

DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

APPLICANT: John & Angela Lockhart

LOCATION: 2193 Carriage Lane, Spring Hill, Fl 34606

COMPREHENSIVE PLAN DESIGNATION:

ZONING: PDP(SF)

APPLICABLE CODES: Appendix A, Zoning, Article VIII Planned Development Project, Section 1 General provisions for planned development projects; K Accessory Structures and Buildings in residential PDPs, subsection iii.

REQUEST: to reduce rear setback from 5' to 0'

SURROUNDING ZONING

North: Residential

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 put a pool on this property.

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 put a swimming pool on the property.

Staff Analysis:

STAFF RECOMMENDATION: