

DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

APPLICANT: John Vinciguerra

LOCATION: 5303 Tropical Pt, Weeki Wachee, FL

COMPREHENSIVE PLAN DESIGNATION:

ZONING: R1A

APPLICABLE CODES: Hernando County Code of Ordinances, Chapter 8 - Building & Building Regulations, Article V - Marine Construction, Section 8-247- Standards (8), Side Yard Setbacks. Chapter 23 Planning, Article VI Riverine Protection, Sec. 23-210 - Bufferzones (b1)

REQUEST: The applicant has requested a variance to reduce side setback on west side from 5' to 0' for dock and to keep pavers already installed within the riverine buffer.

SURROUNDING ZONING

North: Waterway

South: ROW

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) 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:

(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 have a 0' west side setback in the zoned area for R1A.

Staff Analysis:

(e) The requested variance is for a residential 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 side setback from 5.0' to 0' to accommodate a dock a boatlift and walkway in a R1A zoned area.

Staff Analysis:

STAFF RECOMMENDATION: