

DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

APPLICANT: Vincent J. Shopp

1453528

LOCATION: 13231 Ester Drive, Brooksville, FL

COMPREHENSIVE PLAN DESIGNATION:

ZONING: AR2

APPLICABLE CODES: Appendix A – Zoning, Article IV – Zoning District – Regulations, Section 13 – Agricultural/residential districts, (5) Special Regulations

REQUEST: to reduce side setback from 10' to 5' to accommodate and accessory structure

SURROUNDING ZONING

North: Residential
South: Right of Way
East: Residential
West: Residential

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) 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) The special conditions and circumstances do not result from the actions of the applicant;

Staff Analysis:

1453528

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

Staff Analysis:

(d) The requested variance to reduce side setback from 10' to 5' will allow for an accessory structure to be installed with overriding special regulations for a accessory structure in an AR2 zoning districts regulation on the property. The accessory structure will not go pass property lines.

Staff Analysis:

(e) The requested variance will enable the petitioner to protect one or more specimen trees;

Staff Analysis:

(g) The requested variance is for a interior lot in a AR2 ~~lot~~ and will not have any adverse impact on the established development pattern of the adjacent lots;

zoned area

Staff Analysis:

STAFF RECOMMENDATION: