

DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

APPLICANT: TransAtlantic Properties Inc,

LOCATION: 13369 Chambord St. Brooksville, FL 34613

COMPREHENSIVE PLAN DESIGNATION:

ZONING: C4 Heavy Highway Commercial

APPLICABLE CODES: APPENDIX A – ZONING, ARTICLE IV. - ZONING DISTRICT REGULATIONS, Section 3. – Commercial District, (D) Dimension and area regulations, ((2)Minimum side yard requirement: The minimum side yard requirement in all commercial districts is twenty (20) feet..

REQUEST: Reduction in the Right side set back from 20' to 6' for the Awning attached to Main structure. For a loading and unloading area covering all for Bay doors.

SURROUNDING ZONING

North: C4 / Vacant

South: C4/ GSR Properties

East: C4/ Business

West: C4 / Also owned by Transatlantic



ADMINISTRATIVE REVIEW:

(1) 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: NA

(2) That the special conditions and circumstances do not result from the actions of the applicant;

Staff Analysis: NA

(3) The requested variance will not be detrimental to the development pattern in the neighborhood;

Staff Analysis: The applicant has requested a variance to reduce the right-side setback from 20' to 6' for an awning attached to the main structure. It will remain within the property lines;

(4) The requested variance will enable the petitioner to avoid building in the flood plain;

Staff Analysis: NA

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

Staff Analysis: NA

(6) The requested variance is the result of a development plan proposing a more efficient and safe design through an access management plan approved by the development review committee.

Staff Analysis: NA

(7) The requested variance is for a front yard corner lot and will not have any adverse impact on the established development pattern of the adjacent lots.

Staff Analysis: NA

(8) The requested variance is for an addition for a building with an existing portion already encroaching into the yard and will not extend past a line established by the existing encroachment running parallel to the lot line.

Staff Analysis: NA

(9) The requested variance will further the reconstruction, rehabilitation, or restoration of structures listed in or classified as contributing to a district listed in the National Register of Historic Places, the Local Register of Historic Places, or the State Inventory of Historic Places.

Staff Analysis: NA

FINDINGS OF FACT: Staff recommendation is to intend to approve/deny.