

19639

DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

APPLICANT: Brian Garrison and VICKI McMahan

LOCATION: 4465 Calienta Street. Hernando Beach, FL

1438327

COMPREHENSIVE PLAN DESIGNATION:

ZONING: C2

APPLICABLE CODES: Appendix A, Article IV Zoning District Regulations, Section 3 Commercial Districts; Sub-Section D(2&3) Dimensions and area regulations

REQUEST: to reduce rear setback from 20' to -0.6' and reduce side setback from 20' to 10'

SURROUNDING ZONING

North: Commercial
South: Commercial
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:

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(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 carport on this property.

Staff Analysis:

(e) The requested variance is for a Commercial 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 reduce the rear setback from 20' to 0.6' and to reduce the side setback from 20' to 10'.

Staff Analysis:

STAFF RECOMMENDATION: