

DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

APPLICANT: John LaPlaca

LOCATION: 8248 Maltby Rd, Spring Hill, Fl 34606

COMPREHENSIVE PLAN DESIGNATION:

ZONING: PDPSF

APPLICABLE CODES: Appendix A, Article VIII, Planned Development Project; Section 4 General Provisions for Planned Development Projects; Subsection K Accessory Structures and buildings in residential PDP's; Item vii, one detached garage, in addition to the detached building provided for item vi. above, is allowed meeting the following criteria

REQUEST: to install a detached garage using metal roof material.

SURROUNDING ZONING

North: ROW
South: Residential
East: Residential
West: Secondary Front

LETTERS: Pending 15-day notices.

CODE CRITERIA:

FINDINGS APPLYING CODE CRITERIA:

Authority of the administrative official: The administrative official shall have the following duties:

- (1) The administrative official shall interpret the zoning ordinance and make determinations of appropriate uses within a zoning district.
- (2) The administrative official shall review and grant or deny variances. to the zoning ordinance.

The administrative official shall review all variances based on the criteria listed below:

- (a) **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.**

Staff Analysis:

- (b) That the special conditions and circumstances do not result from the actions of the applicant;**

Staff Analysis:

- (c) The requested variance will not be detrimental to the development pattern in the neighborhood;**

Staff Analysis:

- (d) The requested variance will enable the petitioner to install a detached garage using metal roof material in the zoned area for PDPSF.**

Staff Analysis:

- (e) The requested variance is for a residential interior lot and will not have any adverse impact on the established development pattern of the adjacent lots.**

Staff Analysis:

- (f) The requested variance is to install a detached garage using metal roof material in a PDPSF zoned area and will not go over the property lines.**

Staff Analysis:

STAFF RECOMMENDATION: