

STAFF REPORT

HEARINGS: Planning & Zoning Commission:
APPLICANT: RAYMOND D. PATRICIA J. & ASHLEY TRUITT
FILE NUMBER: V-23-35 / 1465388
REQUEST: REDUCTION ON THE SIDE SETBACK FROM 35' TO 34' ON THE EAST SIDE AND FROM 35' TO 30' ON THE WEST SIDE
GENERAL LOCATION: 12173 DRY CREEK RANCH RD BROOKSVILLE, FL 34614
PARCEL KEY: 1465388

APPLICANT'S REQUEST: REDUCTION ON THE SIDE SETBACK FROM 35' TO 34' ON THE EAST SIDE AND FROM 35' TO 30' ON THE WEST SIDE

SITE CHARACTERISTICS:

Site Size: 328x80

Surrounding Zoning & Land Uses:

North: AG / Vacant
South: AG / Vacant
East: AG/ Power lines
West: AG/ Single Family

Current Zoning: AG

Future Land Use Map Designation: AG

LAND USE ANALYSIS:

Applicable Code(s):

Appendix A - Zoning, Article IV. - Zoning District Regulations, Section 6. Rural Districts, (7) dimension and area regulations, (b) single-family dwelling not accessory to the principal agricultural use of the premises iv. Side yard: the minimum side yard requirement shall be thirty-five (35) feet.

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: The lot size is smaller than the current required for zoning districts.

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 side setback from 35' to 34' on the east side and from 35' to 30' on the west side for the main dwelling. 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

STAFF RECOMMENDATION:

Staff recommendation is to intend to approve.