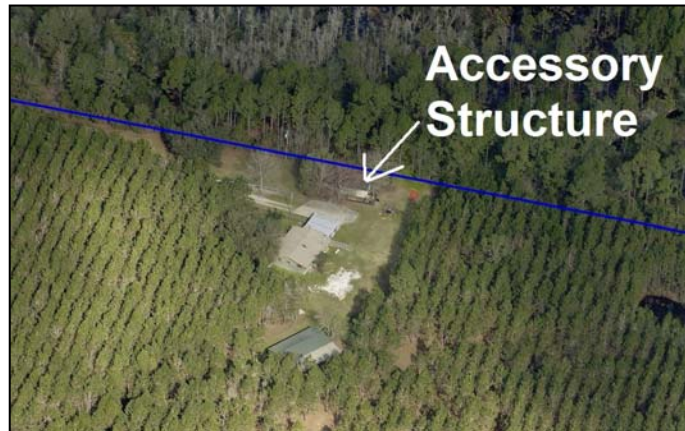
In 1990, the Forestry Resource future land use designation was created and applied to these properties. Subsequently, in 1994, they were administratively rezoned to the newly created Forestry Resource (FR) zoning classification. This classification requires a minimum 20-acre lot size. As a result, all lots within the subdivision were rendered nonconforming if less than the minimum of 20-acre lot size. Thus, if any contiguous lots came under common ownership after the date of administrative zoning, they could not be separated as originally subdivided unless they were 20 acres in size or greater.

James and Lilian Knox, hereinafter referred to as the “owners”, purchased Lot 46 in 1984, when the property was zoned A-1, and constructed a single-family house upon it. In 1994, they purchased the adjacent parcels to the south, Lots 45 and 44, with the intent of conveying them to their children for future home sites. They were not aware that the zoning had changed to FR and thus required a 20-acre minimum lot size. Thus, they were not aware that all three lots must now be kept in common ownership in order to maintain a legal, conforming lot.

Rather than convey the lots to their children, the owners now wish to sell Lots 44 and 45 as one lot, and maintain their original homestead, Lot 46, as a stand-alone lot. If the lot separation is approved, it will allow Lot 46 to be a legal nonconforming lot and Lots 44 and 45 to be a legal conforming lot in the FR zoning classification.



While submitting for this variance, it was found that an existing accessory structure on the owners' homestead property (Lot 46) does not meet minimum side yard requirements. The structure was originally a greenhouse associated with a watermelon farm that existed prior to the owners' purchase of the property. The structure measures approximately 24 feet by 40 feet and is used for general storage and hobby building. It is unknown whether the original building was permitted. The owners have made improvements to harden the walls that have not been permitted. The owners desire to legitimize the location of the shed and are therefore requesting a variance to reduce the side yard from 50 feet to 16.2 feet for the existing accessory structure on the north side of their property.



REVIEW CRITERIA AND ANALYSIS

Variance Criteria - Section 72-379(1)a.4 *Variances* of the zoning code contains five applicable criteria by which a variance application may be granted. The following staff evaluation is based on these criteria:

i. Special conditions and circumstances exist which are peculiar to the land, structure, sign, or building involved and which are not applicable to other lands, structures, signs, or buildings in the same zoning classification.

Variance 1: When the lots were initially subdivided in 1978, they were zoned A-1 and met the minimum standards of the zoning classification in place at that time. The property was administratively rezoned to FR in 1994, rendering all lots less than 20 acres in size nonconforming. The owners purchased Lot 46 prior to the administrative rezoning. They did not request the rezoning to FR and were unaware of it when they purchased the adjacent two lots. This variance meet this criterion.

Variance 2: The accessory structure existed as a greenhouse on Lot 46 prior to purchase of the property by the owners. The greenhouse was in support of an agricultural pursuit on the property at that time. The current owners have simply maintained the accessory structure in its location for the past 33 years. This variance meet this criterion.

ii. The special conditions and circumstances do not result from the actions of the applicant.

Variance 1: The special condition does not result from the actions of the applicant. The lots were rendered nonconforming by administrative action of the county. This variance meets this criterion.

Variance 2: The special condition does not result from the actions of the applicant. The structure existed on the property prior to the owners taking title in 1984. This variance meets this criterion.

iii. Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification, under the terms of the ordinance, and would work an unnecessary and undue hardship on the applicant.

Variance 1: An undue hardship is created because literal interpretation of the provisions of this ordinance would require all three 10-acre lots to remain under single ownership as one parcel. This, in effect, creates a minimum lot size of 30 acres for this property, when the FR zoning classification only requires 20 acres. The owners never intended to maintain ownership of all three lots. They were purchased 10 years apart with the intent to convey the two extra lots to their children. Although they no longer intend to do so, they would like the ability to sell the combined Lots 44 and 45 as a single lot that meets the FR zoning standards and to maintain their 10-acre homestead lot as originally purchased. There are other lots in the same subdivision that are developed as stand-alone 10-acre lots. This variance meets this criterion.

Variance 2: Literal interpretation of this ordinance would require relocation or removal of an accessory structure that has been in place for well over 30 years. This would be an unnecessary hardship as this structure is completely shielded from view from any other property by dense forest and has no negative impacts on surrounding properties. This variance meets this criterion.

iv. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, structure, or sign.

Variance 1: This variance request is the minimum variance that will allow Lot 46 to be separated from Lots 44 and 45. Any lesser variance will not allow the separation of lots. This variance meets this criterion.

