

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: April 8, 2024

**APPLICANT:** Glen Zydorski

**FILE NUMBER:** CU-24-01

**REQUEST:** Conditional Use Permit for a Second Residence

**GENERAL LOCATION:** Southwest corner of Thrasher Avenue and Bronx Avenue

**PARCEL KEY NUMBER:** 1459941

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### APPLICANT'S REQUEST:

The petitioner has submitted a request for a Conditional Use Permit for a second residence, due to medical hardship. The petitioner was previously approved on April 11, 2022, for the use of a second residence. The petitioner has indicated the hardship continues to exist and is making the request to continue accommodating the needs of his elderly mother. The petitioner has submitted a letter from a physician recommending that the petitioner's mother should have a caretaker living nearby. The second residence is a 1,344 square foot mobile home to be served by well and septic.

### SITE CHARACTERISTICS:

**Site Size:** 2.5 acres

**Surrounding Zoning & Land Uses:**

North:	AR-2; Undeveloped
South:	AR-2; Undeveloped
East:	R-1C; Single Family, Undeveloped
West:	AR-2; Single Family

**Current Zoning:** AR-2/(Agriculture Residential)

**Future Land Use Map Designation:** Rural

**UTILITIES REVIEW:**

The Utilities Department indicates that central water and sewer are not provided to this parcel and that no central services are available in this area at this time. The Utilities Department also has no objection to the petitioner's request. The petitioner has specified that the second residence will be served by well and septic.

**ENGINEERING & TRANSPORTATION REVIEW:**

The County Engineer has reviewed the petitioner's request and indicated no engineering related concerns.

**LAND USE REVIEW:**

The Agricultural/Residential zoning district allows both single family dwellings and mobile homes. The second dwelling must meet the setbacks for the AR-2 zoning district.

Minimum County Required AR-2/(Agriculture Residential) Building Setbacks:

Front: 50'

Side: 10'

Rear: 35'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission has the ability to grant a conditional use permit for a period up to two years if they determine that a hardship exists.

**NOTICE OF APPLICANT RESPONSIBILITY:**

*The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

**STAFF RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning and Zoning Commission may approve the request for a second residence for a period of up to two (2) years. If approved, the Conditional Use Permit should be contingent upon the following:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes,
2. The petitioner shall remove the second residence upon termination of the permit, or when the hardship no longer exists; and
3. The Conditional Use Permit shall expire on April 18, 2026.