



STAFF REPORT

HEARINGS: Board of County Commissioners: May 26, 2026

APPLICANT: William Callahan and Michelle Callahan

FILE NUMBER: 1518407

REQUEST: Variance Appeal

GENERAL LOCATION: South Side of Newington Ave Approximately 1,260 Feet West of Knights Bridge Rd.

PARCEL KEY NUMBER: 1525629

APPLICANT'S REQUEST

The petitioner is requesting approval to have an additional Detached Garage in a single-family zoning district. The subject site currently only allows one Detached Accessory Building up to 400 square feet (prefabricated) and one Detached Garage 200 square feet and up (site built).

The petitioner currently has a site built Detached Garage at 1,680 square feet. The proposed Detached Garage exists without an approved permit. The proposed site-built structure is 1,650 square feet. The request would impact the property with two permanent site-built structure which would also exceed the maximum square footage as determined by the Code of Ordinances.

The petitioner is also requesting approval for the proposed Detached Garage to have a metal roof. Planned Development district (Single Family) does not allow for Detached Garages over 401 square feet to have a metal roof.

SITE CHARACTERISTICS

Site Size	4.5 Acres
Surrounding Zoning. Land Uses	North: PDP(SF) Planned Development South: PDP(SF) Planned Development East: PDP(SF) Planned Development West: PDP(SF) Planned Development
Current Zoning:	PDP(SF) Planned Development
Future Land Use Map Designation:	PDP(SF) Planned Development

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners determine whether a hardship exists; if such a determination is made, the Board of County Commissioners may approve the request for an additional Detached Garage with a metal roof with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The proposed Detached Garage shall meet accessory structure setbacks PDP(SF) zoning district.
 - Front: 25'
 - Left Side: 10'
 - Right side: 55'
 - Rear: 45'

BOARD OF COUNTY COMMISSIONERS ACTION