

DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

APPLICANT: Vernon R. Leeworthy

LOCATION: 7331 Madonna Dr., Webster, FL 33597

COMPREHENSIVE PLAN DESIGNATION:

ZONING: R1C

APPLICABLE CODES: APPENDIX A – ZONING, ARTICLE IV. - ZONING DISTRICT REGULATIONS, Section 2. - Residential districts, C.R-1C Residential District, (4)Dimension and area regulations, (j)Accessory buildings and structures, VI. Except as provided in subparagraph vii. hereof, no more than one detached building shall be allowed on a parcel, vii. One detached garage, in addition to the detached building provided for in item vi. Above.

REQUEST: To allow a second detached garage

SURROUNDING ZONING

North: R1C / Vacant Residential
South: R1C / Vacant Residential
East: R1C / ROW
West: R1C / Single Family

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: NA

(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: NA

(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

FINDINGS OF FACT: A hardship was not identified within the hardships listed within the ordinance.

C. *[Review criteria.]* The administrative official shall review all variances based on the criteria listed below:

- (1) 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
- (2) The special conditions and circumstances do not result from the actions of the applicant.
- (3) The requested variance will not be detrimental to the development pattern in the neighborhood.
- (4) The requested variance will enable the petitioner to avoid building in the flood plain.
- (5) The requested variance will enable the petitioner to protect one or more specimen trees.
- (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.
- (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.
- (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.
- (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 recommendation is to intend to deny.