

Jacqueline Mays

From: Dawn Velsor
Sent: Tuesday, January 10, 2023 4:52 PM
To: Jacqueline Mays
Cc: Jane A Brown
Subject: 6080 Waverly Rd, RPO variance request #1450899

Hi Jackie,

Let me know your thoughts after you review this (its meant for internal use).

Note, a 15-foot riverine buffer width applies to this lot adjacent to the Weeki Wachee River based on the riverine protection ordinance. The 15' riverine buffers are intended to be vegetated and to protect resources including water quality, habitat, and views, while allowing for a walkway through the buffer for access.

Below is the last review for attempted deck building permit #1421411:

"Reported on 07/12/2022

The site plan with existing deck on the western side of the home does not comply with the riverine protection ordinance. There is not a record of a permit for the existing decking or proof supplied yet that it existed prior to 1990. The unpermitted deck extends over the riverine buffer. The portion over the buffer will need to be removed and the site plan modified to show compliance. Unpermitted portions of the structure will also be required to comply with County Code. Contact Jane Brown, Contractor Licensing in the Building Department, regarding the violations and permitting requirements."

Decking discussed in "Request for variance & hardship statement" letter do not have building permits in BLDSYS, and "old deck" and "Remaining Deck" shown on "Exhibit A" do not have permits. The letter lists portions of existing decking permitted under different years, however, this information correlates to the extra features "Parcel Details" on the Property Appraiser's website for this key # (92526) and are not proof of building permits. If the applicant cannot provide physical permits for the decks sited, then the statement needs to be revised. A portion of the adjacent decking, east of the "Remaining Deck" on "Exhibit A" has been removed to meet the 15-foot vegetated riverine buffer requirement. Without a true hardship or good cause the request should be denied.

Based on this review the application is not ready to move forward. The following insufficiencies need to be addressed by the applicant:

- 1) Permitting listed in the "Request for variance and hardship statement" need to be submitted as part of the application or the statement revised to reflect accurate information (to request a hardship the activity must have received all agency permits);
- 2) Provide an explanation of good cause (code violations are a result of the applicant's actions);
- 3) Variance form states request is to reduce rear yard setback to 0'. If the applicant is requesting permission to keep an unpermitted deck over the riverine buffer and rivers edge, then the request should include encroachment of the deck structure on the application form and provide total square footage of the encroachment.



Dawn Velsor

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Jacqueline Mays

From: Jacqueline Mays
Sent: Tuesday, November 8, 2022 1:16 PM
To: rfhtampa@gmail.com
Cc: CHCHAS8@hotmail.com
Subject: variance 1450899

Good Afternoon Mr. Hoskinson:

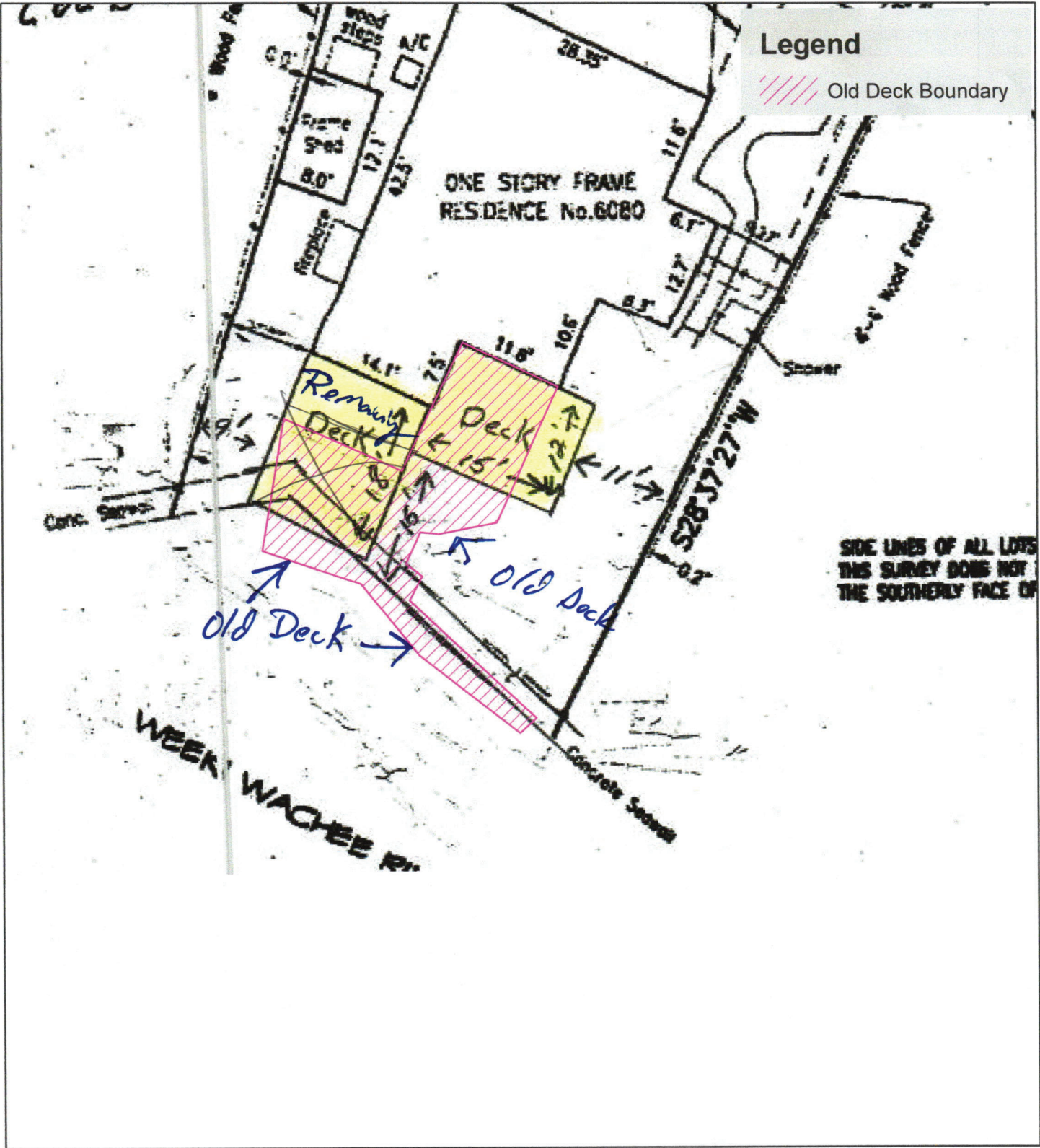
We are writing to you in regards to the above variance. After going over the paperwork with my manager, Jennifer Soch and Dawn Velsor Environmental Planner it has been determined that the above file cannot be treated as an Administrative Variance it is actually a full variance with the fee being \$250.00. The reason for this determination is that in the hardship letter you are requesting a 0" setback but after looking at the site plan the deck is going over the wetland line and the two items will be more than 10 percent. We will need a new hardship letter stating that a request in rear setback reduction from 15' to 0' and also requesting additional feet in overage of the wetland line. Please add the additional information to your hardship letter and return it to the attached email.

If you have any questions please feel free to contact me at the email below.


Jacqueline M. Mays
Zoning Coordinator
Development Services Department
Zoning Division
Jmays@hernandocounty.us
(352)540-6778


Exhibit "A"

Deck Site Plan (Old v New) Comparison 1450899



**6080 Waverly Road
for Robert Hoskinson**
0.14 Acres (MOL) in Spring Hill,
Hernando County, Florida
Data Source: FDOT, Hernando County Property Appraiser, Field Results Compiled By: ABH



 Michael G. Czerwinski, P.A. 
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