



Legislation Text

File #: 12021, Version: 1

TITLE

Variance Petition Submitted by Debra Rickle

BRIEF OVERVIEW

The applicant has requested to reduce the rear setback from 15' to 5'.

LOCATION

Hernando Beach Unit 7 Blk 87 Lot 6

CURRENT ZONING

R1B

ORDINANCE STANDARDS

Hernando County Code of Ordinances, Appendix A - Zoning, Article IV. - Zoning District Regulations, Section 2, B.R-1B Residential District, (4) Dimension and Area Regulations, (E) Minimum Rear Yard Requirements: The Minimum Rear Yard Requirement Shall Be Twenty (20) Feet. Where Lots Are Created Prior To The Adoption of The Original Land Use Regulations, Ordinance No. 72-3, And The Lots Front On A Street With A Waterway To The Rear, The Rear Yard Requirement Shall Be Fifteen (15) Feet.

SURROUNDING ZONING & LAND USE

North:	R1B	Residential
South:	Canal	Canal with Residential
East:	Canal/ R1B	Canal with Residential
West	R1B	Residential

LETTER RECEIVED

Two

CONCLUSION

1. The applicant has requested a variance to reduce rear setback from 15' to 5'.
2. Upon review of the proposed variance, it appears that the reduction for rear setback if not consistent with the ordinance for the zoned area and will be detrimental to the development pattern of the neighborhood and injurious to the surrounding community.
3. It is recommended that the Board review the request, take public comment, and make finding that the request is not consistent with the review criteria of Appendix A, Article, Section 13B (5) Special Regulations.

FINANCIAL IMPACT

A matter of policy.

LEGAL NOTE

The Board is authorized to act on this matter pursuant to Hernando County Code of Ordinances, Appendix A, Article V, Section 3.A(1) and Chapters 125 and 163, Florida Statutes.

RECOMMENDATION

It is recommended that the Board review the variance, find the request is not 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.