

# Board of County Commissioners

Hernando County



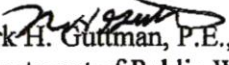
## Department of Public Works

Engineering ♦ Roads/Bridges ♦ Traffic ♦ Waterways  
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### TRANSMITTAL MEMO

**TO:** Christopher Linsbeck, Zoning Supervisor / Administrative Official  
Hernando County Land Services Zoning Division & Code Enforcement Division

**FROM:**  Mark H. Guttman, P.E., County Engineer  
Department of Public Works

**DATE:** July 30, 2015

**SUBJECT:** David Evans Variance Request, File # 1313365

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The County Engineer's Office has reviewed the applicant's request for a variance from Chapter 24, Article II, Section 24-2, Frontage Road Requirements as it relates to development on Parcel Key #79168.

The subject property is located on the East Side of US 19 approximately midway between Hexam Road and Boston Avenue. The properties to the north and south of this development site are currently undeveloped but zoned commercially. Richmond Street is an unimproved platted 50' County right of way located to the east of the commercially zoned properties fronting on US 19.

The County's Frontage Road Ordinance would require that Mr. Evans provide a frontage road across his site. Property immediately south of this site has an approved master plan that depicts the frontage road to a depth which would essentially bisect Mr. Evan's property. Upon further review of the surrounding area and potential commercial development in this section, it is the County Engineer's position that Richmond Street would be a more functional location for the future frontage road network. As such, we would not object to Mr. Evan's request for a variance so long as the Board establishes that Richmond Street would be the frontage road serving this area. It should be understood that this determination affects the location of the future frontage road for all of the commercially zoned parcels in the area east of US 19 between Boston Avenue and Hexam Road.

213 Petitioner Exhibit.