



# City of Green Cove Springs Variance Application

## FOR OFFICE USE ONLY

P Z File # VAC-25-001

Application Fee: 275<sup>00</sup>

Filing Date: 3/10/25 Acceptance Date: 3/25/25 *signed*

Review Type: SRDT ☒ P & Z ☒ CC ☐

## A. PROJECT

1. Project Name: Grill Gazebo DIY Installation

2. Address of Subject Property: 462 S Vermont Avenue

3. Parcel ID Number(s) 017136-001-10

4. Existing Use of Property: SRC

5. Future Land Use Map Designation: Neighborhood

6. Zoning Designation: R-2

7. Acreage: .15

## B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent

2. Name of Applicant(s) or Contact Person(s): Ravindra Armogan Title: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Mailing address: 462 S Vermont Avenue

City: Green Cove Springs State: FL ZIP: 32043

Telephone: (904) 373-8059 FAX: ( ) \_\_\_\_\_ e-mail: myarmoganfamily@gmail.com

3. If the applicant is agent for the property owner\*:

Name of Owner (title holder): \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ FAX: ( ) \_\_\_\_\_ e-mail: \_\_\_\_\_ \*

Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner. **C. ADDITIONAL**

## INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No If yes, list names of all parties involved: \_\_\_\_\_ If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

Revised 12/31/2012

**D. STATEMENT OF VARIANCE SOUGHT**

1. Requested Variance: Install DIY Grill Gazebo off property line 2FT
2. Section of Land Development Regulations under which the variance is sought: Section 14-23
3. Reason Variance is requested: Either side of our property is 10FT from the property line. Except for the backyard which sits on an easement and has a steep slant to it away from the home to the rear fence line. This severely hinders my family from putting together something as small as a DIY Grill Gazebo that is 12x6 and cost \$1000 on either side of our property.
4. Statement of Facts for Requested Variance (Use additional pages if necessary)  
My family has lived at 462 S Vermont Avenue for 20 years now. We are a hard working family who is proud to be part of this community. We have a daughter who attends Clay High School with Honors and she wanted a space outside the home to invite her friends over to entertain after school or on the weekends. This space also serves as a space for small family gatherings and a space where we can grill some food and enjoy the time with one another. I never thought this would be an issue as a neighbor a few homes down from us at 456 S Vermont Avenue built a structure attached to the home and on the property (fence) line itself. Below is a recent image of this.





So I just didn't realize this was going to be an issue with that being the case. As you can see with what we have put together is solid and rated for up to 100 MPH winds.

(PLEASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR ABILITY. THESE FACTS WILL BE USED BY THE STAFF TO MAKE A RECOMMENDATION AND THE PLANNING AND ZONING BOARD IN MAKING THEIR DECISION)

- a. Extraordinary and Exceptional Conditions-** What are the extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of a parcel of land) pertaining to the particular piece of land for which the variance is sought, that do not generally apply to other land or structures in the same district?

This property is severely narrow on either side of the home and the rear of the property is on an easement with a steep slant to it.

- b. Not Result of Action by Applicant-** Why are the special circumstances not the result of the actions of the applicant?

Due to violation served by Rico Armstrong referencing Section 14-23. After speaking with the Planning and Zoning team Michael Daniels and Gabriel Barro it was brought to my attention that the DIY removable Grill Gazebo was to close to the property line. Both Gabriel and Michael came and visited me at 462 S Vermont Avenue and we discussed an option of moving the DIY Grill Gazebo to the rear of the property but as referenced above the rear of the property is on an easement and has a steep slant to it. It was brought to my attention by both Gabriel Barro and Michael Daniels that if I have the DIY Grill Gazebo moved to the rear of the property and have it permitted, then at any point I could move the DIY Grill Gazebo back to its original location. I was not comfortable with that option at all.

- c. No Special Privilege-** Does the granting of the variance confer any special privilege on the applicant that is denied to other lands or structures in the same zone district?

No

- d. Strict Application Deprives Use-** Would the strict interpretation of the Land Development Regulations to this property effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship?

Yes

- e. Minimum Variance-** Is the variance the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of these Land Development Regulations?

Yes

- f. Not Detrimental-** Is the granting of the variance detriment to the adjacent land, and the character of the zone district in which the land is located?

No

**E. ATTACHMENTS (One hard copy or one copy in PDF format)**

1. Copy of Warranty Deed or other proof of ownership
2. Legal description
3. Survey or plot diagram indicating setbacks, proposed construction and requested variance.

**F. FEE.**

Residential property - \$250  
Non- residential - \$500

- a. The Cost of postage, signs, advertisements, and outside consultants are in addition to the application fee.
- b. The applicant is responsible to pay the cost of the advertisement and signs.
- c. All applications are subject 10% administrative fee and must pay the cost of any outside consultants fees.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees for advertising, signs, necessary technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

**All 3 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

**I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:**

Signature of Applicant 

Typed or printed name and title of applicant RAVINDRA ARMOGAN

Date 3/18/25

Signature of Co-applicant \_\_\_\_\_

Typed or printed name of co-applicant \_\_\_\_\_

Date \_\_\_\_\_

State of Florida County of Clay

The foregoing application is acknowledged before me this 25 day of March, 2025, by Ravindra Armogan, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

NOTARY SEAL



  
Signature of Notary Public, State of FL

Revised 12/31/2012