

## **DETAILED STAFF ANALYSIS OF VARIANCE REQUEST**

**APPLICANT: Jan Quintero**

**LOCATION: 3620 Eagle Nest Drive, Hernando Beach, FL**

**ZONING: R1B**

**APPLICABLE CODES: Appendix A, Article IV, Zoning District Regulations; Section 2, Residential districts; Subsection Bm R-1B Residential District; Subsection (4)(j)(i)**

**REQUEST: To reduce side setback from 5' to 0' to accommodate an existing shed.**

### **SURROUNDING ZONING**

North: ROW

South: Waterway

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) 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 keep the existing shed on the property with a 1' side setback.**

**Staff Analysis:**

**(e) The requested variance is for a Residential Waterfront Interior lot and will have adverse impact on the established development pattern of the adjacent lots.**

**Staff Analysis:**

**(f) The requested variance is to reduce the side setback from 5' to 1' for an existing shed.**

**Staff Analysis:**

**STAFF RECOMMENDATION:**