

## DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

**APPLICANT:** Alvin F. Knight III

**LOCATION:** 10096 Domingo Drive, Brooksville, FL 34601

**COMPREHENSIVE PLAN DESIGNATION:**

**ZONING:** PDP(SF)

**APPLICABLE CODES:** Appendix A, Article VIII, Planned Development Project; Section 1, VIII, Section 1, k vii, (e)

**REQUEST:** to use metal roof material on a detached garage

### SURROUNDING ZONING

North: Residential  
South: Residential  
East: Residential  
West: ROW

**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 allow the petitioner to put metal roof material on a detached garage in a 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 allow a metal roof on a detached garage in a PDPSF zoned area and will not go over the property lines.**

**Staff Analysis:**

**STAFF RECOMMENDATION:**