



Legislation Text

File #: 11716, **Version:** 1

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)

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.