

DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

APPLICANT: Allan DaFone & Michelle Rogers

LOCATION: 4375 3rd Isle Drive, Hernando Beach, FL 34607

ZONING: R1B

APPLICABLE CODES: Chapter 8 Building & Building Regulations, Article 5 Marine Construction Code, Section 8-24 Standards #11

REQUEST: To increase distance in waterward from 27' to 33' for piling

SURROUNDING ZONING

North: Residential

South: Secondary Front

East: *Right of way*

West: Waterway

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 put piling into waterward 6' more than allowed to be able to keep boat secure.

Staff Analysis:

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

Staff Analysis:

(f) The requested variance is to increase distance waterward from 27' to 33', Eric from Waterways has gone to the parcel and confirmed that he doesn't have any reason to not support this variance.

Staff Analysis:

STAFF RECOMMENDATION: