

MALCOLM PAGE  
District 1

MARK WIGGINS  
District 2

LONNIE HOUCK  
District 3

RUDOLPH PARKER  
District 4

PATRICIA PATTERSON  
District 5



# TAYLOR COUNTY BUILDING & PLANNING DEPARTMENT

201 E, Green St, Perry, Florida 32347

Ph. (850) 838-3500 Ext. 1

Fax: (850) 838-3501

## VARIANCE APPLICATION

Fee: \$           **\$500.00**          

Date: \_\_\_\_\_

Permit #: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Company President Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Site Address: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Parcel #: \_\_\_\_\_ - \_\_\_\_\_

## GENERAL INFORMATION

Pursuant to Section 42-52, LDC, the Planning Board may grant a variance to the requirements of the Taylor County Land Development Code where there are practical difficulties or unnecessary hardships incurred in the literal enforcement of the provisions of this chapter. The County Planning Board has the power, in specific and appropriate cases, and after due notice and a public hearing, to grant, upon petition, such variance from or exception to the terms of this chapter as may not be contrary to the public interest and in order that substantial justice may be done, except, the County Planning Board shall not grant variances from land use classification provisions in article V of this chapter and consistency/concurrency provisions in article III of this chapter.

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**PART I**

Describe in detail the variance request: \_\_\_\_\_

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**PART II**

Please provide on separate pages to be attached and made a part herewith the following:

1. Statement describing special conditions and circumstances, which are peculiar to the land, structure or building involved.
2. Statement that the special conditions and circumstances is not the result from action of the applicant.
3. Explain how a literal interpretation of the provisions of the Code could work unnecessary and undue hardship on the applicant.
4. Explain how the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, structure or building.
5. Statement that the variance will not be injurious to the land use district involved or otherwise detrimental to the public interest.
6. For set back variances, please provide a site plan showing the proposed location of the structure(s). Include 1 – 11” x 17” copy of the site plan.

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**NOTES**

1. In granting a variance, the County Planning Board may prescribe terms, conditions and safeguards, which it may, in its judgment, deem fitting and proper to preserve the safety, health and welfare or the county.
2. Nonconforming use of neighboring properties, structures or buildings, shall not be considered a substantive basis for granting a variance.
3. Financial hardship or gain shall not be considered a justification for granting a variance.

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Applicant

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Planning Department

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Date

## **STANDARDS FOR REVIEW**

1. Do special conditions and circumstances exist which are peculiar to the land, structure or building involved;
2. Do the special conditions and circumstances result from the actions of the applicant;
3. Would a literal interpretation of the provisions of the code work unnecessary and undue hardship on the applicant;
4. Is the variance requested the minimum variance that will make possible the reasonable use of the land, structure or building;
5. Will the grant of a variance be in harmony with the general intent and purpose of the code, and such variance not be injurious to the land use district involved or otherwise detrimental to the public interest;

## **NOTES**

1. The following shall not be considered as a basis for granting a variance:
  - a. Nonconforming use of neighboring properties;
  - b. Nonconforming use of neighboring structures or buildings;
  - c. Permitted use of properties, structures or buildings in other land use districts;
  - d. Financial hardship or gain.
2. The Planning Board may prescribe any terms, conditions and safeguards, which it may, in its judgment, deem fitting and proper to preserve the safety, health and welfare of the county.

## **FLOOD APPEALS**

### **STANDARDS FOR REVIEW**

1. Is there a danger that materials may be swept from the site onto other lands;
2. Is there danger to life and property from flooding or erosion;
3. What potential has the proposed facility and its contents to cause flood damage on the owner and the public;
4. What is the importance of the services provided by the proposed facility to the county, and is it a functionally dependent facility;
5. Are alternative locations available that are not subject to flooding or erosion for the proposed use;
6. Is the proposed use compatible with existing and anticipated neighboring developments;
7. What is the relationship of the proposed use to the comprehensive plan and floodplain management program for the area;
8. Is there safe vehicular access to the property in time of flood;
9. What are the expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and effects of wave action at the site;
10. What are the costs of providing governmental services during and after floods, including maintenance and repair of public utilities and facilities?

### **NOTES**

1. Variances that would increase flood levels shall not be issued within any regulatory floodway (Aucilla River).
2. In no case shall a variance be granted that would increase the elevation of the base flood more than 1-foot.
3. No variance that would increase flood damage outside of a regulatory floodway shall be granted without flowage easements from all affected property owners.
4. Variances shall specify the difference between the flood protection elevation and the elevation of the proposed structure.
5. Variances shall state that the premium rates for flood insurance will increase up to amounts as high as \$25.00 for \$100.00 of insurance coverage.
6. Variances shall state that construction below the flood protection level increases risks to life and property.