Variance 2: This variance request is the minimum variance that will allow the accessory structure to remain in place. Any lesser variance will dictate removal or relocation of the structure. This variance meets this criterion.

v. The grant of the variance will be in harmony with the general intent and purpose of this ordinance and the Volusia County Comprehensive Plan Ordinance No. 90-10, as amended, and that such variance will not be injurious to the area involved.

Variance 1: This variance will allow the owners to retain their original homestead lot, and sell one 20-acre lot. The dimensions and configuration of the lots as originally subdivided will not change. The development pattern along Damascus Road will be unchanged. Should this variance be granted it will not be injurious to the area. This variance meets this criterion.

Variance 2: This variance will allow the owners to retain their accessory structure as located when they purchased the property in 1984. It is not visible from any other property or the road, and will not be injurious to the area. This variance meets this criterion.

IV. STAFF RECOMMENDATION

Approve variance request 1, case number V-17-055, as it meets all five criteria for granting said variance, subject to the following condition:

1. The property owners shall complete and submit a subdivision exemption application to the County Land Development office within 60-days from the date of the letter of rendition for this variance approval, to legally combine Parcels 7114-00-00-0440 and 7114-00-00-0450 under the applicable provisions of the Chapter 72, Article III, Land Development Code, as amended.

Approve variance request 2, case number V-17-055, as it meets all five criteria for granting said variance, subject to the following condition:

1. This variance is limited to the existing accessory structure as of the date of application. Any improvements to the existing accessory structure shall require appropriate building permits and may require application for a revised variance if the structure is enlarged.

VI. ATTACHMENTS

- Written Petition
- Surveys
- Variance 2 site plan
- Photos
- Maps

VII. AUTHORITY AND PROCEDURE

The commission may, except as otherwise provided in Section 72-379 of the zoning code, authorize, after due public notice upon application on a form prescribed by the zoning enforcement official, such variance or variances from the terms of this ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provision of this ordinance would result in unnecessary and undue hardship. Said variance application shall be heard only if it is presented by the person owning 51 percent or more of the specific area of land involved or upon an administrative application by the county council.

Any new information to be presented at the planning and land development regulation commission meeting for any application will be grounds to continue an application to the next planning and land development regulation commission meeting. Applicants shall

inform and provide staff with the new information prior to the planning and land development regulation commission meeting.



Written Petition for a Variance

Section 72-379(1)(a)(4) of the Zoning Ordinance of Volusia County, as amended, requires that each applicant for a variance submit a written petition as part of the application. The written petition must clearly describe how the variance request satisfies all of the specific conditions necessary for the granting of the variance.

The following items must be completed in sufficient detail to allow Current Planning to determine if the application complies with the Ordinance. (Use additional sheets if necessary.)

1. What special conditions and circumstances exist which are peculiar to your land, structure, building or sign that are not applicable to other lands, structures, buildings or signs in the same zoning classification. Are these special conditions and circumstances the result of actions by you?

WE PURCHASED A 10-ACRE PARCEL (LOT 46) AND BUILT OUR HOME IN 1984. ALL OF THE NEIGHBORING PARCELS WERE 10 ACRES. LATER, IN 1994, WE PURCHASED TWO 10-ACRE PARCELS (LOTS 44 + 45) INTENDING TO CONVEY TO OUR TWO CHILDREN IN THE FUTURE. THE COUNTY CHANGED THE ZONING TO "FR" IN 1990, WHICH WE WERE NOT AWARE OF. WE DID NOT REQUEST THE REZONING. WE NEVER INTENDED TO COMBINE LOTS 44+45 WITH OUR ORIGINAL LOT. WE NOW WISH TO CONVEY LOTS 44+45 AS ONE 20-ACRE BUILDING SITE.

2. How would literal interpretation of the zoning ordinance deprive you of rights commonly enjoyed by other properties in the same zoning classification? How would this interpretation be an unnecessary and undue hardship on you?

IT WOULD DEPRIVE US OF THE ABILITY TO CONTINUE TO USE OUR ORIGINAL 10-ACRE PARCEL AS A LEGAL LOT. AND IT WOULD DEPRIVE US OF THE RIGHT TO SELL THE 20 ACRES THAT WE PURCHASED IN 1994.

3. Explain how the variance you are requesting is the minimum variance that will make possible the reasonable use of your land, building, structure, or sign.

THE REQUESTED VARIANCE IS NECESSARY TO MAINTAIN THE PRE-EXISTING USE (SINCE 1984) OF THE 10-ACRE SINGLE FAMILY RESIDENCE SITE, AND TO ALLOW THE REMAINING 20 ACRES TO BE USED AS A 20-ACRE SINGLE FAMILY RESIDENCE SITE PURSUANT TO THE CURRENT (FR) ZONING.

4. How is your request consistent with the general intent and purpose of the Volusia County Zoning Ordinance and Comprehensive Plan, which are to promote public health, safety, morals, and the general welfare; and to preserve the character, appearance and aesthetic qualities of Volusia County?

THE DEVELOPMENT PATTERN IN THIS AREA HAS BEEN PRIMARILY 10-ACRE LOTS. THE REQUESTED VARIANCE WILL ALLOW US TO CONTINUE TO MAINTAIN OUR HOME ON ITS 10-ACRE LOT AS IT HAS BEEN SINCE 1984; AND IT WILL ALLOW THE REMAINING 20 ACRES TO BE USED AS A 20-ACRE LOT PER CURRENT ZONING REGULATIONS.

5. Explain how your request for a variance will not be injurious to the surrounding area.

THIS REQUEST WILL NOT CAUSE ANY BURDEN OR INJURY TO THE SURROUNDING AREA. THE LAND USE WILL CONTINUE TO BE SINGLE FAMILY HOMES ON MINIMUM 10-ACRE LOTS (EXISTING HOMES) AND MINIMUM 20-ACRE LOTS (FUTURE HOMES) AND/OR FORESTRY/AGRICULTURAL USES.

* IT HAS COME TO OUR ATTENTION THAT A VARIANCE MAY ALSO BE NEEDED FOR SETBACK REQUIREMENTS FOR THE PRE-EXISTING SHED ON LOT 46.

BOUNDARY SURVEY

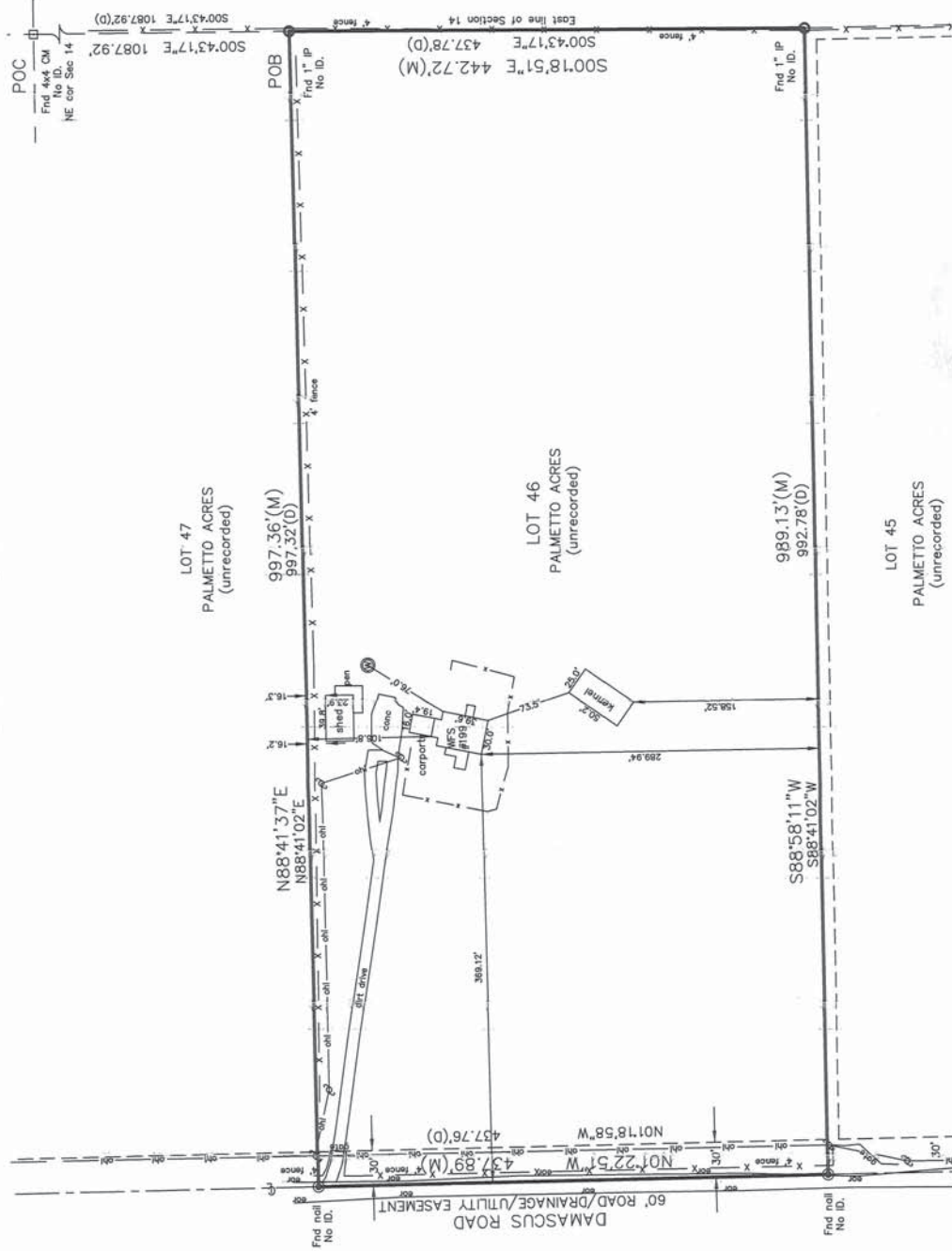
LEGAL DESCRIPTION per Official Record Book 2562, Page 730
 A parcel of land in Section 14, Township 17 South, Range 31 East, Volusia County, Florida, described as follows: As a point of reference, commence at the Northeast corner of said Section 14, thence along the east line of said Section 14, run South 00°43'17" East, 1087.92 feet for the Point of Beginning; thence continue South 00°43'17" East, 437.78 feet; thence South 88°41'02" West, 992.78 feet; thence North 01°18'58" West, 437.76 feet; thence North 88°41'02" East, 997.32 feet to the Point of Beginning.
 Also known as Lot 46, Palmetto Acres Unrecorded Subdivision.
 Containing 437,302.97 square feet (10.039 acres ±)

