



Legislation Details (With Text)

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Title: Variance Petition Submitted by John Lockhart and Angela Lockhart

Sponsors:

Indexes:

Code sections:

Attachments: 1. Variance Application, 2. Detailed Staff Analysis, 3. Hardship Letter, 4. Site Plan, 5. Supporting APO LaRoche, 6. Supporting APO Danford, 7. Supporting APO Moore, 8. Supporting APO Sharp, 9. Lockhart Appeal, 10. Notice of Intent to Deny, 11. Notice of Public Hearing, 12. HOA Approval, 13. Approval Resolution Pool, 14. Denial Resolution, 15. Approval Resolution - Pool Enclosure, 16. Affidavit of Publication of Legal Ad CLK22-134, 17. Variance Petition Submitted by John Lockhart and Angela Lockhart - Aerial Map, 18. Variance Petition Submitted by John Lockhart and Angela Lockhart - Exhibits, 19. Approved Resolution No. 2022-154, 20. Approved Resolution No. 2022-155

Date	Ver.	Action By	Action	Result
8/23/2022	1	Board of County Commissioners	adopted	Pass

TITLE

Variance Petition Submitted by John Lockhart and Angela Lockhart

BRIEF OVERVIEW

Request: The applicant has requested to reduce rear setback from 5' to 0' to construct an inground pool with pool cage.

LOCATION: Timber Pines, Lot 49, Tract 8, Unit 1

CURRENT

ZONING: PDP(SF)

ORDINANCE STANDARDS: Hernando County Code of Ordinances, Appendix A, Article VIII, Section 1, subsection iii

SURROUNDING ZONING & LAND USE

North: PDP(SF) Residential
South: PDP(SF) ROW
East: PDP(SF) Residential
West: PDP(SF) Residential

LETTERS RECEIVED: There are 4 in favor

CONCLUSIONS:

1. The applicant has requested a variance to reduce rear setback from 5' to 0' for an inground pool with a pool enclosure.
2. Upon review of the proposed variance, it appears that the change in setback and location of the pool cage appears to be detrimental to the development pattern of the neighborhood. The change in setback and location of the proposed pool 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, Article, VIII, Section 1, Subsection K item iii. Also, Chapter 10, Article 3, Section 10-55 item D

FINANCIAL IMPACT

There is no financial impact with this agenda item.

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 a portion of the variance to allow the reduction in rear setback for the inground pool and not to allow the pool cage. The finding is the inground pool is consistent with the review criteria of Appendix A, Article, VIII, Section 1, Subsection K item iii. The finding for the pool cage is not consistent with the review criteria of Chapter 10, Article 3, Section 10-55 item D.