

DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

APPLICANT: David L. Bratcher

LOCATION: 2306 Ring Road, Spring Hill. FL 34609

ZONING: PDP(SF)

APPLICABLE CODES: Appendix A - Zoning, Article II General Regulations, Section 2E – Accessory Dwelling, Subsection 2f

REQUEST: To have front door of in-law suite face the same direction of the main residence.

SURROUNDING ZONING

North: Residential
South: Residential
East: Residential
West: ROW

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 be detrimental to the development pattern in the neighborhood;

Staff Analysis: Ordinance Standards state that the entrance to the accessory dwelling unit may be through the main access of the principal structure or shall be located on the side or rear of the principal structure. Therefore, the administrator cannot support this variance.

(d) The requested variance will enable the petitioner to convert attached garage to an in-law suite and have the front door of the mother-in-law suite in the front of home.

Staff Analysis: front door of the in-law suite can be placed on the side of the home.

(e) The requested variance is for a Residential Interior lot and will not have adverse impact on the established development pattern of the adjacent lots.

Staff Analysis:

(f) The requested variance is to have front door of in-law suite facing the same direction of principal residence.

Staff Analysis: Not to support front door of in-law suite to face the same direction of principal residence.

STAFF RECOMMENDATION: is to place front door on the side of the in-law suite.