

RESOLUTION NO. 23-01-01

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO THE LAND DEVELOPMENT CODE, TABLE 7-2, R1-A ZONING TO ALLOW FOR A 7'6" SIDE SETBACK FROM THE RESIDENCE AS OPPOSED TO THE REQUIRED 10' SIDE SETBACK AT 311 17TH ST. NICEVILLE, FL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, application has been made to the City Council of the City of Niceville, Florida by Jason and Sandra Frasure for a Special Exception to the Land Development Code, Table 7-2, R1-A zoning, to allow for a 7'6" side setback from the residence as opposed to the required 10' side setback on the property located at 311 17th St., Niceville, Okaloosa County, Florida 32578, and

WHEREAS, the City Council has received the recommendation of the Planning Board and notice of public hearing concerning same has been duly publicized and a hearing being held this date, and

WHEREAS, objections, if any, have been voiced and considered to the granting of such special exception request, and

WHEREAS, the City Council has determined that such request for a special exception should be granted.

NOW, THEREFORE, BE IT RESOLVED by the City of Niceville, Florida:

Section 1. That a Special Exception to the Land Development Code, Table 7-2, R1-A zoning, to allow for a 7'6" side setback from the residence as opposed to the required 10' side setback on the property located at 311 17th St., Niceville, Okaloosa County, Florida 32578, is hereby granted on the following described property:

Lot 14, Block 3, The Niceville Pines (formerly Paradise Estates, Plat Book 5, Page(s) 55), according to the Plat thereof as recorded in Plat Book 5, page(s) 69, of the Public Records of Okaloosa County, Florida.

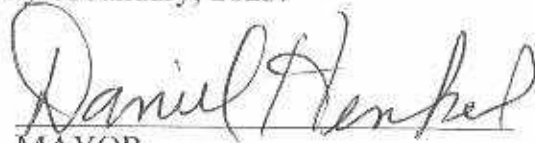
Parcel ID No. 17-1S-22-4100-0003-0140

Property Address: 311 17th St., Niceville, FL 32578

Section 2. The City does not have authority to change, alter or disregard any restrictive covenants or restrictions in deeds pertaining to this subdivision and thus, this Resolution does not nullify any such covenants and restrictions.

Section 3. This Resolution shall become effective upon adoption and approval in accordance with the City Charter.

ADOPTED in regular session this 10th day of January, 2023.


MAYOR

ATTEST:


CITY CLERK

The City of Niceville
Building Inspections
212 Partin Dr N
Niceville, FL 32578

December 2, 2022

RE: 311 17th St Variance Request

To Whom it May Concern:

My name is Sandy Frasure and I am the owner of the property located at 311 17th St in Niceville. My husband and I purchased the property in 2017 from my mother, Betty Hol[†]. The reason for the purchase is my mother is aging and we were afraid she would soon need fulltime care and we did not want to move her from the home she shared with my Dad for 40+ years.

Unfortunately, in that time the set backs changed from the standard set when the houses in our neighborhood were built, to much more stringent setbacks in place today. We originally planned something in the rear of the property. A separate structure all together and we were going to have to request a rear variance. However in re-examining the overall identity of the neighborhood, we decided to redesign something that kept us more in line with what is around us.

This brings us to our current request for a variance. Attached is a site plan showing what we are requesting which is 2 1/2' bump into the side setback of 10' for approximately 53' Thirty Seven and a half square feet overall. If the setbacks hadn't changed previously, we wouldn't have to request the variance since we think they were at 7.5 back when the houses were originally built.

I hope all of that makes sense and we look forward to the review.

Regards,

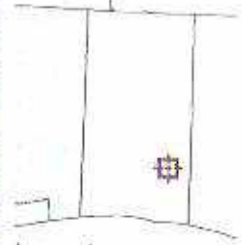
Sandy Frasure



Sandy@frasore
@AOL.com
850-797-0543



Overview



Legend

- Parcels
- Roads
- Water
- City Labels

Parcel ID	17-15-22-4100-0003-0140	Physical Address	311 17TH ST NICEVILLE	Land Value	\$62,175	Last 2 Sales			Qual
Acres (GIS)	0.27	Mailing Address	FRASURE JASON M & SANDRAD	Ag Land Value	\$0	Date	Price	Reason	U
Property Class	SINGLE FAM	Address	311 17TH ST NICEVILLE, FL 32578	Building Value	\$189,933	6/7/2018	\$100000	UNQUAL/NOT EXPOSED TO OPEN-	
Taxing District	6			Misc Value	\$0	9/16/1976	\$25400	MKT N/A	U
				Just Value	\$252,108				
				Assessed Value	\$190,780				
				Exempt Value	\$50,000				
				Taxable Value	\$140,780				

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