GENERAL NOTES:

- 1) NORTH AND THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 31 EAST, AS BEING S00°43'17".
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE LANDS SURVEYED WERE NOT ABSTRACTED FOR OWNERSHIP, EASEMENTS, RIGHTS OF WAY, OR OTHER TITLE MATTERS BY THIS FIRM.
- 3) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY. (UNLESS NOTED OTHERWISE)
- 4) SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE DESIGN FLOOD ZONE "X" AND FLOOD ZONE "X1" BASED UPON THE FLOOD MAP DETERMINED PER COMMUNITY PANEL 12127 C (0500) H, EFFECTIVE DATE OF FEBRUARY 19, 2014.
- 5) THERE IS A 60 FOOT ROAD/DRAINAGE/UTILITY EASEMENT LYING 30 FEET EITHER SIDE OF THE CENTERLINE OF DAMASCUS ROAD. THIS IS CONSISTENT WITH THE ADJOINING PARCELS, BUT THERE WAS NO DOCUMENTATION PROVIDED THAT ENCUMBERS THE SUBJECT PARCEL. EASEMENT SHOWN IS THIS SURVEYORS OPINION.

LEGEND

- ABBREVIATIONS**
- ED CREED DIMENSION
 - EDR EDGE OF ROAD
 - FND FOUND
 - ARC ARC
 - ARC ROW/POD WITH CAP
 - AM FIELD MEASUREMENT
 - CON CON
 - OFF OFFICIAL RECORDS BOOK
 - POB POINT OF BEGINNING
 - POD POINT OF DISCONTINUITY
 - WFS WOOD FRAME STRUCTURE
- SYMBOLS**
- FOUND NAIL & DISC. ID. AS SHOWN
 - FOUND 1" IRON PIPE. ID. AS SHOWN
 - CENTERLINE
 - WOOD POWER POLE
 - WELL



PROPERTY ADDRESS:
 199 Damascus Road
 Deland, Florida 32724-6431

BOUNDARY SURVEY
 That part of the Northeast 1/4 of Section 14,
 Township 17 South, Range 31 East
 199 DAMASCUS ROAD
 DELAND, FLORIDA 32724

Leon Hampton, PSM
 203 SHERIDAN AVENUE
 LONGWOOD, FLORIDA 32750
 Phone: (321) 231-4874
 Leon@l.hpsm.net

Leon Hampton, PSM
 Land Survey and Consulting
 www.Lhpsm.net

REVISIONS
 7/06/17 Added dim's

PROJECT NO:
 17-0609

CERTIFIED TO:
 Charles H. Knox and Lillian M. Knox
 Attorney Richard S. "Baker" Jackson

CERTIFICATION:
 I CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 551.06, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STATE OF FLORIDA
 LEON L. HAMPTON P.S.M.
 LAND SURVEYOR & MAPPER NO. 5910

THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL REGISTERED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: BT
PARTY CHIEF: BH

PAGE 1 OF 1

LAST DATE OF FIELD WORK: 08/12/2017

BOUNDARY SURVEY

LEGAL DESCRIPTION per Official Record Book 3971, Page 3426

Lot 44, Palmetto Acres Unrecorded Subdivision
 A parcel of land in Section 14, Township 17 South, Range 31 East, Volusia County, Florida, described as follows: As a point of reference, commence at the NE corner of said Section 14; thence along the East line of said Section 14, run South 00°43'17" East, 1965.5 feet for the Point of Beginning; thence continue South 00°43'17" East, 441.84 feet; thence South 88°41'02" West, 983.63 feet; thence North 01°18'58" West, 441.82 feet; thence North 88°41'02" East, 988.21 feet to the Point of Beginning; and being subject to a 10 foot easement for Drainage and Utilities over the North, South and East 10 feet thereof and being subject to a 30 foot easement for Road, Drainage and Utilities over the West 30 feet thereof, and being subject to a 110' Florida Power and Light Co. Transmission Line easement as recorded in Official Record (O.R.) Book 280, Page 717, widened to 175' as per O.R. Book 1327, Page 400, all of the Public Records of Volusia County, Florida.
 Containing 435,496.74 square feet (99.988 acres ±)

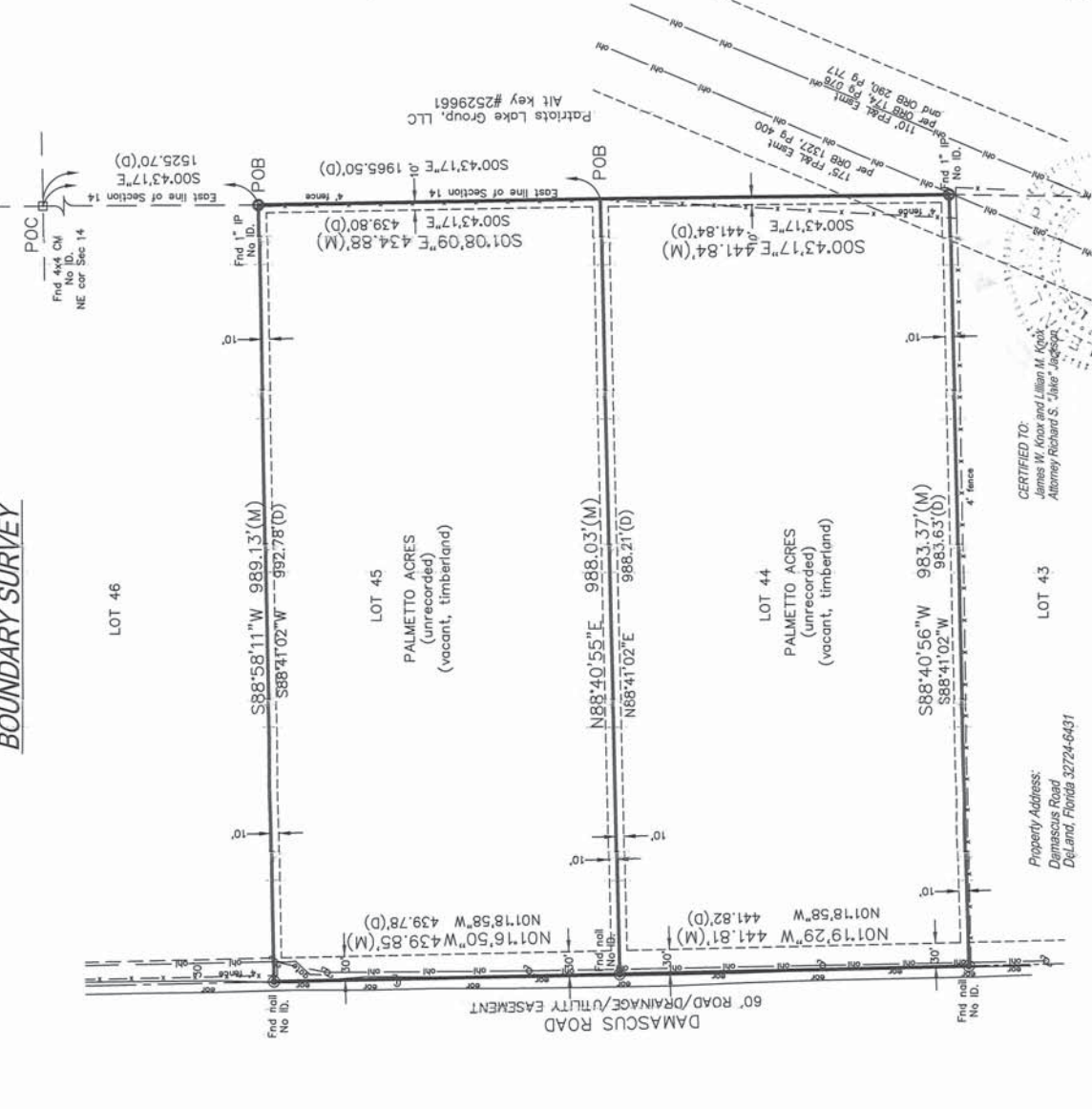
Lot 45, Palmetto Acres Unrecorded Subdivision
 A parcel of land in Section 14, Township 17 South, Range 31 East, Volusia County, Florida, described as follows: As a point of reference, commence at the NE corner of said Section 14; thence along the East line of said Section 14 run S 00°43'17" E, 1525.7 feet for the Point of Beginning; thence continue S 00°43'17" E, 439.80 feet; thence S 88°41'02" W, 988.21 feet; thence N 01°18'58" W, 439.78 feet; thence N 88°41'02" E, 982.78 feet to the Point of Beginning, being subject to a 10 foot easement for Drainage and Utilities over the North, South and East 10 feet thereof and being subject to a 30 foot easement for Road, Drainage and Utilities over the West 30 feet thereof.
 Containing 432,367.50 square feet (99.926 acres ±)

GENERAL NOTES:

- 1) NORTH AND THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 31 EAST, AS BEING S00°43'17"E.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE LANDS SURVEYED WERE NOT ABSTRACTED FOR OWNERSHIP, EASEMENTS, RIGHTS OF WAY, OR OTHER TITLE MATTERS BY THIS FIRM.
- 3) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY, (UNLESS NOTED OTHERWISE).
- 4) SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FLOOD ZONE "X" BASE FLOOD ELEVATIONS NOT DETERMINED PER COMMUNITY PANEL 12127 C (1600) H, EFFECTIVE DATE OF FEBRUARY 19, 2014.

LEGEND

- ABBREVIATIONS**
- (D) DEED DIMENSION
 - (E) EDGE OF ROAD
 - (F) FENCE
 - (P) PALM TREE
 - (R) ROW PIPE
 - (S) SURVEY
 - (T) TOWER
 - (U) OVERHEAD UTILITY LINES
 - (V) VENT
 - (W) WOOD POWER POLE
 - (X) CROSS
 - (Y) YARD
 - (Z) ZONE
- SYMBOLS**
- FOUND MAIL & DISC. ID. AS SHOWN
 - FOUND T. ROW PIPE. ID. AS SHOWN
 - CENTERLINE
 - WOOD POWER POLE



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 203 SHERIDAN AVENUE
 LONGWOOD, FLORIDA 32750
 Phone: (321) 231-4874
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BOUNDARY SURVEY
 That part of the Northeast 1/4 of Section 14,
 Township 17 South, Range 31 East
 DAMASCUS ROAD
 DELAND, FLORIDA 32724

Leon Hampton, PSM
 Land Survey and Consulting
 www.Lhpsm.net

LAST DATE OF FIELD WORK: 06/12/2017

Property Address:
 Damascus Road
 Deland, Florida 32724-6431

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 Damascus Road
 Deland, Florida 32724-6431

REVISIONS

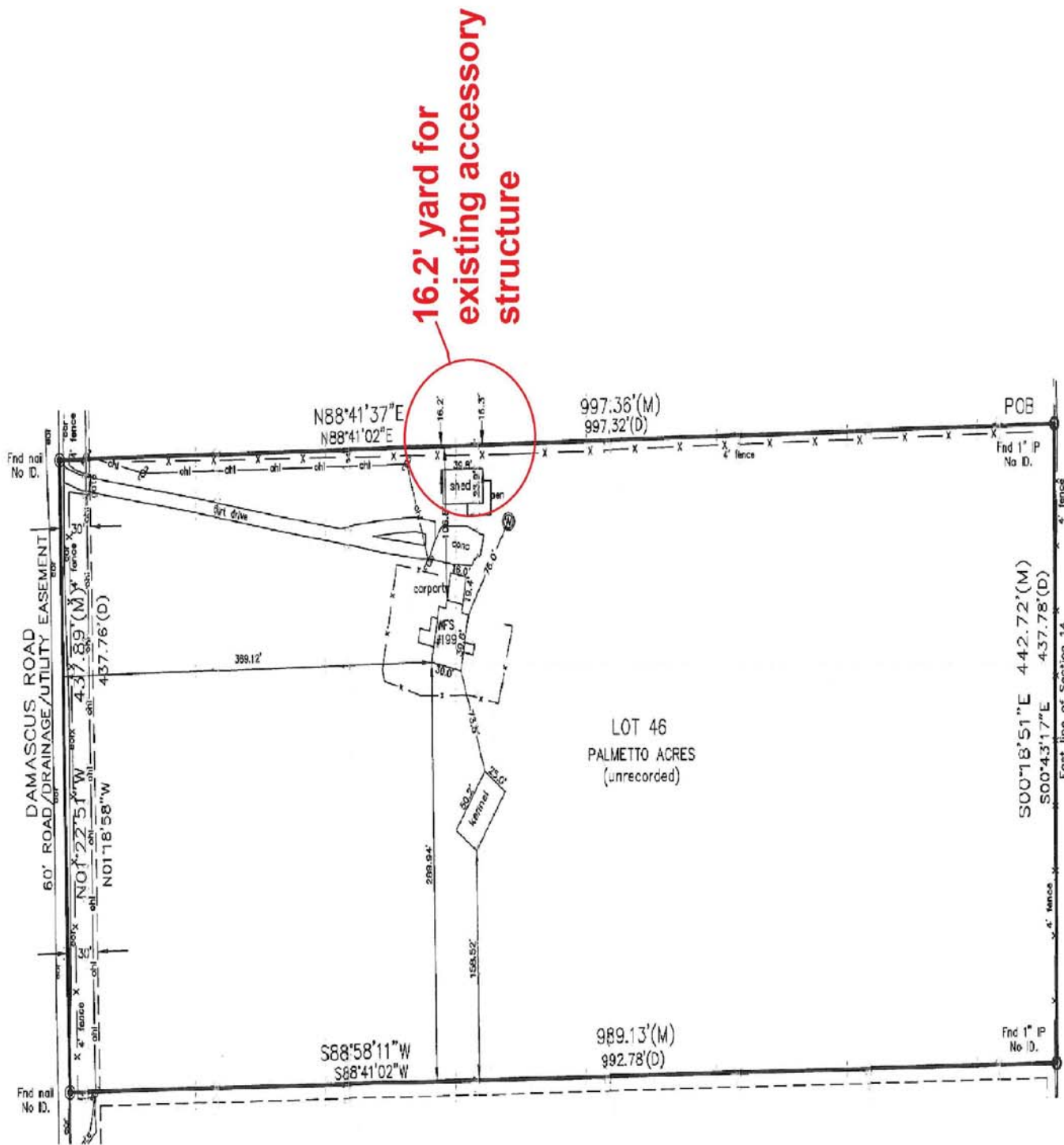
PROJECT NO:
 17-0609

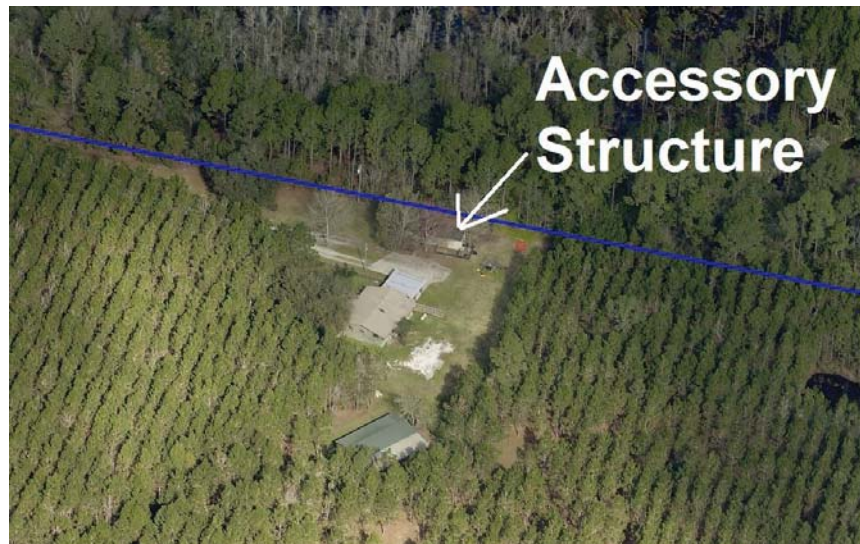
CERTIFIED TO:
 James W. Knox and Lillian M. Knox
 Attorney Richard S. Ulmer, Judge

STATE OF FLORIDA
 LAND SURVEYOR & MAPPER NO. 5910
 LEON L. HAMPTON P.S.M.

THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

Variance Site Plan





REVIEW COMMENTS

**Case: V-17-055
RSN: 883762**

LAND DEVELOPMENT

Jesse Bowers

August 21, 2017

Comments:

The three parcels are each ten acres in area and were created prior to 1990 when zoning changed. Lots are part of Palmetto Acres Unrecorded and this is now mapped as an approved unrecorded subdivision per DE memo. The subject parcels met the subdivision regulations at the time of their creation. House was built on 0460 in 1984 again before zoning changed. Mr. Knox subsequently bought 0440 and 0450 in same name. Zoning is now FR which would require him to combine all three into one. Variance is to separate 0460 from 0440 and 0450 and combine those two parcels to create one 20 acre parcel, thus creating two parcels.

* * * * *

ENVIRONMENTAL MANAGEMENT

Keith Abrahamson

August 17, 2017

Comments:

Environmental Comments attached under separate memorandum.

* * * * *

*Inter-Office
Memorandum*



TO: Susan Jackson, Senior Planning Manager **DATE:** August 17, 2017

FROM: Keith Abrahamson, Environmental Specialist III

SUBJECT: Planning & Land Development Regulation Commission meeting for
Date: September 12, 2017
Parcel #: 7114-00-00-0440
Case #: V-17-055; Owner Jackson-Knox

Environmental Permitting (EP) has reviewed the variance application and conducted a site visit. There are wetlands located on all three lots. These wetlands are located within the Natural Resource Management Area and have an associated 50 foot upland buffer. No alteration is allowed in the wetland or the buffer without an issued Wetland Alteration Permit. There should be no alteration to the wetland or its associated buffer for the purposes of this variance request.

EP has no objection to this variance request. However, the applicant needs to be aware that any future projects must meet all the applicable environmental requirements of the Land Development Code.

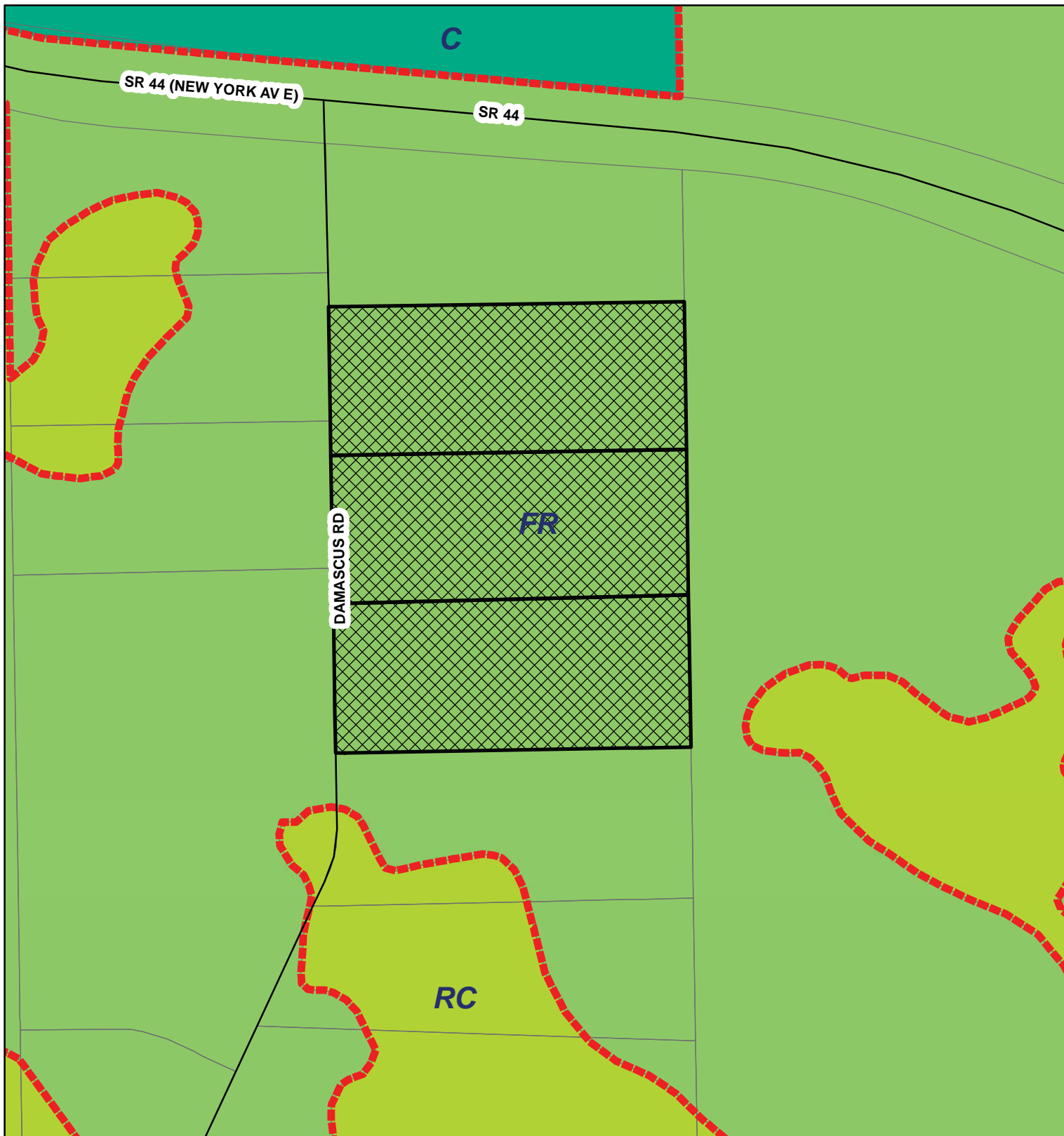


AERIAL 2015

1" = 400'

 REQUEST AREA

 **VARIANCE**
CASE NUMBER
V-17-055



ZONING CLASSIFICATION

-  CONSERVATION
-  FORESTRY RESOURCE

-  RESOURCE CORRIDOR

-  REQUEST AREA

1" = 400'



**VARIANCE
CASE NUMBER
V-17-055**



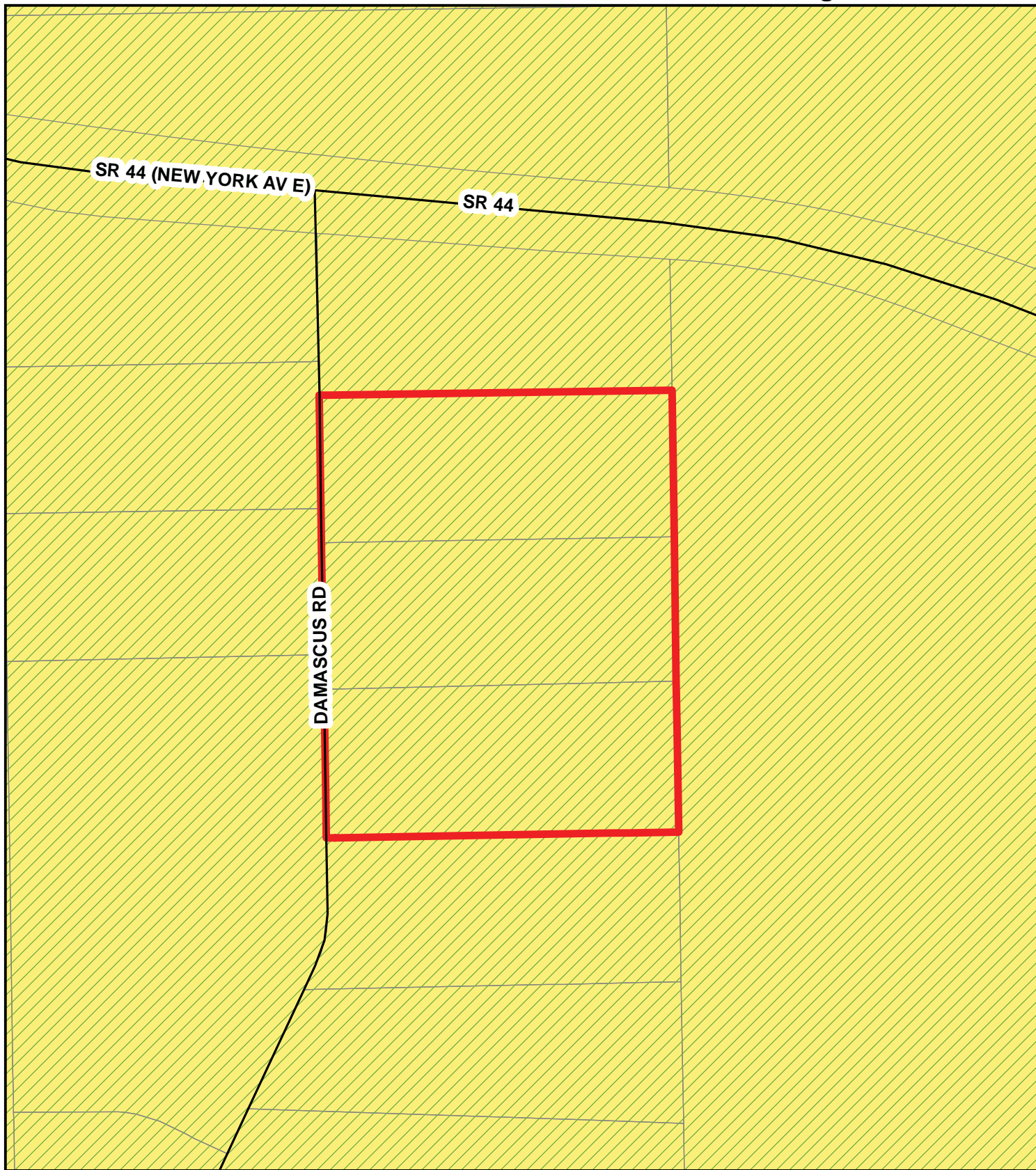
FUTURE LAND USE

- CONSERVATION
- FORESTRY RESOURCE
- ENVIRONMENTAL SYSTEMS CORRIDOR

1" = 400'


VARIANCE
CASE NUMBER
V-17-055

REQUEST AREA



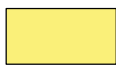
ECO/NRMA

1" = 400'

 **VARIANCE**
CASE NUMBER



ECO



NRMA



REQUEST AREA

V-17-055