

CITY OF MARIANNA
COMMISSION AGENDA MEMO
DATE: 04/02/2019

ADMINISTRATIVE STAFF REPORT

- Subject:** Request for a variance from *Marianna City Code, Land Development Code, Sections 2-6.3, 4-1.7(3) and 4-8.3 (1) and (2)* due to single-wide mobile home damage from Hurricane Michael. Applicant wishes to replace with a newer single-wide home that is approximately thirty years old.
- Subject Background:** The applicants' property is located within the Residential-3 zoning district, which allows for the placement of Residential Design Manufactured Homes (RDMH) or otherwise known as double-wide trailers meeting the following requirements (*Marianna City Code, Land Development Code, Section 1.7(3)*). Residential Design Manufactured Homes must be a minimum of 20 feet wide, and have a light reflective exterior, 1:4 roof pitch and six inch roof overhang (*Marianna City Code, Land Development Code, Section 4-8.3 (1)(b)*). Manufactured homes not meeting these requirements are only allowed in manufactured home parks (*Marianna City Code, Land Development Code, Section 4-8.3 (2)*).
- The applicant's rental property, a single-wide mobile home was damaged during Hurricane Michael. Due to the length of time the home had been located on the R-3 zoned property, it was considered a legal nonconforming use. However, pursuant to *Marianna City Code, Land Development Code, Section 2-6.3 (5)*, this status is lost when the use is substantially damaged or destroyed. Therefore, if the mobile home requires replacement, it must meet the current standards for a Residential Design Manufactured Home listed above. Staff has determined there is adequate room to accommodate a home meeting current standards (see attachments).
- Detail:** The Planning and Zoning Board met in regular session on March 25, 2019 and recommended denial of the request.
- Recommendation:** City staff is recommending denial because: 1) the request is not in general harmony with the City of Marianna Land Development Code; 2) the request is not being made due to practical difficulties in carrying out the law; 3) the request is not related to unique physical surroundings; and 4) there are many sites in the Residential-3 Zoning District to which the same conditions are common resulting in numerous similar variance requests.
- Potential Motion:** I recommend denial of the variance request.

Prepared by: Kay Dennis, Director

