

DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

APPLICANT: Kerrie Best & Charles Fernandez

LOCATION: 6080 Waverly Road, Weeki Wachee

COMPREHENSIVE PLAN DESIGNATION:

ZONING: RIA

APPLICABLE CODES: Chapter 23, - Planning, Article 6 - Riverine Protection, Section 23-210 (b)(1)

REQUEST: to reduce rear yard setback from 15' to 0' and to allow an encroachment of 3' for a portion of the deck that cantilevers over a triangulated section of the existing seawall.

SURROUNDING ZONING

North: Right of Way

South: River

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) 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) 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 to reduce rear setback from 15' too' and to allow an encroachment of 3' for a portion of the deck that cantilevers over a triangulated section of the existing seawall, will allow the applicant to keep the already existing deck in R1A zoning districts regulation on the property. The deck will not go pass property lines.

Staff Analysis:

(e) The requested variance will enable the petitioner to protect one or more specimen trees;

Staff Analysis:

(g) The requested variance is for a interior lot located in a R1A lot and will not have any adverse impact on the established development pattern of the adjacent lots;

Staff Analysis:

STAFF RECOMMENDATION: