

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for a Variance – 966 Lera Lane – WJH FL, LLC

MEETING DATE

Tuesday, February 10, 2026

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

WJH FL LLC is requesting a variance for the property located at 966 Lera Lane, Parcel ID: 00-2258-0140, .288 acres. The proposed variance will allow the current setbacks to the residence and allow the ability to transfer ownership of the residence.

A variance is needed for the front setback only. The front setback is currently 20 feet 4 inches. All other yard setbacks have been met.

City of Chipley's Code of Ordinances reviewed are listed below.

ARTICLE VI. - DISTRICT REGULATIONS

Sec. 44-150. - Residential land use districts.

Yard setback:

- (i) Front: 30 feet.
- (ii) Side: Ten feet.
- (iii) Rear: 20 feet, principal building.

ARTICLE XI. - VARIANCES

Sec. 44-293. - Hearing on petition.

- (b) In considering variances to the land development code, the city council shall, before making a decision in a specific case, first determine:
 - (1) That the proposed variation does not constitute a change in the districts shown on the zoning map;
 - (2) That the proposed variation will not significantly increase congestion in the public streets nor impair the public safety;
 - (3) That the proposed variation will not impair the established values of property in the surrounding area;
 - (4) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
 - (5) That the special conditions and circumstances do not result from the actions of the applicant;
 - (6) That granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings or structures in the same zoning district;

- (7) That literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by others in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant;
- (8) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- (9) That the grant of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to public welfare.

Mailing for the notice of hearing was mailed on January 8, 2026, by certified mail to 20 (twenty) owners that live within 300 feet of the property requesting the variance, 966 Lera Lane, Parcel ID: 00000000-00-2258-0140, .288 acreage. Total of 15 (fifteen) owners have signed the certified mail.

According to FEMA National Flood Hazard Layer data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

The Planning and Zoning Commission met on January 29, 2026, at 3:00 p.m. and approved the recommendation by a vote of 5-0.

RECOMMENDATION

City Staff recommends approval of the proposed variance for the yard setbacks to allow transfer of ownership.

ATTACHMENTS

1. Variance Request Packet