



Legislation Details (With Text)

File #: 11219
Type: Resolution **Status:** Adopted
File created: 10/13/2022 **In control:** Board of County Commissioners
On agenda: 11/29/2022 **Final action:** 11/29/2022
Enactment date: 11/29/2022 **Enactment #:** RES-2022-224

Title: Variance Petition Submitted by John M. Vinciguerra

Sponsors:

Indexes:

Code sections:

Attachments: 1. Detailed Staff Analysis of Variance Request, 2. Chapter 23 Planning Article VI - Riverine Protection, 3. Zoning Variance Application, 4. Hardship Letter, 5. Existing Site Plan, 6. Proposed Site Plan, 7. APO List and Sketch, 8. Notice of Intent to Deny, 9. Denial of Lead Environmental Planner, 10. Letter of Appeal By Petitioner, 11. Approval Resolution - Vinciguerra, 12. Denial Resolution - Vinciguerra, 13. Legal Ad, 14. Affidavit of Publication of Legal Ad CLK22-189, 15. Variance Petition Submitted by John M. Vinciguerra - Exhibit, 16. Approved Resolution No. 2022-224

Date	Ver.	Action By	Action	Result
11/29/2022	1	Board of County Commissioners	adopted	Pass

TITLE

Variance Petition Submitted by John M. Vinciguerra

BRIEF OVERVIEW

The applicant has requested a variance to reduce the side setback on the west side of the subject property from 5' to 0' for a dock and to keep pavers already installed within the riverine buffer.

LOCATION

Weeki Wachee Gardens, Unit 3, Lots 55 Plat Book 7, Page 32

CURRENT ZONING

R1A

ORDINANCE STANDARDS

Hernando County Code of Ordinances, Chapter 8 Building and Building Regulations, Article V Marine Construction, Section 8-247 Standards (8), Side yard setbacks. Chapter 23 Planning, Article VI Riverine Protection, Sec. 23-210 Buffer zones (b1).

SURROUNDING ZONING & LAND USE

North: R1A Waterway
South: R1A ROW
East: R1A Residential
West: R1A Residential

LETTER RECEIVED

-0- Denied by Administrative Official

CONCLUSIONS

1. The applicant has requested a variance to reduce side setback on west side from 5' to 0' for dock and to keep pavers already installed within the riverine buffer.
2. Upon review of the proposed variance, it appears that the change in height restriction in the clear site triangle does not appear to 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, Chapter 10, Article II, Section 10-56 (a) Prohibitions.

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 and approve the variance, finding that 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.