

DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

APPLICANT: Todd Mooney

LOCATION: 4380 Paradise Circle, Hernando Beach,

COMPREHENSIVE PLAN DESIGNATION:

ZONING: R1b

APPLICABLE CODES: Appendix A, Chapter 10, Community Appearance, Article II Landscaping, section 10-56 Prohibitions (a)

REQUEST: To increase height restriction in the clear site triangle from 2' to 8' to accommodate a gate with an automatic opener.

SURROUNDING ZONING

North: Waterway

South: Waterway

East: ROW

West: Waterway

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 gate in the clear site triangle the gate will have an automatic opener.

Staff Analysis:

(e) The requested variance is for a Residential Waterfront 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 increase height restriction in the clear site triangle from 2' to 8' to accommodate a gate with an automatic opener.

Staff Analysis:

STAFF RECOMMENDATION: