



Department of Economic and Development Services

Planning & Zoning Division

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



BOARD OF ADJUSTMENT APPLICATION

Owner's Name: Caleb Crowder			
Owner's Address: 759 Harrison Ave			
City: Orange Park	State: FL	Zip Code: 32065	
Phone: 904-505-8241	Email: calebcrowder446@gmail.com		

Parcel Information

Parcel ID #: 22-04-25-020563-000-00	<input type="checkbox"/> Check here if Address is Same as Owner's
Parcel Address: 4348 Logan Ave Orange Park FL 32065	

Authorized Agent Information (If Applicable)

Agent's Name:		
Agent's Address:		
City:	State:	Zip Code:
Phone:	Email:	
<input type="checkbox"/> Check here that the Owner's Agent Authorization Form has been Completed & will be filed with this Application		

Public Hearing Time

Please Check the Time easiest for you to attend:  5:00 p.m.  6:00 p.m.  7:00 p.m.

Nature of the Variance / Appeal Request

Please describe the request or appeal

We are requesting a variance/appeal on our replat request application # Pat 2022000025 to split our property (see parcel ID) in 2 lots 1.4269 and 1.48 acre lots. Zoning is denying our request citing (sec 3-13(5) of land development code. We are currently zoning AR urban core (Agricultural residential) with a maximum lot size of 21780 sqft (.5 acres). The AR district is the only district with maximum lot sizes. I have attached a letter with our reasons for needing the variance. (see attached)

County Manager: Howard Wanamaker

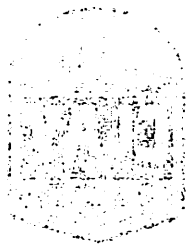
District 1  
Mike Cella

District 2  
Wayne Bolla

District 3  
Diane Hutchings

District 4  
Gavin Rollins

District 5  
Gayward F. Hendry



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**Required Attachments**

I have provided the required attachments:  Property Deed with Legal Description  Survey  
\* if applicable  Agent Authorization\*

**Applicant Certification**

I, hereby, certify that I am the Owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to, and made a part of this application, are accurate and true to the best of my knowledge and belief. Furthermore, if the package is found inconsistent with the above requirements, I understand that the application will be returned for correct information. I hereby acknowledge that the variance requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article XII (12-9) of the Clay County Land Development Code. I also understand that the fees paid are non-refundable. For public notification, I acknowledge that the required SIGN(S) must be posted on the property by the Owner or Agent twenty-one (21) days in advance of the date of the public hearing. The sign(s) may be removed only after final action of the Board of Adjustment and Appeals and must be removed within ten (10) days of such action. I must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST FIFTEEN (15) DAYS IN ADVANCE OF THE PUBLIC HEARING.** Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish proof of publication to the Planning and Zoning Division, prior to the public hearing.

Owner Signature:  Date: 7/25/2022 Print Name: Caleb Crowder

**Official Use**

Zoning: AR Land Use: UC-10 Application # BOA: 2022/16

BOA Meeting Date: 8/25/22 Fees:  Residential (\$300.00)  Non-Residential (\$500.00)

# of Signs 2 x \$20.00 Per Sign = \$ 40

Total Fee: \$ 340

Application Accepted By: LH Date: 7/25/22

This area is reserved for future use.

To Whom it may concern,

We are requesting this variance for multiple reasons. I inherited this property from my grandfather in 2018. The property currently has 2 mobile homes and 1 single family home. My wife and I spent the last 1.5yrs investing about 100k worth of improvements into the single-family home. After the renovations were complete it came to our attention home insurance companies will not cover us because of the two older mobile homes. So, we decided to survey the property and split it in 2 lots/parcels. By doing this the single-family home will be a lot of its own and the two mobile homes on a separate lot. We have intentions on bring the property up closer to code and was also advised by the zoning department that currently if some were to happen to any of the dwellings, they would not allow us to rebuild, do to us not being zoned multifamily. We are trying to move away from the "multi family" and this re-plat is going to help us do that.

We are also requesting this variance siting the 2040 comprehensive plan FLU Policy 1.4.4 that states a minimum of 1 acre for agriculture/residential without central water or sewer. Clay utilities does not have lines through the Ridgewood area of orange park. Being on well and septic we have over 300 feet of drain field and well lines. Requiring us to divide our land into 5.82, .5 acre lots would not only create lot lines going through drain fields and septic systems but possibly through buildings and dwellings.

I would also like to note that the AR Zoning district is the only zoning with MAXIMUM lot size as opposed to minimum lot sizes. I have found multiple discrepancies found in the zoning and land use regulations code book about minimum or maximum lot sizes in the AR district. See attached.

Thank you!