

Hernando County

Legislation Details (With Text)

File #: 11716

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File created: 1/12/2023 In control: Board of County Commissioners

On agenda: 2/28/2023 Final action: 2/28/2023

Enactment date: 2/28/2023 Enactment #: RES-2023-035

Title: Variance Petition Submitted by Alvin F. Knight, III

Sponsors:

Indexes:

Code sections:

Attachments: 1. Detailed Staff Analysis of Variance Request, 2. Variance Application, 3. Hardship Letter, 4. Site

Plan, 5. APO's & Diagram, 6. Denial Mr. Yungman, 7. Denial Mr. Lovelace, 8. Notarized Letter for Spouse to Appear, 9. Approval Resolution - Knight, 10. Denial Resolution - Knight, 11. Legal Ad, 12. Affidavit of Publication of Legal Ad CLK23-018, 13. Public Comment Forms, 14. Approved Resolution

No. 2023-35

Date	Ver.	Action By	Action	Result
2/28/2023	1	Board of County Commissioners	adopted	Pass

TITLE

Variance Petition Submitted by Alvin F. Knight, III

BRIEF OVERVIEW

The applicant has requested a variance to install a metal roof on a detached garage.

LOCATION

Dogwood Estates, Phase 1, Blk N, Lot 2

CURRENT ZONING

PDP(SF)/Planned Development Project (Single Family)

ORDINANCE STANDARDS

Hernando County Code of Ordinances, Appendix A, Article VIII, Section 1, Subsection k item vii, section (e).

SURROUNDING ZONING & LAND USE

North: PDP(SF) Residential
South: PDP(SF) Residential
East: PDP(SF) Residential
West: PDP(SF) Right of Way

LETTERS RECEIVED

Two (2)

File #: 11716, Version: 1

CONCLUSIONS

- 1. The applicant has requested a variance to use metal roof material on a detached garage.
- 2. Upon review of the proposed variance, it appears that the request to use metal roof material on a detached garage is consistent with the ordinance for the zoned area and will not be detrimental to the development pattern of the neighborhood nor injurious to the surrounding community.
- 3. It is recommended that the Board review the request, take public comment, and make a finding that the request is consistent with the review criteria of Appendix A, Article VIII, Section 1 Subsection K, item vii(e). One detached garage, in addition to the detached building provided for in item vi. above, is allowed meeting the following criteria: Appendix A, Article IV, Section 13B (5) Special Regulations.

FINANCIAL IMPACT

A matter of policy.

LEGAL NOTE

The Board is authorized to consider the variance request pursuant to Hernando County Code of Ordinances, Appendix A, Article V, Section 3, and Chapters 125 and 163 of the Florida Statutes.

RECOMMENDATION

It is recommended that the Board review the variance, find the request is consistent with the review criteria of Appendix A, Article V, Section 3.C and approve and authorize the Chairman's signature of the attached associated resolution.