



Legislation Text

File #: 13012, Version: 1

TITLE

Variance Petition Submitted by Raymond Truitt and Patricia Truitt

BRIEF OVERVIEW

The applicant requests a variance to the Hernando County Side Yard Setbacks for the primary residence. The applicant requests a 1' reduction on the east side, changing the setback from 35' to 34', and a 5' reduction in the setbacks on the west changing the setbacks from 35' to 30'.

LOCATION

Gulf Florida Highlands Unrec Unit 1 that part of Lot 31 lying W. of Power Line a/k/a N1/3 OF SW1/4 OF SW1/4 OF NW1/4

CURRENT ZONING

AG / Agricultural

ORDINANCE STANDARDS

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.

SURROUNDING ZONING & LAND USE

North: AG / Vacant

South: AG / Vacant

East: AG/ Power Lines Easement

West: AG/ Single Family

CONCLUSIONS

The applicant requests a variance to the Hernando County MuniCode side yard setbacks for the primary residence. The applicant requests a 1' reduction on the east side, changing the setback from 35' to 34', and a 5' reduction in the setbacks on the west changing the setbacks from 35' to 30'. Per MuniCode 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.

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, and Chapters 125 and 163 of the Florida Statutes.

RECOMMENDATION

It is recommended that the Board review the variance and find the request is consistent with the review criteria of Section 3, Appeals and Variances as the request does not negatively impact the parcel, neighborhood, or community, nor does it change the character of the neighborhood. It is further recommended that the Board approve and authorize the Chairman's signature on the attached associated resolution.